



# Office of the City Clerk

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## Legislation Text

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### Department of Law CITY OF CHICAGO

September 27, 2013

Ms. Susana A. Mendoza City Clerk  
121 North LaSalle Street Chicago, Illinois 60602

Re: Redevelopment Plan for the Proposed 107th and Halsted Tax Increment Financing  
Redevelopment Project Area

Dear Ms. Mendoza:

I enclose a Proposed 107<sup>th</sup> / Halsted Tax Increment Financing Redevelopment Project Area Redevelopment Plan and Project (the "Plan") for the proposed 107<sup>th</sup> and Halsted Tax Increment Financing Redevelopment Project Area, Chicago, Illinois, dated September 26, 2013, along with an Eligibility Report, attached as Appendix C to the Plan.

Please make the Plan available in your office as of this date for public inspection in accordance with the requirements of Section 5/11-74.4-5(a) of the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended. If you have any questions with respect to this matter, please call me at 744-6976.

Sincerely,

M. Susan Lopez C\_y Chief Assistant Corporation Counsel

Enclosure

Tricia Ruffolo

121 NORTH LASALLE STREET, ROOM 600, CHICAGO, ILLINOIS 60602

# 107<sup>1</sup> "/HALSTED TIF REDEVELOPMENT PLAN AND PROJECT

Prepared for: The City of Chicago

By:  
Camiros, Ltd.

Date August 15, 2013 Revised September 26,  
2013

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

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## 1. INTRODUCTION

*This document presents a Tax Increment Redevelopment Plan and Project (the "Plan") under the requirements of the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as amended (the "Act") for the 107th/Halsted TIF Redevelopment Project Area (the "Project Area") located in the City of Chicago, Illinois (the "City"). The Project Area encompasses properties in the area generally bounded to the north by 107<sup>th</sup> Street, to the east by State Street, to the south by 115<sup>th</sup> Street and to the west by Racine Avenue. The Project Area boundaries are delineated on Figure I: Redevelopment Project Area Boundary in Appendix A and legally described in Appendix B.*

The Project Area contains a total of 5,183 tax parcels and is approximately 884 acres in size, including rights-of-way. This includes approximately 613 acres of net land area and 271 acres of public rights-of-way. The land use pattern is predominately residential, though significant commercial use can be found along the Halsted Street corridor. A total of 4,379 buildings exist in the Project Area, of which 93% are 35 years of age or older.

This Plan responds to problem conditions within the Project Area and reflects a commitment by the City to improve and revitalize the Project Area. The purpose of this Plan is neighborhood conservation, which can be accomplished by first stabilizing vulnerable commercial areas within the Project Area. The stabilization of these areas will promote new commercial investment, which will promote confidence in new residential development. This Plan seeks to help facilitate the transition of weak commercial areas into strong and viable commercial and mixed-use areas.

The Plan summarizes the analyses and findings of the consultants work, which, unless otherwise noted, is the responsibility of Camiros, Ltd. (the "Consultant"). The City is entitled to rely on the findings and conclusions of this Plan in designating the Redevelopment Project 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 findings and conclusions of the Plan and the related eligibility study in proceeding with the designation of the 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.

The Plan presents certain conditions, research and analysis undertaken to document the eligibility of the Project Area for designation as an improved conservation area tax increment financing ("TIF") district. The need for public intervention, goals and objectives, land use policies and other policy materials are presented in the Plan. The results of a study documenting the eligibility of the Project Area as a conservation area are presented in Appendix C: 107<sup>th</sup> & Halsted TIF Redevelopment Project Area Eligibility Study (the "Eligibility Study").

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## **Tax Increment Financing**

In adopting the Act, the Illinois State Legislature found at Section 5/11-74.4-2(a) that:

and also found at Section 5/11-74.4-2(b) that:

In order to use the tax increment financing technique, 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 project 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 at 65 ILCS 5/11 -74.4-3;-et seq.

The Act provides that, in order to be adopted, the Plan must meet the following conditions under 5/11-74.4-3(n):

- 1) the redevelopment project area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the redevelopment plan;
- 2) 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;

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- 3) the redevelopment plan establishes the estimated dates of completion of the redevelopment project and retirement of obligations issued to finance redevelopment project costs (which dates shall not be later than December 31 of the year in which the payment to the municipal treasurer as provided in Section 8 (b) of the 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);
- 4) in the case of an industrial park conservation area, also that the municipality is a labor surplus municipality and that the implementation of the redevelopment plan will reduce unemployment, create new jobs and by the provision of new facilities enhance the tax base of the taxing districts that extend into the redevelopment project area; and
- 5) if any incremental revenues are being utilized under Section 8 (a) (1) or 8 (a) (2) of this Act in redevelopment project areas approved by ordinance after January 1, 1986 the municipality finds (a) that the redevelopment project area would not reasonably be developed without the use of such incremental revenues, and (b) that such incremental revenues will be exclusively utilized for the development of the redevelopment project area.
- 6) certification that a housing impact study need not be performed if less than 10 residential units will be displaced (see 5/11-74.4-3 (n)(5) of the Act).

Redevelopment projects are defined as any public or private development projects undertaken in furtherance of the objectives of the redevelopment plan in accordance with the Act. The Act provides a means for municipalities, after the approval of a redevelopment plan and project, to redevelop blighted, conservation, or industrial park conservation areas and to finance eligible "redevelopment project costs" with incremental property tax revenues. "Incremental Property Tax" or "Incremental Property Taxes" are derived from the increase in the current equalized assessed value ("EAV") of real property within the redevelopment project area

over and above the "Certified Initial EAV" of such real property. Any increase in EAV is then multiplied by the current tax rate to arrive at the Incremental Property Taxes. A decline in current EAV does not result in a negative Incremental Property Tax.

To finance redevelopment project costs, a municipality may issue obligations secured by Incremental Property Taxes to be generated within the redevelopment project area. In addition, a municipality may pledge towards payment of such obligations any part or any combination of the following:

- a) net revenues of all or part of any redevelopment project;
- b) taxes levied and collected on any or all property in the municipality;
- c) the full faith and credit of the municipality;
- d) a mortgage on part or all of the redevelopment project; or
- e) any other taxes or anticipated receipts that the municipality may lawfully pledge.

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

The City authorized an evaluation to determine whether a portion of the City to be known as the 107<sup>th</sup> & Halsted TIF Redevelopment Project Area qualifies for designation as a redevelopment project area under the provisions contained in the Act. If the Project Area so qualifies, the City also authorized the preparation of a redevelopment plan for the Project Area in accordance with the requirements of the Act.

#### **107th & Halsted Street TIF Redevelopment Project Area Overview**

The Project Area is located in portions of the Morgan Park and Roseland Community Areas, and is generally comprised of five major corridors 1) 107<sup>th</sup> Street, 2) 111<sup>th</sup> Street, 3) 115<sup>th</sup> Street, 4) Halsted Street, and 5) State Street. The Project Area is approximately 884 acres in size and includes 5,183 contiguous parcels and public rights-of-way. The Project Area contains improved property with tax parcels located on 192 full and partial tax blocks.

In order to be designated as a conservation area, 50% or more of the buildings within the Project Area must be 35 years of age or older. The Project Area contains a total of 4,379 buildings, 4,070 of which were built in 1978 or earlier, representing 93% of all buildings.

The Project Area is characterized by: Dilapidation; Obsolescence; Deterioration; Excessive land coverage Excessive vacancies; Lack of community planning; and Lagging or declining equalized assessed valuation (EAV)

As a result of these conditions, the Project Area is in need of revitalization, rehabilitation and redevelopment. In recognition of the unrealized potential of the Project Area, the City is taking action to facilitate its revitalization. The Project Area, as a whole, has not been subject to growth and development by private enterprise, especially with respect to residential areas, for which

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most of the land in the Project Area is zoned, and would not reasonably be anticipated to be redeveloped without adoption of the Plan.

This Plan seeks to encourage neighborhood conservation and revitalization by: 1) replacing older, deteriorated, and substandard housing with newer housing units consistent with current residential standards; 2) facilitating the transition of weak commercial areas into strong residential and mixed-use areas; 3) strengthening the Halsted Street commercial corridor, which is the most viable commercial district in the Project Area; 4) facilitate redevelopment of transit-oriented uses surrounding the future CTA station at III<sup>th</sup> Street and Eggleston Avenue to be constructed as part of the Red Line extension; and 5) facilitate expansion of Roseland Community Hospital. Fulfilling the goals of this Plan requires the conservation of existing stable areas to forestall the spread of blight and both public and private-sector investment in infrastructure, public facilities and private property.

The Eligibility Study, attached as Appendix C, concludes that property in the Project Area is experiencing deterioration and disinvestment. The analysis of conditions within the Project Area indicates that it is appropriate for designation as a conservation area under the Act. The Plan has been formulated in compliance with the provisions of the Act. This document is a guide to all proposed public and private actions in the Project Area.



## 2. PROJECT AREA DESCRIPTION

The Project Area includes only contiguous parcels and qualifies for designation as a conservation area under the Act. The proposed Project Area includes only that area that is anticipated to substantially benefit by the proposed redevelopment project area improvements.

*The Project Area is located primarily within Roseland Community Area in the City of Chicago, with approximately one-quarter of the Project Area extending into the Morgan Park Community Area. It is adjacent to three existing TIF districts. These include the 119<sup>th</sup> & 1-57 TIF District, which abuts the Project Area to the west at the intersection of Racine Avenue and 111<sup>th</sup> Street, the 119<sup>th</sup> & Halsted TIF District, which abuts the Project Area to the southwest, and the Roseland/Michigan TIF District, which abuts the Project Area to the east along State Street south of East 110<sup>th</sup> Place. In addition, two non-adjacent existing TIF redevelopment areas are located nearby. These include the 105<sup>th</sup> & Vincennes TIF District to the northwest, and the West Pullman TIF District to the southwest. See Figure 2: 107<sup>th</sup> & Halsted TIF District - Adjacent TIF Areas in Appendix A.*

### Community Context

The Project Area is located in portions of the Morgan Park and Roseland community areas on the south side of Chicago, approximately 12 miles south of downtown Chicago. The Roseland Community Area is a fairly large community area in terms of population at 44,619 persons, according to the 2010 U.S. Census, compared to 22,530 for the Morgan Park Community Area. The Roseland Community Area is predominantly African-American in terms of racial composition at 97%. While the Roseland Community Area is homogenous in terms of racial composition, conditions within the various neighborhoods are varied in terms of housing condition and income. Portions of the community area evidence deteriorated housing conditions and lower/moderate incomes while other portions evidence well maintained housing stock and middle-level incomes. Generally speaking, the Roseland Community Area can be described as an area of both stable, middle-class neighborhoods along with deteriorated, lower-income neighborhoods. Conditions are not improving for either type of neighborhood. The stable, middle-class neighborhoods, while still in relatively good condition, are slowly seeing a decrease in property maintenance and occasional housing vacancy. The deteriorated, lower-income neighborhoods are seeing a more rapid decline, with little maintenance and reinvestment and increasing vacancy and building demolition, resulting in vacant lots.

The Morgan Park Community Area is located predominantly on the west side of 1-57, although approximately one-quarter of the community area is situated on the east side of the expressway. The portion of the Project Area located in the Morgan Park Community Area is within that portion of the Morgan Park Community Area located east of 1-57, comprised of two census tracts, 7501 and 7506. The socio-economic characteristics of these two census tracts are generally similar to those of the Roseland Community Area in terms of income and racial composition, and less similar to the balance of the Morgan Park Community Area.

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### **Current Land Use and Zoning**

The distribution of the various types of land use in the Project Area is represented in Figure 3: Existing Land Use, found in Appendix A. The pattern of existing land use within the Project Area consists primarily of residential uses, interspersed with commercial, mixed-use, public, institutional and light industrial uses. In addition, approximately 15% of land in the Project Area consists of vacant land or vacant buildings. The most significant area of commercial use is located along the Halsted Street corridor. Smaller areas of commercial use exist along III<sup>th</sup> Street, 115<sup>th</sup> Street and 107<sup>th</sup> Street. All three of these streets no longer are prominent enough to support vital commercial uses and continued loss of commercial businesses is expected. Small pockets of industrial use are scattered throughout the Project Area, with the greatest concentration located along the Union Pacific freight rail line. Railroads no longer provide essential transportation service to most modern industrial uses and the industrial uses located along this railroad are expected to continue to decline in number.

Current zoning generally reflects the pattern of existing land use within the Project Area and is reflected in Figure 4: Existing Zoning in Appendix A. The predominant zoning classifications within the Project Area are R-Residential, B-Business and C-Commercial. Most of the land zoned B-Business is located along Halsted Street, with pockets of B-Business and C-Commercial zoning located along III<sup>th</sup> Street, 115<sup>th</sup> Street and 107<sup>th</sup> Street. In addition, there are areas of land zoned M-Manufacturing within the Project Area, most of which are located along existing or abandoned railroad lines.

### **Transportation Characteristics**

The Project Area contains one state highway, Halsted Street, Route 1. This four-lane divided roadway carries the highest traffic volumes in the Project Area, with an average daily traffic (ADT) count of 31,800 vehicles per day. Other major streets within the Project Area carry lower levels of traffic, with 111<sup>th</sup> Street at 12,800 ADT; 107<sup>th</sup> Street at 10,900 ADT; and 115<sup>th</sup> Street at 12,200 ADT. The area is well served by the expressway system, with nearby interchanges at 119<sup>th</sup> Street and Ashland Avenue a short distance west and south of the Project Area, and at 99<sup>th</sup> Street and Halsted Street, a short distance north of the Project Area. The Project Area is well served by bus transportation, with bus routes along the key streets of Halsted Street, 111<sup>th</sup> Street, and 115<sup>th</sup> Street. No commuter rail stations are located within the Project Area, although a CTA rapid transit station is proposed for a site at 111<sup>th</sup> Street and Eggleston as part of the planned Red Line Extension.

### **Community Facilities and Historic Resources**

The Project Area contains numerous public and institutional facilities, including:

1. Roseland Hospital (111<sup>th</sup> Street and Perry Avenue)
2. Fenger Academy High School (11220 South Wallace Street)
3. Edward F Dunne Elementary School (10845 South Union Avenue)
4. Langston Hughes Elementary School (240 West 104<sup>th</sup> Street)
5. Kohn Elementary School (10414 South State Street)
6. Haley Elementary Academy (11411 South Eggleston Avenue)

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In addition to public and institutional facilities, the Project Area contains numerous churches, some of which have associated educational facilities. The project area contains no branch library facilities or police stations, although these facilities are nearby in adjacent neighborhoods. A U.S. Post Office is located just east of the Project Area on the east side of State Street at 11033 South State Street. Another major institutional facility, the Joan and Ray Kroc Center, is located a short distance south of the Project Area at 119<sup>th</sup> Street and Normal Avenue.

A total of eleven buildings within the Project Area have been identified by the Chicago Landmarks Historic Resources Survey (CHRS) as having historic or architectural significance, which are listed in Table 1: Historic Resources Survey Properties. Of the eleven properties listed on Table 1, nine properties were designed for residential use and two were designed as churches. The age of buildings on Table 1 ranges from the 1880's to the 1930's.

**Tablet:**  
**Historic Resources Survey Properties**

<b>Address</b>	<b>Architect</b>	<b>Use</b>	<b>Year Built</b>
602 W. 115 <sup>th</sup> Street	Andrew Hughes	Res	1910's
106 W. 112 <sup>th</sup> Place	Unknown	Res	1880's
225-227 W. 111 <sup>th</sup> Street	Unknown	Res	1890's
10914 S. Princeton Ave.	Unknown	Church	1910's
11105 S. Lowe Ave.	Unknown	Res	1920's
11207 S. Emerald Ave.	Unknown	Res	unknown
11310 S. Emerald Ave.	Unknown	Res	1930's
11324-11326 S. State St.	William Brinkman	Church	1900's
11333 S. Lowe Ave.	Unknown	Res	1920's
11340 S. Union Ave.	Edward McClellan	Res	1930's
11424 S. Parnell Ave.	Unknown	Res	1930's

### 3. ELIGIBILITY OF THE PROJECT AREA FOR DESIGNATION AS A REDEVELOPMENT PROJECT AREA

The Project Area on the whole has not been subject to significant growth and development through investment by private enterprise that is consistent with current zoning and established land use policies. Based on the conditions present, the Project Area is not likely to receive needed private sector investment without the adoption of the Plan. Between April and June of 2013, studies were undertaken to establish whether the proposed Project Area is eligible for designation as a "blighted area" or "conservation area" in accordance with the requirements of the Act. This analysis concluded that the Project Area qualifies for designation as a redevelopment project area because it is a conservation area in accordance with the definitions contained in the Act.

In order to be designated as a conservation area, 50% or more of the buildings within the Project Area must be 35 years of age or older. Of the 4,379 buildings in the Project Area, 4,070, or 93%, were built before 1978. Once the age requirement has been met, the presence of at least three of the 13 conditions stated in the Act is required for designation of improved property as a conservation area. These conditions must be meaningfully present and reasonably distributed within the Project Area. Of the 13 conditions cited in the Act for improved property, seven conditions are present within the Project Area to a major extent. Each of these conditions is meaningfully present and reasonably distributed within the Project Area. The following seven conditions have been used to establish eligibility for designation as a conservation area:

1. Dilapidation
2. Deterioration
3. Obsolescence
4. Excessive vacancies
5. Excessive land coverage or overcrowding of community facilities
6. Lack of community planning
7. Lagging or declining equalized assessed valuation

*These conditions help to establish eligibility of the Project Area for designation as a conservation area, as well as illustrate the need for public intervention to prevent the Project Area from becoming blighted. For more details on the basis for eligibility, refer to Appendix C: Eligibility Study.*

## Need for Public Intervention

The analysis of conditions within the Project Area included an evaluation of construction activity between 2008 and 2012, the most recent years for which complete permit data was available. Table 2: Building Permit Activity summarizes construction activity within the Project Area by year and project type.

**Table 2:**  
**Building Permit Activity (2008-2012)**

	2008	2009	2010	2011	2012	Total
<i>Construction Value</i>						
New Construction	\$1,087,400	\$948,000	\$440,000	\$364,500	\$292,250	\$3,132,150
Repairs/Rehab	\$586,969	\$591,659	\$578,989	\$419,954	\$576,850	\$2,754,421
Demolition	\$161,953	\$19,623	\$2,449	\$25,827	\$8,031	\$217,883.
Public/Semi-Public	\$31,300,000	\$2,100,000	\$2,913,000	\$9,397,000	-0-	45,710,000
Total	\$33,136,322	\$3,659,282	\$3,934,438	\$10,207,131	\$877,131	\$51,814,454
<i># of Permits Issued</i>						
New Construction	0	5	1	2	2	10
Repairs/Rehab	.41	26	33	24	23	147
Demolition	16	11	46	30	33-	136
Public/Semi-Public	2	1	1	6	0	10
Total	59	43	81	62	58	303

Source: City of Chicago Department of Construction and Permits

During this five year period, a total of 303 building permits were issued for property within the Project Area, with a total value of approximately \$51.8 million. Of this total construction value, \$45.7 million came from public/semi-public projects, which include public projects, such as schools, parks and police/fire stations, as well as semi-public projects, which include churches/places of worship and philanthropic uses. A total of \$2.7 million in construction value was devoted to building repairs and rehabilitation, while \$217,883 was used for building demolition. Only \$3.1 million in stated construction value was allocated for new construction, either new buildings or new additions to existing buildings. The 2012 Project Area EAV is \$122,899,900, which is a fraction of the area's actual market value. The total five year investment in private-sector new construction is only 2.5% of the 2012 EAV, and the total five year investment in repairs/rehab is only 2.1% of the 2012 EAV. This represents a very small investment by the private sector in new buildings and improvements, and clearly shows that, but for the adoption of this Plan, the Project Area will not benefit from sufficient private sector investment.

## 4. REDEVELOPMENT PLAN GOALS AND OBJECTIVES

The preparation of this Plan was guided by a series of goals and objectives, which describe how the Plan can help improve the Project Area. The delineation of goals and objectives are based on research performed within the Project Area, which includes research performed to document the presence of conditions that qualify the area as being eligible as a conservation area.

A series of goals and objectives have been delineated, consisting of: 1) general goals; 2) redevelopment objectives; 3) design objectives; and 4) targeted five-year goals, as presented below.

### General Goals

The following general goals describe broad statements indicating how the Plan can help improve the Project Area.

1. Create an attractive environment that encourages new commercial development and increases the tax base of the Project Area, thereby fostering confidence in new real estate investment.
2. Conserve viable neighborhoods with affordable, quality housing which will in turn stabilize and strengthen commercial areas.
3. Reduce or eliminate those conditions that qualify the Project Area as a conservation area while maintaining the economic and cultural diversity of the area.
4. Create an environment which will preserve or enhance the value of properties within and adjacent to the Project Area, improving the real estate and sales tax base for the City and other taxing districts that have jurisdiction over the Project Area.
5. Encourage the conservation and improvement of major institutional and public uses within: the Project Area.
6. Upgrade public utilities, infrastructure and streets, including mass transit facilities, streetscape improvements and beautification, and improvements to parks and schools, including improving accessibility for people with disabilities, as required.
7. Enhance the Project Area as an economically diverse, affordable, and mixed-use neighborhood through the creation and preservation of affordable, low cost and mixed income housing, business and commercial opportunities.
8. Establish the Project Area as a dynamic commercial, retail and residential location for living, shopping and employment.

### Redevelopment Objectives

The following redevelopment objectives describe how the Plan can be used to help foster particular types of

redevelopment needed within the Project Area.

1. Focus commercial redevelopment within the Halsted Street corridor, which is the strongest, most viable commercial district within the Project Area.

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2. Facilitate the transition of older weak and distressed commercial areas, particularly along 111<sup>th</sup> Street and 115<sup>th</sup> Street, into residential or mixed-use development.
3. Support the redevelopment of vacant and underutilized industrial property along the freight railroad line into residential development.
4. Maximize the redevelopment potential of the CTA's proposed Red Line extension by supporting transit-oriented development in the area surrounding the proposed 111<sup>th</sup> Street transit station.
5. Encourage the expansion of Roseland Hospital and support private-sector development related to this expansion.
6. Encourage the preservation and reuse of historic and/or architecturally significant buildings when possible, including those documented in the Chicago Historic Resources Survey..
7. **Encourage the use of the City's Adjacent Neighbors Land Acquisition Program.**

### **Design Objectives**

Increasing the appearance and appeal of the area is important to attracting new investment and strengthening the Project Area in general.

1. Enhance the appearance of arterial streets within the Project Area through public infrastructure and streetscape improvements.
2. Encourage pedestrian-friendly design through the provision of landscaping and street furniture, while also providing adequate safety measures such as lighting.
3. Encourage the development of appropriately scaled commercial, mixed-use and residential buildings. Design emphasis should be given to the pedestrian through the provision of inviting building entries, street-level amenities and other structural and facade elements to encourage pedestrian interaction.
4. Encourage increased use of public transit through pedestrian-friendly design, while also improving vehicular movement and ensuring that parking is adequate to meet current and future development needs.
5. Encourage improvements in accessibility for people with disabilities.
6. Encourage the use of the City's Adjacent Neighbors Land Acquisition Program.

## 5. REDEVELOPMENT PLAN

The City proposes to achieve the Plan's goals through the use of public financing techniques, including tax increment financing, and by undertaking some or all of the following actions:

### **Property Assembly and Site Preparation**

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

Figure 5, Land Acquisition Overview Map, indicates the parcels currently proposed to be acquired for redevelopment in the Project Area. In addition, Appendix F, Land Acquisition by Block & Parcel Identification Number, identifies the acquisition properties in more detail.

In connection with the City exercising its power to acquire real property not currently identified on Figure 5, 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 such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this Plan.

For properties identified on Figure 5, (1) the acquisition of occupied properties by the City shall commence within four years from the date of the publication of the ordinance approving the Plan; (2) the acquisition of vacant properties by the City shall commence within 10 years from the date of publication of the ordinance authorizing the acquisition. In either case, acquisition shall be deemed to have commenced with the sending of an offer letter. After the expiration of the applicable period, the City may acquire such property pursuant to this Plan under the Act according to its customary procedures.

### **Intergovernmental and Redevelopment Agreements**

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



Terms of redevelopment as part of a redevelopment project may be incorporated in appropriate redevelopment agreements. For example, the City may agree to reimburse a developer for incurring certain eligible redevelopment project costs under the Act. Such agreements may contain specific development controls as allowed by the Act.

### **Affordable Housing**

The City requires that developers who receive TIF assistance for market rate housing set aside 20 percent of the units to meet affordability criteria established by the City's Department of Housing and Economic Development or any successor agency. Generally, this means the affordable for-sale units should be priced at a level that is affordable to persons earning no more than 100 percent of the area median income, and affordable rental units should be affordable to persons earning no more than 60 percent of the area median income.

### **Job Training**

To the extent allowable under the Act, job training costs may be directed toward training activities designed to enhance the competitive advantages of the Project Area and to attract additional employers to the Project Area. Working with employers and local community organizations, job training and job readiness programs may be provided that meet employers' hiring needs, as allowed under the Act.

A job readiness/training program is a component of the Plan. The City expects to encourage hiring that maximizes job opportunities for Chicago residents, especially those persons living in and around the Project Area.

### **Relocation**

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

As used in the above paragraph "low-income households", "very low-income households" and "affordable housing" shall have the meanings set forth in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 65/3. As of the date of this Plan, these statutory terms are defined as follows: (i) "low-income household" means a single person, family or unrelated persons living together whose adjusted income is more than 50 percent but less than 80 percent of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the United States Department of Housing and Urban Development ("HUD") for purposes of Section 8 of the United States Housing Act of 1937; (ii) "very low-income household" means a single person, family or unrelated persons living together whose adjusted income is not more than 50

percent of the median income of the area of residence, adjusted for family size, as so determined by HUD; and (iii) "affordable housing" means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30 percent of the maximum allowable income for such households, as applicable.

### **Analysis, Professional Services and Administrative Activities**

The City may undertake or engage professional consultants, engineers, architects, attorneys, and others to conduct various analyses, studies, administrative legal services or other professional services to establish, implement and manage the Plan.

### **Provision of Public Improvements and Facilities**

Adequate public improvements and facilities may be provided to service the Project Area. Public improvements and facilities may include, but are not limited to construction of new public streets, street closures to facilitate assembly of development sites, upgrading streets, signalization improvements, provision of streetscape amenities, parking improvements and utility improvements. Enhancements to public schools within the Project Area as well as linkages between these public facilities may also be considered.

### **Financing Costs Pursuant to the Act**

Interest on any obligations issued under the Act accruing during the estimated period of construction of the redevelopment project and other financing costs may be paid from the incremental tax revenues pursuant to the provisions of the Act.

### **Interest Costs Pursuant to the Act**

Pursuant to the Act, the City may allocate a portion of the incremental tax revenues to pay or reimburse developers for interest costs incurred in connection with redevelopment activities in order to enhance the redevelopment potential of the Project Area.

## 6. REDEVELOPMENT PROJECT DESCRIPTION

This Plan seeks to encourage neighborhood conservation by facilitating a range of redevelopment and conservation actions. Reducing the prevalence of blighting conditions, such as dilapidated, vacant and abandoned buildings is essential to stabilizing and conserving the Project Area. The Plan recognizes that new investment in both residential and commercial property is needed to improve and revitalize the Project Area. Public investments in infrastructure and community facilities may also be needed. The redevelopment of the Project Area is expected to encourage economic revitalization within the Project Area and the surrounding area.

Based on this assessment, the goals of the redevelopment projects to be undertaken in the Project Area are to: 1) acquire and demolish dilapidated, vacant and abandoned buildings; 2) strengthen the Halsted Street commercial district to make it more of an amenity to surrounding neighborhoods; and 3) replace older, obsolete and deteriorated housing stock with new housing that meets current standards. The major physical improvement elements anticipated as a result of implementing the Plan are outlined below.

### **Commercial Rehabilitation and Redevelopment**

Most of the current commercial buildings along Halsted Street are well over 35 years of age and are in need of substantial rehabilitation or replacement to allow them to be adapted to modern retail, service commercial and other employment-based uses. Additional off-street parking is also needed, which could be accommodated through the redevelopment of marginal uses and vacant land. Acquisition and assembly of land may be required to create larger development sites needed to facilitate larger commercial/retail users.

### **Residential Neighborhood Improvement**

Varied residential conditions exist within the Project Area. Some residential neighborhoods are stable while others are deteriorated. The deteriorated residential neighborhoods are those that are older, do not conform to modern building/development standards, and are obsolete when compared to current buyer/renter preferences. A systematic process for improving these distressed and deteriorated neighborhoods is needed, which will include acquisition of property, demolition and both rehabilitation and new construction.

### **Public Improvements**

Improvements to public infrastructure and facilities are needed to complement and attract private sector investment. Infrastructure improvements may include improvement of streetscape conditions to support redevelopment, re-platting and assembly of smaller lots to provide appropriate development sites, and improvement of other public facilities that meet the needs of the community.

### **Property Acquisition**

In order to facilitate redevelopment project activities, the acquisition of dilapidated, vacant and abandoned property will be required. Appendix F, Land Acquisition by Block & Parcel Identification Number, identifies each of the 817 properties authorized for acquisition. All properties listed in Appendix F are: 1) dilapidated, vacant or abandoned; and 2) unoccupied.

## 7. GENERAL LAND USE PLAN AND MAP

Figure 6: General Land Use Plan, in Appendix A, identifies land uses expected to result from implementation of the Plan. The land use categories shown on Figure 6 are intended to promote sound and healthy land use relationships as well as facilitate the use of TIF funds to support anticipated/potential redevelopment projects. Significant portions of the Project Area are in need of redevelopment. The future land use of these areas of redevelopment need is not clear; multiple uses may be appropriate given conditions in place at the time of redevelopment. As a result, mixed-use land use classifications have been used on Figure 6 to provide both guidance and flexibility in future land use policy. A description of the land use categories shown on Figure 6 is provided, below.

Residential: Single-family or multi-family dwellings.

Commercial/Residential/Institutional: Applied primarily to land along Halsted Street and 111<sup>th</sup> Street, this category includes stand-alone commercial, residential and institutional uses, which currently exist in these areas, as well as future mixed-use buildings containing any combination of these uses.

Public: Publicly owned and operated uses such as schools, libraries and police/fire stations. This category excludes park and open space uses.

Parks & Open Space: Publicly owned parks and open space for recreational use.

Semi-Public/Institutional: Includes places of worship, nonprofit and philanthropic uses.

Transportation: Non-public land used for transportation use. The only such use within the Project Area is the freight rail line.

Residential/Commercial: Residential or commercial use, including a mix of these uses.

Residential/Industrial: Residential or industrial use, excluding a mix of these uses.

Institutional/Residential: Institutional or residential use, excluding a mix of these uses.

Transit-Oriented Development: Residential, commercial, public and semi-public/institutional uses located near the proposed 111<sup>th</sup> Street CTA station on the future Red Line extension. The development is to be designed to promote transit use.

The land use strategies represented in the land use categories are intended to direct development toward the most appropriate land use pattern for the various portions of the Project Area and enhance the overall development of the Project Area in accordance with the goals and objectives of the Plan. Locations of specific uses, or public infrastructure improvements, may vary from the General Land Use Plan as a result of more detailed planning and site design activities. Such variations are permitted without amendment to the Plan as long as they are consistent with the

Plan's goals and objectives and the land uses and zoning approved by the Chicago Plan Commission.

Consistent with the Plan's goals and objectives, the following major land use policies can be seen in Figure 6:

1. The bulk of the Project Area is shown as residential land use, consistent with existing conditions.
2. The Halsted Street corridor is shown as commercial/residential/institutional land use. This land use designation reflects the corridor's current function as the major commercial and retail district for the surrounding area, but also allows for future mixed use developments involving commercial and residential uses. Several prominent churches exist within the corridor, and land use policy within the Plan needs to reflect these important facilities.
3. A significant area of transit-oriented development is shown at the planned transit station to be located at intersection of 111<sup>th</sup> Street and the freight railroad line, which is the preferred route for the proposed Red Line extension.
4. Older, obsolete commercial properties located along 111<sup>th</sup> Street and 115<sup>th</sup> Street are shown as a combination of residential/commercial and commercial/residential/ institutional uses.
5. The expansion of Roseland Hospital is facilitated by designating the area surrounding the existing hospital with the commercial/residential/institutional land use designation. The future configuration of the hospital and associated private-sector development is uncertain at this point in time. The commercial/residential /institutional land use designation provides the flexibility needed for the Plan to support the hospital's expansion in a variety of configurations.

## 8. REDEVELOPMENT PLAN FINANCING

Tax increment financing is an economic development tool designed to facilitate the redevelopment of blighted areas and to arrest decline in conservation areas that may become blighted without public intervention. It is expected that tax increment financing will be an important means, although not necessarily the only means, of financing improvements and providing development incentives in the Project Area throughout its 23-year life.

Tax increment financing can only be used when private investment would not reasonably be expected to occur without public assistance. The Act sets forth the range of public assistance that may be provided.

It is anticipated that expenditures for redevelopment project costs will be carefully staged in a reasonable and proportional basis to coincide with expenditures for redevelopment by private developers and the projected availability of tax increment revenues.

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

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

### Eligible Redevelopment Costs

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

- a) Costs of studies, surveys, development of plans and specifications, implementation and administration of the Plan including but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected;

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- b) The costs of marketing sites within the Project Area to prospective businesses, developers and investors;
- c) Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
- d) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the costs of replacing an existing public building if pursuant to

the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;

- e) Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification subject to the limitations in Section 11-74.4-3(q)(4) of the Act;
- f) Costs of job training and retraining projects including the cost of welfare to work programs implemented by businesses located within the Project Area;
- g) Financing costs including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued thereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months following completion and including reasonable reserves related thereto;
- h) To the extent the 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.
- i) An elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;
- j) Relocation costs to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law or by Section 74.4-3(n)(7) of the Act (see Relocation section);
- k) Payment in lieu of taxes, as defined in the Act;

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- l) Costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs; (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the Project Area; and (ii) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and the taxing district or taxing districts, which agreement describes the program to be undertaken including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40, and 3-40.1 of the Public Community College Act, 110 ILCS 805/3-37, 805/3-38, 805/3-40 and 805/3-40.1, and

by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, 105 ILCS 5/10-22.20a and 5/10-23.3a;

m) Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:

1. such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
2. such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;

if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;

4. the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total: (i). cost paid or incurred by the redeveloper for such redevelopment project; (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act; and
5. up to 75 percent of the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.

n) Instead of the eligible costs provided for in (m) 2, 4 and 5 above, the City may pay up to 50 percent of the cost of construction, renovation and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment

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project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for benefits under the Act;

- o) The costs of daycare services for children of employees from low-income families working for businesses located within the Project Area and all or a portion of the cost of operation of day care centers established by Project Area businesses to serve employees from low-income families working in businesses located in the Project Area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80 percent of the City, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development.
- p) Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost;
- q) If a special service area has been established pursuant to the Special Service Area Tax Act, 35 ILCS 235/0.01 et seq., then any tax increment revenues derived from the tax imposed pursuant to the Special



Service Area Tax Act may be used within the Project Area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

The estimated gross eligible project cost over the life of the Project Area is \$30 million. All project cost estimates are in 2013 dollars. Any bonds issued to finance portions of the redevelopment project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with issuance of such obligations, as well as to provide for capitalized interest and reasonably required reserves. The total project cost figure excludes any costs for the issuance of bonds. Adjustments to estimated line items, which are upper estimates for these costs, are expected and may be made without amendment to the Plan.

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**Table 3:**  
**ESTIMATED REDEVELOPMENT PROJECT COSTS**

<b>Eligible Expense</b>	<b>Estimated Cost</b>
<u>Analysis, Planning, Engineering, Surveys, Legal, etc.</u>	<u>\$ 750,000</u>
<u>Marketing Costs</u>	<u>\$ 600,000</u>
Property Assembly including Acquisition, Site Prep and Demolition, Environmental Remediation	<u>\$ 11,500,000</u>
Rehabilitation of Existing Buildings, Fixtures and Leasehold Improvements, Affordable Housing <u>Construction and Rehabilitation Cost</u>	<u>\$ 6,500,000</u>
Public Works and Improvements, including	

streets and utilities, parks and open space, public facilities (schools & other public facilities) <sup>1,1</sup>	\$	5,000,000
Job Training, Retraining, Welfare-to-Work	\$	800,000
Capital Costs of Taxing Districts Impacted by the Plan	\$	0
School District's Costs Attributable to Assisted Housing	\$	300,000
Relocation Costs	\$	550,000
Interest Costs Incurred by a Redeveloper, or 50% of Construction or Rehabilitation Cost of Low and Very Low Income Housing	\$	3,500,000
Day Care Services	\$	500,000
<b>TOTAL REDEVELOPMENT PROJECT COSTS</b> <sup>[2] [3]</sup>	<b>\$</b>	<b>30,000,000 <sup>4</sup></b>

11111 category may also include paying for or reimbursing capital costs of taxing districts impacted by the redevelopment of the Project Area. As permitted by the Act, to the extent the City by written agreement accepts and approves the same, the City may pay, or reimburse all, or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Plan.

22222 total Redevelopment Project Costs exclude any additional financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs.

33333 The amount of the Total Redevelopment Project Costs that can be incurred in the Project Area will be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated from the Project Area only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the Project Area, but will not be reduced by the amount of Redevelopment Project Costs incurred in the Project Area which are paid from Incremental Property Taxes generated in contiguous redevelopment project areas or those separated from the Project Area only by a public right-of-way.

44444 Increases in estimated Total Redevelopment Project Costs of more than five percent, after adjustment for inflation from the date of the Plan adoption, are subject to the Plan amendment procedures as provided under the Act.

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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.

### Sources of Funds

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

area that is either contiguous to, or is separated only by a public right-of-way from, the redevelopment project area from which the revenues are received.

The Project Area may be contiguous to or separated by only a public right-of-way from other redevelopment project areas created under the Act. The City may utilize net incremental property taxes received from the Project Area to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas or project areas separated only by a public right-of-way, and vice versa. The amount of revenue from the Project Area, made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs within the Project Area, shall not at any time exceed the total Redevelopment Project Costs described in this Plan.

*The Project Area may become contiguous to, or be separated only by a public right-of-way from, redevelopment project areas created under the Industrial Jobs Recovery Law (65 ILCS 5/11-74.61-1 et seq.). If the City, finds that the goals, objectives and financial success of such contiguous redevelopment project areas, or those separated only by a public right-of-way, are interdependent with those of the Project Area, the City may determine that it is in the best interests of the City, and in furtherance of the purposes of the Plan, that net revenues from the Project Area be made available to support any such redevelopment project areas and vice versa. The City therefore proposes to utilize net incremental revenues received from the Project Area to pay eligible redevelopment project costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or loaned between the Project Area and such areas. The amount of revenue from the Project Area made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Project Area, or other areas described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Table 3: Estimated Redevelopment Project Costs.*

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### Issuance of Obligations

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

Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more series of obligations may be sold at one or more times in order to implement this Plan. Obligations may be issued on a parity or subordinated basis.

In addition to paying Redevelopment Project Costs, Incremental Property Taxes may be used for the scheduled retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves and bond sinking funds. To the extent that Incremental Property Taxes are not needed for these purposes, and are not otherwise required, pledged, earmarked or otherwise designated for the payment of Redevelopment Project

Costs, any excess Incremental Property. Taxes shall then become available for distribution annually to taxing districts having jurisdiction over the Project Area in the manner provided by the Act.

### **Most Recent Equalized Assessed Valuation (EAV)**

The purpose of identifying the most recent equalized assessed valuation ("EAV") of the Project Area is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Project Area. The 2012 EAV of all taxable parcels in the Project Area is approximately \$122,899,900. This total EAV amount, by PIN, is summarized in Appendix E. The EAV is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the Project Area will be calculated by Cook County. The Plan has utilized the EAVs for the 2012 tax year. If the 2013 EAV shall become available prior to the date of the adoption of the Plan by the City Council, the City may update the Plan by replacing the 2012 EAV with the 2013 EAV.

### **Anticipated Equalized Assessed Valuation**

Once the redevelopment project has been completed and the property is fully assessed, the EAV of real property within the Project Area is estimated at approximately \$183 million. This estimate

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*has been calculated assuming that the Project Area will be developed in accordance with Figure 6: General Land Use Plan presented in Appendix A.*

The estimated EAV assumes that the assessed value of property within the Project Area will increase substantially as a result of new development and public improvements. Calculation of the estimated EAV is based on several assumptions, including 1) the redevelopment of the Project Area will occur in a timely manner and 2) appreciation will be flat for the first five years, then increase to 1% annual appreciation for the next five years, followed by 1.5% annual appreciation for the remainder of the Project Area's life.

### **Financial Impact on 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 the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development.

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

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

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

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

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

Board of Education of the City of Chicago. General responsibilities of the Board of Education include the provision, maintenance and operations of educational facilities and the provision of educational services for kindergarten through twelfth grade.

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

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

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

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City also administers the City of Chicago Library Fund, formerly a separate taxing district from the City.

The proposed revitalization of the Project Area may create an increase in demand on public services and facilities as the new households are added as a result of new residential development within the Project Area. However, the proportional increases in new residents and the corresponding increases in public service demand are not anticipated to be significant. Although the specific nature and timing of the private investment expected to be attracted to the Project Area cannot be precisely quantified at this time, a general assessment of financial impact can be made based upon the level of development and timing anticipated by the proposed Plan.

For the taxing districts levying taxes on property within the Project Area, increased service demands are expected to be negligible because the proportional increase in new residents, which drives increased service demand, will be relatively small within the Project Area. Upon completion of the Plan, all taxing districts are expected to share the benefits of a substantially improved tax base. When completed, developments in the Project Area will generate property tax revenues for all taxing districts. Other revenues may also accrue to the City in the form of sales tax, business fees and licenses, and utility user fees.

It is expected that most of the increases in demand for the services and programs of the aforementioned taxing districts, associated with the Project Area, can be adequately addressed by the existing services and programs maintained by these taxing districts. However, a portion of the Project Budget has been allocated for public works and improvements, which may be used to address potential public service demands associated with implementing the Plan.

Real estate tax revenues resulting from increases in the EAV, over and above the Certified Initial EAV established with the adoption of the Plan, will be used to pay eligible redevelopment costs in the Project Area. Following termination of the Project Area, the real estate tax revenues, attributable to the increase in the EAV

over the certified initial EAV, will be distributed to all taxing districts levying taxes against property located in the Project Area. Successful implementation of the Plan is expected to result in new development and private investment on a scale sufficient to overcome blighted conditions and substantially improve the long-term economic value of the Project Area.

### **Completion of the Redevelopment Project and Retirement of Obligations to Finance Redevelopment Project Costs**

The Plan will be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31<sup>st</sup> of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Plan is adopted (assuming adoption in 2014, by December 31, 2038).

### **Housing Impact Study**

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

## **27**

redevelopment project area contains 75 or more inhabited residential units and a municipality is unable to certify that no displacement will occur, the municipality must prepare a housing impact study and incorporated the study in the redevelopment project plan.

The Project Area contains 4,074 inhabited residential units. The Plan provides for the development or redevelopment of several portions of the Project Area that may contain occupied residential units. As a result, it is possible that by implementation of this Plan, the displacement of residents from 10 or more inhabited residential units could occur.

The results of the housing impact study section are described in a separate report, Appendix D, which presents certain factual information required by the Act. The report, prepared by the Consultant, is entitled 107<sup>th</sup>/Halsted Redevelopment Project Area Tax Increment Financing Housing Impact Study, and is attached as Appendix D to this Plan.

## **9. PROVISIONS FOR AMENDING THE PLAN**

The Plan may be amended as provided under the provisions of the Act.

## 10. CITY OF CHICAGO commitment to fair employment practices and Affirmative Action

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

- A) The assurance of equal opportunity in all personnel and employment actions, with respect to the Redevelopment Project, including, but not limited to hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race,, color, sex, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, source of income, or housing status.
- B) Redevelopers must meet the City's standards for participation of 24 percent Minority Business Enterprises and 4 percent Woman Business Enterprises and the City Resident Construction Worker Employment Requirement as required in redevelopment agreements.
- C) This commitment to affirmative action and nondiscrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
- D) Redevelopers will meet City standards for any applicable prevailing wage rate as ascertained by the Illinois Department of Labor to all project employees.

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



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APPENDIX A

107TH & HALSTED STREET TIF REDEVELOPMENT PROJECT AREA

FIGURES 1-6

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## APPENDIX B

### 107TH & HALSTED STREET TIF

## REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION

### 107<sup>th</sup> & HALSTED TIF DISTRICT

1. ALL THAT PART OF SECTIONS 16, 17, 20 AND 21 (NORTH OF THE INDIAN BOUNDARY LINE) IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:
2. BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF 107<sup>th</sup> STREET WITH THE CENTER LINE OF STATE STREET, BEING ALSO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 16 AFORESAID;
3. THENCE SOUTH ALONG SAID CENTER LINE OF STATE STREET, AND EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 16 AFORESAID, TO THE WESTERLY EXTENSION OF THE NORTH LINE OF 100<sup>th</sup> PLACE LYING EAST OF STATE STREET;
4. THENCE WEST ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF 100<sup>th</sup> PLACE LYING EAST OF STATE STREET TO THE EAST LINE OF STATE STREET;
5. THENCE SOUTH ALONG SAID EAST LINE OF STATE STREET TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 1 IN FALLIS AND GANO'S ADDITION TO PULLMAN BEING A SUBDIVISION OF THAT PART LYING EAST OF THE WEST 49 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING ALSO THE NORTH LINE OF THE 14 FOOT ALLEY LYING SOUTH OF 115<sup>th</sup> STREET;
6. THENCE WEST ALONG SAID NORTH LINE OF THE 14 FOOT ALLEY LYING SOUTH OF 115<sup>th</sup> STREET, AND ITS WESTERLY EXTENSION TO THE NORTHEASTERLY LINE OF THE CHICAGO AND WISCONSIN RAIL ROAD RIGHT OF WAY;
7. THENCE NORTH ALONG SAID NORTHEASTERLY LINE OF THE CHICAGO AND WISCONSIN RAIL ROAD RIGHT OF WAY TO THE NORTHEAST CORNER OF JAMES M. DAVIS' ADDITION TO PULLMAN, BEING A SUBDIVISION OF BLOCKS 1 AND 2 OF ALLEN'S SUBDIVISION OF THE WEST 49 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING ALSO THE CENTER LINE OF 115<sup>th</sup> STREET AND ALSO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 21 AFORESAID;

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8. THENCE SOUTH ALONG THE EAST LINE OF SAID JAMES M. DAVIS' ADDITION TO PULLMAN TO THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 6 FEET OF LOT 4 IN JAMES M. DAVIS' ADDITION TO PULLMAN AFORESAID;
9. THENCE WEST ALONG SAID EASTERLY EXTENSION AND NORTH LINE OF THE SOUTH 6 FEET OF LOT 4 IN JAMES M. DAVIS' ADDITION TO PULLMAN AFORESAID, TO THE EAST LINE OF PERRY AVENUE;
10. THENCE NORTHWEST TO THE SOUTHEAST CORNER OF LOT 81 IN JAMES M. DAVIS' ADDITION TO PULLMAN AFORESAID, BEING ALSO THE NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115<sup>th</sup> STREET;
11. THENCE WEST ALONG SAID NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115<sup>th</sup> STREET, TO THE EAST LINE OF STEWART AVENUE;

12. THENCE SOUTH ALONG SAID EAST LINE OF STEWART AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115<sup>TM</sup> STREET IN BLOCK 1 IN JOSEPH W. WAYNE'S ADDITION TO PULLMAN, BEING A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;
13. THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115<sup>TM</sup> STREET IN BLOCK 1 IN JOSEPH W. WAYNE'S ADDITION TO PULLMAN AFORESAID, TO THE EAST LINE OF EGGLESTON AVENUE;
14. THENCE SOUTH ALONG SAID EAST LINE OF EGGLESTON AVENUE THE EASTERLY EXTENSION OF THE NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115<sup>TM</sup> STREET IN BLOCK 2 IN JOSEPH W. WAYNE'S ADDITION TO PULLMAN AFORESAID;
15. THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115<sup>TM</sup> STREET IN BLOCK 2 IN JOSEPH W. WAYNE'S ADDITION TO PULLMAN AFORESAID, AND THE WESTERLY EXTENSION THEREOF, TO THE WEST LINE OF NORMAL AVENUE;
16. THENCE NORTH ALONG SAID WEST LINE OF NORMAL AVENUE TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 1 IN JOSIAH H. BISSELL'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING ALSO THE NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115<sup>TM</sup> STREET;
17. THENCE WEST ALONG SAID NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115<sup>TM</sup> STREET, AND THE WESTERLY EXTENSION THEREOF, TO THE WEST LINE OF PARNELL AVENUE;
18. THENCE NORTH ALONG SAID WEST LINE OF PARNELL AVENUE TO THE SOUTHEAST CORNER OF LOT 1 IN CHARLES H. BRANDT'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 37

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- NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING ALSO THE NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115<sup>TM</sup> STREET;
19. THENCE WEST ALONG SAID NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115<sup>TM</sup> STREET TO THE EAST LINE OF WALLACE AVENUE;
  20. THENCE SOUTH ALONG SAID EAST LINE OF WALLACE AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF THE 20 FOOT ALLEY LYING SOUTH OF 115<sup>TM</sup> STREET LYING SOUTH OF AND ADJOINING LOTS 19 THROUGH 24, INCLUSIVE, IN SHARPSHOOTER'S PARK SUBDIVISION OF PART OF SHARPSHOOTER'S PARK, SAID PARK BEING THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;
  21. THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF THE 20 FOOT ALLEY LYING SOUTH OF 115<sup>TM</sup> STREET, AND THE WESTERLY EXTENSION THEREOF, TO THE WEST LINE OF LOWE AVENUE;
  22. THENCE NORTH ALONG SAID WEST LINE OF LOWE AVENUE TO THE CENTER LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115<sup>TM</sup> STREET, AND LYING NORTH OF AND ADJOINING LOT 27 IN SHARPSHOOTER'S PARK SUBDIVISION OF PART OF SHARPSHOOTER'S PARK AFORESAID;
  23. THENCE WEST ALONG SAID CENTER LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115<sup>TM</sup> STREET TO THE CENTER LINE OF THE 20 FOOT ALLEY LYING WEST OF AND

- ADJOINING LOT 27 IN SHARPSHOOTER'S PARK SUBDIVISION OF PART OF SHARPSHOOTER'S PARK AFORESAID;
24. THENCE SOUTH ALONG SAID CENTERLINE OF THE 20 FOOT ALLEY LYING WEST OF AND ADJOINING LOT 27 IN SHARPSHOOTER'S PARK SUBDIVISION OF PART OF SHARPSHOOTER'S PARK AFORESAID, TO THE CENTER LINE OF THE 20 FOOT ALLEY LYING SOUTH OF 115<sup>TH</sup> STREET;
25. THENCE WEST ALONG SAID CENTER LINE OF THE 20 FOOT ALLEY LYING SOUTH OF 115<sup>TH</sup> STREET TO THE CENTER LINE OF THE 20 FOOT ALLEY LYING EAST OF HALSTED STREET, SAID ALLEY BEING ALSO EAST OF AND ADJOINING THE EAST LINE OF LOTS 46 THROUGH 51, INCLUSIVE, IN SHARPSHOOTER'S PARK SUBDIVISION OF PART OF SHARPSHOOTER'S PARK AFORESAID;
26. THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND ALONG THE CENTER LINE OF THE ALLEY EAST OF AND PARALLEL WITH HALSTED ST. TO THE CENTER LINE OF 115<sup>TH</sup> STREET;
27. THENCE WEST ALONG SAID CENTER LINE OF 115<sup>TH</sup> ST. TO THE CENTER LINE OF HALSTED STREET;
28. THENCE NORTH ALONG SAID CENTER LINE OF HALSTED ST. TO THE CENTER LINE OF 114<sup>TH</sup> STREET;
29. THENCE WEST ALONG SAID CENTER LINE OF 114<sup>TH</sup> STREET TO THE SOUTHERLY EXTENSION OF THE CENTER LINE OF THE 16 FOOT ALLEY LYING WEST OF GREEN STREET, SAID ALLEY BEING ALSO EAST OF AND ADJOINING THE EAST LINE OF LOTS 16 THROUGH 30, INCLUSIVE, IN SHELDON HEIGHTS WEST FIFTH ADDITION, A SUBDIVISION OF A PART OF

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- THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;
30. THENCE NORTH ALONG SAID SOUTHERLY EXTENSION OF THE CENTER LINE OF THE 16 FOOT ALLEY LYING WEST OF GREEN STREET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 30 IN SHELDON HEIGHTS WEST FIFTH ADDITION AFORESAID;
31. THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 30 IN SHELDON HEIGHTS WEST FIFTH ADDITION AFORESAID AND THE WESTERLY EXTENSION THEREOF TO THE SOUTHEAST CORNER OF LOT 31 IN SHELDON HEIGHTS WEST FIFTH ADDITION AFORESAID;
32. THENCE CONTINUING WEST ALONG THE SOUTH LINE OF SAID LOT 31 IN SAID SHELDON HEIGHTS WEST FIFTH ADDITION AND THE WESTERLY EXTENSION THEREOF TO THE SOUTHWEST CORNER OF SHELDON HEIGHTS WEST FIFTH ADDITION AFORESAID;
33. THENCE NORTH ALONG THE WEST LINE OF SAID SHELDON HEIGHTS WEST FIFTH ADDITION, BEING ALSO THE WEST LINE OF AN 8 FOOT ALLEY LYING WEST OF PEORIA STREET, TO THE EASTERLY EXTENSION OF A LINE 16 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF LOTS 19 AND 20 IN THE SIXTH ADDITION TO SHELDON HEIGHTS WEST, BEING A SUBDIVISION OF PART OF THE EAST TWO THIRDS OF THE WEST THREE EIGHTS OF THE NORTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;
34. THENCE WEST ALONG SAID EASTERLY EXTENSION AND SAID LINE 16 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF LOTS 19 AND 20 IN THE SIXTH ADDITION TO SHELDON HEIGHTS WEST, TO THE SOUTHWESTERLY LINE OF SAID SIXTH ADDITION TO

- SHELDON HEIGHTS WEST SUBDIVISION, SAID SOUTHWESTERLY LINE BEING A LINE 8 FEET SOUTHWEST OF AND PARALLEL WITH THE SOUTHWESTERLY LINE OF LOTS 20 THROUGH 23, INCLUSIVE IN SIXTH ADDITION TO SHELDON HEIGHTS WEST AFORESAID;
35. THENCE NORTHWEST ALONG SAID SOUTHWESTERLY LINE OF SIXTH ADDITION TO SHELDON HEIGHTS WEST SUBDIVISION TO THE POINT OF INTERSECTION OF SAID SOUTHWESTERLY LINE WITH THE WEST LINE OF SAID SIXTH ADDITION TO SHELDON HEIGHTS WEST SUBDIVISION, SAID POINT BEING 1,032.98 FEET SOUTH OF THE NORTH LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20 AFORESAID;
36. THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20 AFORESAID, SAID POINT BEING 1,188.76 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 20 AS MEASURED ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20 AFORESAID;

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37. THENCE SOUTH ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20 TO THE NORTHEASTERLY LINE OF THE PENN CENTRAL RAIL ROAD RIGHT OF WAY;
38. THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF THE PENN CENTRAL RAIL ROAD RIGHT OF WAY, TO THE CENTER LINE OF 111<sup>TH</sup> STREET;
39. THENCE WEST ALONG SAID CENTER LINE OF 111<sup>TH</sup> STREET TO THE EAST LINE OF RACINE AVENUE;
40. THENCE NORTH ALONG SAID EAST LINE OF RACINE AVENUE TO THE CENTER LINE OF THE 16 FOOT ALLEY LYING NORTH OF 111<sup>TH</sup> STREET;
41. THENCE WEST ALONG THE WESTERLY EXTENSION OF SAID 16 FOOT ALLEY LYING NORTH OF 111<sup>TH</sup> STREET TO THE CENTER LINE OF RACINE AVENUE;
42. THENCE NORTH ALONG SAID CENTER LINE OF RACINE AVENUE TO THE SOUTHWESTERLY LINE OF THE PENN CENTRAL RAIL ROAD RIGHT OF WAY;
43. THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF THE PENN CENTRAL RAIL ROAD RIGHT OF WAY, TO THE CENTER LINE OF 107<sup>TH</sup> PLACE;
44. THENCE WEST ALONG SAID CENTER LINE OF 107<sup>TH</sup> PLACE TO THE EASTERLY LINE RIGHT OF WAY OF THE DAN RYAN EXPRESSWAY (INTERSTATE 57);
45. THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY OF THE DAN RYAN EXPRESSWAY (INTERSTATE 57) TO THE CENTER LINE OF 107<sup>TH</sup> STREET;
46. THENCE EAST ALONG SAID CENTER LINE OF 107<sup>TH</sup> STREET TO THE SOUTHWESTERLY LINE OF THE PENN CENTRAL RAIL ROAD RIGHT OF WAY;
47. THENCE- SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF THE PENN CENTRAL RAIL ROAD RIGHT OF WAY TO THE SOUTH LINE OF 107<sup>TH</sup> STREET;
48. THENCE EAST ALONG SAID SOUTH LINE OF 107<sup>TH</sup> STREET TO THE NORTHEASTERLY LINE OF THE PENN CENTRAL RAIL ROAD RIGHT OF WAY;
49. THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF THE PENN CENTRAL RAIL ROAD RIGHT OF WAY TO THE CENTER LINE OF 107<sup>TH</sup> STREET;
50. THENCE EAST ALONG SAID CENTER LINE OF 107<sup>TH</sup> STREET TO THE POINT OF BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF STATE STREET, BEING ALSO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 16 AFORESAID, WITH THE CENTER LINE OF 107<sup>TH</sup> STREET IN THE SOUTHEAST QUARTER OF SECTION 16;

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

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## APPENDIX C

### 107<sup>th</sup> & HALSTED STREET TIF REDEVELOPMENT PROJECT AREA ELIGIBILITY STUDY

#### Overview

The purpose of this study is to determine whether a portion of the City of Chicago identified as the 107th & Halsted Street TIF Redevelopment Project Area qualifies for designation as a tax increment financing district within the definitions set forth under 65 ILCS 5/11-74.4 contained in the "Tax Increment Allocation Redevelopment Act" (65 ILCS 5/11-74.1 et seq.), as amended (the "Act"). This legislation focuses on the elimination of blighted or rapidly deteriorating areas through the implementation of a redevelopment plan. The Act authorizes the use of tax increment revenues derived in a redevelopment project area for the payment or reimbursement of eligible Redevelopment Project Costs.

The area proposed for designation as the 107th & Halsted Street TIF Redevelopment Project Area is hereinafter referred to as the "Study Area" and is shown in Figure A: Study Area Boundary. The Study Area encompasses properties in the area generally bounded to the north by 107<sup>th</sup> Street, to the east by State Street, to the south by 115<sup>th</sup> Street, and to the west by an irregular boundary formed by Racine Avenue, former railroad property, and Halsted Street.

More specifically, from a point of intersection at 107<sup>th</sup> Place and 1-57, the boundary extends northeasterly along the 1-57 right-of-way to 107<sup>th</sup> Street, then easterly to State Street, then southerly to the alley south of 115<sup>th</sup> Street, then westerly to the alley between Emerald Street and Halsted Street, then northerly to the centerline of 115<sup>th</sup> Street, then westerly to the centerline of Halsted Street, then northerly to 114<sup>th</sup> Street, then westerly to vacated alley west of Peoria Street, then northerly to the rear lot line of the residence at the end of the cul-de-sac at the south end of the 11200 block of Sangamon Avenue, then northwesterly along the rear lot lots of the residences on said cul-de-sac to the lot line separating the residences on Sangamon Street and the industrial property to the west, then southwestly along a parcel line within said industrial property to the north-south line of another parcel within the industrial property, then southerly along the parcel line of said parcel to the former railroad property now owned by the Chicago Park District and operated as a pedestrian trail, then northwesterly along the eastern property line of the pedestrian trail property to III<sup>th</sup> Street, then westerly along III<sup>th</sup> Street to Racine Avenue, then northerly along Racine Avenue to 107<sup>th</sup> Place, then westerly to the point of beginning.

The Study Area is located primarily within the Roseland Community Area, with a portion of the Study Area extending into the Morgan Park Community Area. It is approximately 884 acres in size and consists of 5,183 tax parcels located on 192 full and partial tax blocks.



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This report summarizes the analyses and findings 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 findings and conclusions of this report in proceeding with the designation of the Study Area as a redevelopment project area under the Act, and 2) on the fact that the Consultant has obtained the necessary information to conclude that the Study Area can be designated as a redevelopment project area in compliance with the Act.

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## 1. INTRODUCTION

The Tax Increment Allocation Redevelopment Act permits municipalities to induce redevelopment of eligible "blighted," "conservation" or "industrial park conservation areas" in accordance with an adopted redevelopment plan. The Act stipulates specific procedures, which must be adhered to, in designating a redevelopment project area. One of those procedures is the determination that the area meets the statutory eligibility requirements. At 65 Sec 5/1 1-74.-3(p), the Act defines a "redevelopment project area" as follows:

"... an area designated by the municipality, which is not less in the aggregate than 1-1/2 acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area or a blighted area or a conservation area, or combination of both blighted areas and conservation areas."

In adopting this legislation, the Illinois General Assembly found:

1. (at 65 Sec 5/1 1-74.4-2(a)) ...there exist in many municipalities within the State blighted, conservation and industrial park conservation areas...; and
2. (at 65 Sec 5/11-74.4-2(b)) ...the eradication of blighted areas and the treatment and improvement of conservation areas by... redevelopment projects is hereby declared to be essential to the public interest.

The legislative findings were made on the basis that the presence of blight, or conditions that lead to blight, is detrimental to the safety, health, welfare and morals of the public. The Act specifies certain requirements, which must be met, before a municipality may proceed with implementing a redevelopment project in order to ensure that the exercise of these powers is proper and in the public interest.

Before the tax increment financing technique can be used, the municipality must first determine that the proposed redevelopment area qualifies for designation as a "blighted area," "conservation area," or an "industrial park conservation area." Based on the conditions present, this Eligibility Study finds that the Study Area qualifies for designation as a "conservation area".

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## Conservation Areas

A "conservation area" is an improved area located within the territorial limits of the municipality in which 50% or more of the structures have an age of 35 years or more. Such areas are not yet blighted but, because of a combination of three or more of the following conditions that are detrimental to the public safety, health, morals or welfare, may become a blighted area:

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. Environmental clean-up requirements
12. Lack of community planning
13. Lagging or declining equalized assessed value

The Act defines blighted and conservation areas and amendments to the Act also provide guidance as to when the conditions present qualify an area for such designation. Where any of the conditions defined in the Act are found to be present in the Study Area, they must be 1) documented to be present to a meaningful extent so that the municipality may reasonably find that the condition is clearly present within the intent of the Act, and 2) reasonably distributed throughout the vacant or improved part of the Study Area, as applicable, to which each condition pertains.

The test of eligibility of the Study Area is based on the conditions of the area as a whole. The Act does not require that eligibility be established for each and every property in the Study Area.

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## 2. ELIGIBILITY STUDIES AND ANALYSIS

An analysis was undertaken to determine whether any or all of the blighting conditions listed in the Act are present in the Study Area, and if so, to what extent and in which locations. In order to accomplish this evaluation the following tasks were undertaken:

1. Exterior survey of the condition and use of each building;
2. Field survey of environmental conditions involving parking facilities, public infrastructure, site access, fences and general property maintenance;
3. Analysis of existing land uses and their relationships;
4. Comparison of surveyed buildings to zoning regulations;
5. Analysis of the current platting, building size and layout;
6. Analysis of building floor area and site coverage;
7. Review of previously prepared plans, studies, inspection reports and other data;
8. Analysis of real estate assessment data;
9. Review of available building permit records to determine the level of development activity in the area; and
10. Review of building code violations.

The exterior building condition survey and site conditions survey of the Study Area were undertaken in April and May of 2013. The analysis of site conditions was organized by tax block. There are a total of 192 tax blocks within the Study Area.

### **Building Condition Evaluation**

This section summarizes the process used for assessing building conditions in the Study Area. These standards and criteria were used to evaluate the existence of dilapidation or deterioration of structures. .

The building condition analysis is based on a thorough exterior inspection of the buildings and sites conducted by Applied Real Estate Analysis, Inc. and Camiros, Ltd. in April and May of 2013. Structural deficiencies in building components and related environmental deficiencies in the Study Area were noted during the survey. A total of 4,379 buildings were identified and surveyed.

#### *Building Components Evaluated*

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

##### Primary Structural Components

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

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### Secondary Components

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

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

### ***Building Component Classification***

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

#### Sound

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

#### Minor Deficient

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

#### Major Deficient

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

#### Dilapidated

Building components that contain severe defects (bowing, sagging, or settling to any or all exterior components causing the structure to be out-of-plumb, or broken, loose or missing material and deterioration over a widespread area) so extensive that the cost of repair would be excessive. The cost of repairs needed to bring such buildings into sound condition would likely exceed the value of the building and would not represent a prudent use of funds.

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### ***Final Building Rating***

#### Sound

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

#### Deteriorated

Deteriorated buildings contain defects that collectively are not easily correctable and cannot be accomplished in the course of normal maintenance. Buildings classified as deteriorated have more than one minor defect, but no major defects.

#### Dilapidated

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

### **Eligibility Determination**

In order to establish the eligibility of a redevelopment project area under the "conservation area" criteria established in the Act, at least 50% of buildings must be 35 years of age or older and at least three of 13 eligibility conditions must be meaningfully present and reasonably distributed throughout the Study Area.

The determination of the eligibility conditions being present to a meaningful extent varies with each eligibility condition. The presence of some eligibility conditions exerts a stronger impact on the health of a community than others. For example, dilapidation, which is a severely advanced state of building deterioration, exerts a stronger blighting influence than simple deterioration. Consequently, the threshold for dilapidation being present to a meaningful extent is lower than that of deterioration. Less incidence of dilapidation is required to make it present to a meaningful extent relative to deterioration. The determination of presence to a meaningful extent is presented in the individual assessment of each eligibility condition within this Appendix C.

Each condition identified in the Act for determining whether an area qualifies as a conservation area is discussed below. A conclusion is presented as to whether or not the condition is present in the Study Area to a degree sufficient to warrant its inclusion as a blighting condition in establishing the eligibility of the Study Area for designation as a redevelopment project area under the Act. These findings describe the conditions that exist and the extent to which each condition is present.

### 3. PRESENCE AND DISTRIBUTION OF ELIGIBILITY CONDITIONS

This Eligibility Study finds that the Study Area qualifies for designation as a conservation area under the criteria contained in the Act. The Study Area qualifies because the required age threshold is satisfied with 93% of buildings being at least 35 years of age and because seven of the thirteen conditions cited in the Act are meaningfully present and reasonably distributed within the Study Area. These conditions are as follows:

- Dilapidation
- Deterioration
- Obsolescence
- Excessive vacancies
- Excessive land coverage or overcrowding of community facilities
- Lack of community planning
- Lagging or declining equalized assessed valuation

The presence and distribution of eligibility conditions related to the qualification of the Study Area for designation as an improved conservation area are presented below. Maps of the first six of these eligibility conditions are presented at the end of this Appendix C, along with a map of building age. The distribution of these conditions within the Study Area is presented in Table B: Distribution of Conservation Area Eligibility Conditions of this Appendix C.

#### Age

The Study Area contains a total of 4,379 principal buildings, with 4,070 of these identified as having Jpeen built in 1978 or earlier. Thus, the required age threshold is met with 93% of buildings being-35 years of age or older. Building age is shown graphically on Figure C.

#### Conservation Area Eligibility Conditions

The presence and distribution of eligibility conditions related to the qualification of the Study Area for designation as a conservation area are discussed below.

##### *1. Dilapidation*

As defined in the Act, "dilapidation" refers to an advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that rehabilitation is not practical or economically feasible. Such structures typically exhibit major structural fatigue such as leaning or warped walls, severe cracking in walls and foundations, and bowed or sagging roofs.

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Dilapidation was found to be present to a major extent within the Study Area, affecting 85 tax blocks, representing 44% of total tax blocks in the Study Area. A total of 195 buildings/parcels were classified as dilapidated during the eligibility analysis, representing 4.4% of all buildings. Dilapidation is considered to have a strong blighting influence on adjacent properties. Even one dilapidated property on a block can have negative consequences on other properties. The degree to which, this factor is present in the Study Area is widespread and was found to be present to a major extent. The presence of dilapidation is shown graphically on Figure C.

*Conclusion: This condition was found in 44% of the tax blocks, and therefore, was determined to be present to a major extent and was used to qualify the Study Area for designation as a conservation area under the Act.*

## 2. Deterioration

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

Deterioration was found to be present to a major extent within the Study Area, affecting 158 tax blocks, or 82% of tax blocks in the Study Area. A total of 1,140 parcels were found to evidence deterioration in buildings or property improvements, representing 26% of all buildings. These tax blocks exhibit deterioration with respect to buildings and site improvements. The vast majority of deterioration found in the Study Area was related to deteriorated building components, including cracks in foundation and brick walls, rotten or sagging wood facades, deteriorated or broken windows and doors, deteriorated roof components and porches, and cracked or missing surface tile or brick. The presence of deterioration is shown graphically on Figure D.

Evidence of deterioration was also found to be present in public infrastructure within the Study Area, including streets without curbs and gutters as well as deteriorated pavement on public alleys, and sidewalks. Cracked and crumbling curbs and gutters were also present.

*Conclusion: This condition was found in 82% of the tax blocks, and therefore, was determined to be present to a major extent and was used to qualify the Study Area for designation as a conservation area under the Act.*

## 3. Obsolescence

As defined in the Act, "obsolescence" refers to "the condition or process of falling into disuse, or where structures have become ill suited for the original use". Obsolescence can occur in response to a variety of factors. Most often, the standard of improvement for given uses improves, or becomes higher, over the course of time. Uses that are not improved or



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upgraded over the course of time often become obsolete. Market forces play a large role in the process of obsolescence. When the market for particular uses declines, there is little or no financial incentive to make improvement to properties. In the absence of improvements made over the course of time, properties fall further and further behind the current standard and become obsolete.

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

Obsolescence was found to be present to a major extent in the Study Area, affecting 93 tax blocks, or 48% of tax blocks in the Study Area. A total of 1,954 buildings/parcels were found to be obsolete, representing 44% of all buildings. The most significant form of obsolescence is represented in older residential buildings, mostly single-family dwellings. These residential buildings are spaced too closely together, are outdated in terms of size and layout, were generally poorly constructed and are far below the current standard for residential design and construction. The residential areas where obsolescence was found are areas where building took place prior to annexation to Chicago and prior to the adoption of any zoning code.

Economic obsolescence is also present. These housing units do not compete well in the market for buyers and renters because they are far below the modern housing standard. There is reduced incentive to reinvest in these buildings in terms of maintenance and renovation due to the outdated layouts and generally poor quality of construction. The result is increasing building deterioration, which leads to dilapidation and, eventually, demolition. The presence of obsolescence is shown graphically on Figure E.

This condition is also evidenced by the widespread presence of closely spaced commercial buildings" which are of inadequate size in comparison to contemporary development within the Study Area. In addition, there is a lack of reasonably required off-street parking and inadequate provision of service and loading, which also detracts from the viability of these buildings, placing them at a major disadvantage in the marketplace. Further, numerous buildings within the Study Area have had such substantial facade alterations that full first-floor window systems have been replaced with brick, tile or glass block, severely limiting their relative usefulness.

*Conclusion: This condition was found in 48% of the tax blocks, and therefore, was determined to be present to a major extent and was used to qualify the Study Area for designation as a conservation area under the Act.*

#### **4. Presence of Structures Below Minimum Code Standards**

As defined in the Act, the "presence of structures below minimum code standards" refers to all structures that do not meet the standards of zoning, subdivision, building, fire, and other

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governmental codes applicable to property, but not including housing and property maintenance codes.

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

Evidence of structures below minimum code standards was not found to be present to a major extent.

*Conclusion: This condition was not found to be present within the Study Area and was not used to establish eligibility as a conservation area under the Act.*

#### 5. *Illegal Use of Structures*

There is an illegal use of a structure when structures are used in violation of federal, state or local laws.

*Conclusion: This condition was found to be present within the Study Area to a limited degree and was not used to establish eligibility as a conservation area under the Act.*

#### 6. *Excessive Vacancies*

As defined in the Act, "excessive vacancies" refers to the presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies. Excessive vacancies include all or portions of buildings listed as for rent or sale where the space is unoccupied, abandoned properties that show no apparent effort directed toward their occupancy, or buildings that are vacant because they are dilapidated or structurally unsound.

Vacancy affected a total of 81 tax blocks, or 63% of tax blocks in the Study Area. There are a total of 432 vacant parcels and 426 partially or completely vacant buildings within the Study Area. The combination of vacant parcels and vacant buildings represents 16% of all properties within the Study Area and the 426 vacant buildings represent 10% of all buildings. The vast majority of vacant lots are located on the tax blocks with vacant buildings. Vacancy in buildings often occurs because the condition of the building is poor. Once vacant, the condition of the building often deteriorates until it is dilapidated and beyond rehabilitation. Thus, vacant lots are often a consequence of vacant buildings.

In addition to vacant residential buildings, vacancy within commercial storefront space is widespread, indicative of a weak retail market in certain areas. This is compounded by the fact that many of the vacant and underutilized buildings within the Study Area are also suffering from deterioration and obsolescence. Evidence of long-term vacancy is prevalent on particular sites, where weeds protrude through pavement and rotting boards cover windows. The presence of excessive vacancies is shown graphically on Figure F.

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*Conclusion: This condition was found in 48% of the tax blocks, and therefore, was determined to be present to a major extent and was used to qualify the Study Area for designation as a conservation area under the Act.*

## **7. Lack of Ventilation, Light, or Sanitary Facilities**

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

*Conclusion: This condition was not identified as being present within the Study Area and was not used to establish eligibility as a conservation area under the Act.*

## **8. Inadequate Utilities**

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

All properties within the Study Area are presently served by appropriate utilities. However, given the age of the area it is likely that some of these utilities are antiquated and in need of replacement. However, information needed to fully document the presence of this condition within the Study Area was not available.

*Conclusion: The degree to which this condition is present within the Study Area was not documented as part of the eligibility analysis. Thus, the extent to which this condition may be present in the Study Area is unknown.*

## **9. Excessive Land Coverage or Overcrowding of Community Facilities**

As defined in the Act, "excessive land coverage or overcrowding of structures and community facilities" refers to the over-intensive use of property and the crowding of buildings and accessory facilities within a given area. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding

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of excessive land coverage, these parcels must exhibit one or more of the following conditions: a) insufficient provision for light and air within or around buildings; b) increased threat of spread of fire due to the close proximity of buildings; c) lack of adequate or proper access to a public right-of-way; d) lack of reasonably required off-street parking; or e) inadequate provision for loading and service.

This condition is present to a major degree within the Study Area. This condition is present on 62 tax blocks, or 32% of the total tax blocks in the Study Area. A total of 748 buildings evidenced excessive land coverage, representing 17% of all buildings. In many cases, the condition is present on many, or most, of the properties on a tax block.

A variety of conditions were found that met the criteria for this factor, as defined in the Act, as shown on Figure G. The most common condition was residential buildings positioned too closely together and creating an increased threat of spread of fire. The properties identified on Figure G as representing an increased risk of fire exhibit the following characteristics:

- Buildings with less than five feet of separation to an adjacent building, with as little as 18 inches of separation.
- Buildings of frame construction, with wood or vinyl side, and highly combustible.
- Buildings with windows opening onto the area of inadequate building separation.

These characteristics clearly represent an increased risk of fire and do not meet modern standards for fire suppression. Current zoning standards require at least a three foot side yard for each building, and current building codes typically require more separation, depending on construction type, openings and other factors. In addition, residential buildings without adequate separation impact livability and market desirability. It is noteworthy that the areas within the Study Area with the highest concentrations of excessive land coverage area also those with the highest levels of vacant land/lots, vacant buildings and building deterioration.

Other characteristics were also found in the Study Area that met the criteria defined in the Act. The characteristic of properties lacking reasonably required parking was found on many of the commercial buildings/properties in the Study Area. Because the pattern of development in the Study Area is of a low-density nature, commercial trade depends on automobile traffic and commercial properties without parking are functionally deficient. Also, a small number of properties exhibited the characteristic in which the close spacing of adjacent buildings impaired the provision of air and light.

*CONCLUSION: This condition was found in 32% of the tax blocks, and therefore, was determined to be present to a major extent and was used to qualify the Study Area for designation as a conservation area under the Act.*

## **10. Deleterious Land Use or Layout**

As defined in the Act, "deleterious land-use or layout" refers to the existence of incompatible land-use relationships, buildings occupied by an inappropriate mix of uses; uses considered to

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be noxious, offensive, or unsuitable for the surrounding area, uses which are non-conforming with respect to current zoning, platting which does not conform to the current land use and infrastructure pattern, parcels of inadequate size or shape for contemporary development, and single buildings located on multiple parcels which have not been consolidated into a single building site.

Deleterious land use or layout was found to be present to a limited extent and does not affect a majority of tax blocks within the Study Area. This condition is evidenced by the presence of single buildings which

cover multiple smaller parcels that have not been consolidated, as well as the presence of closely spaced commercial buildings which are of inadequate size in comparison to contemporary development. In addition, the presence of vacant land and buildings and the duration to which these properties have been vacant also have a deleterious effect on adjacent property. Several other factors contribute to deleterious conditions in the Study Area as well. A total of five properties were found to evidence deleterious land use, which took the form of incompatible uses in residential areas

*Conclusion: This condition was found to be present to a limited extent within the Study Area. Therefore, this condition was not used to qualify the Study Area as a conservation area under the Act.*

#### **11. Environmental Clean-Up Requirements**

As defined in the Act, "environmental clean-up" means that the area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or Federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area. Existing data was not found to substantiate the presence of significant environmental clean-up requirements, although it is very possible that industrial and former industrial uses located along the freight rail tracks contain hazardous material that requires remediation.

*Conclusion: The degree to which this condition is present within the Study Area was not documented as part of the eligibility analysis. Thus, the extent to which this condition may be present in the Study Area is unknown.*

#### **12. Lack of Community Planning**

As defined in the Act, "lack of community planning" means that the proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This condition 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.      -   -        -    - -

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Most of the Study Area is located in the Roseland Community Area and early development began in the 1850's. Much of the eastern portion of the Study Area was already developed when it was annexed into the City of Chicago in 1892. More than twenty years of additional development occurred before the adoption

of the City's first zoning ordinance in 1923. In addition, substantial development occurred before the Burnham Plan of Chicago in 1909. Therefore, this condition was found to be present to a major extent, affecting the Study Area as a whole.

It should be noted that the Study Area has benefited from community planning in recent times. However, many of the conditions that now plague the area are the result of original development, which occurred without the benefit of sound community planning. Therefore, while significant planning investment has been made in the Study Area over recent decades, original development done without the benefit of sound community planning has contributed significantly to the Study Area's current problems.

*Conclusion: This condition was found to be present to a major extent within the Study Area. Therefore, this condition was used to qualify the Study Area as a conservation area under the Act.*

### 13. Lagging or Declining Equalized Assessed Value

As defined in the Act, this condition is present when the Study Area can be described by one of the following three conditions 1) the total equalized assessed value ("EAV") has declined in three of the last five years; 2) the total EAV is increasing at an annual rate that is less than the balance of the municipality for three of the last five calendar years; or 3) the total EAV is increasing at an annual rate that is less than the Consumer Price Index for all Urban Consumers published by the United States Department of Labor or successor agency for three of the last five calendar years for which information is available. Table A: Comparative Increase in Equalized Assessed Value (EAV) compares the annual change in EAV of the Study Area with the balance of the City.

As shown in Table A, the total increase in EAV of property within the Study Area has lagged behind the increase in the Consumer Price Index (CPI) for All Urban Consumers in three of the last five years (2010, 2011, and 2012). While the Study Area's EAV declined in certain years, and lagged behind that of the City as a whole in certain years, the three years in which the Study Area's change in EAV was less than that of the CPI is the measure of EAV performance that meets the eligibility requirements of the Act. Therefore, this condition is present to a major extent, affecting the Study Area as a whole.

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**Table A:**  
**COMPARATIVE INCREASE IN EQUALIZED ASSESSED VALUE (EAV)**

	2012 EAV	2011 EAV	2010 EAV	2009 EAV	2008 EAV	2007 EAV
Study Area Totals	\$122,899,900	\$153,676,943	\$164,402,950	\$164,177,595	\$153,240,696	\$144,816,841
% Change from Prior Year	-20.0%	-6.5%	0.1%	7.1%	5.8%	

City Totals	\$65,250,387,267	\$75,122,913,910	\$85,436,906,120	\$84,586,807,689	\$80,977,543,020	\$73,645,316,037
% Change from Prior Year	-13.1%	-12.1%	1.0%	4.5%	10.0%	
City Net of Study Area	\$65,127,487,367	\$74,969,236,967	\$85,272,503,170	\$84,422,630,094	\$80,824,302,324	\$73,500,499,196
% Change from Prior Year	-13.1%	-12.1%	1.0%	4.5%	10.0%	

Annual CPI  
Change\*

■ -1.6% - =j +2:9%, ■/

+2.6%

+0.4%







/.

+1.6%

◆Calendar year change in CPI Source: U.S. Bureau of Labor Statistics

*Conclusion: Lagging or declining equalized assessed value is meaningfully present and reasonably distributed affecting the entire Study Area, consistent with the definition contained in the Act. Therefore, this condition was used to qualify the Study Area as a conservation area under the Act.*

Eligibility Analysis Summary

On the basis of the above review of current conditions, the Study Area meets the criteria for qualification as a conservation area. More than 50% ofthe buildings within the Study Area are 35 years of age or older. A minimum of three of the thirteen eligibility factors are required to qualify as a conservation area under the Act, once this age threshold is met. The Study Area exhibits the presence of seven of the thirteen conservation area eligibility factors to a major extent, as defined by the Act. These conditions are meaningfully present and reasonably distributed within the Study Area, as determined in the individual analysis of each eligibility condition.

Table B: Summary of Conservation Area Eligibility Conditions summarizes the presence and distribution of the conditions applicable to eligibility of the Study Area as conservation area. This summary demonstrates the degree to which these conditions are meaningfully present and reasonably distributed within the Study Area.

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Table B

DISTRIBUTION OF CONSERVATION ARE ELIGIBILITY FACTORS

Eligibility Factors	1	2	3	4	5	6	7	8	9	10	ii	12	13
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Present to a Major  
Extent

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Present to a Limited  
Extent

Not Present or Not  
Documented

Total Affected Tax Blocks	85	93	158	-	-	81	-	-	62	-	-	192	192
% of Blocks Affected	44%	48%	82%	-	-	63%	-	-	32%	-	-	100%	100%

### Conservation Area Eligibility Factors Legend

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Presence of structures below minimum code standards
5. Illegal use of structures
- 6., Excessive vacancies
7. Lack" of ventilation, light or sanitary facilities
8. Inadequate utilities
9. Excessive land coverage or overcrowding of community
10. Deleterious land use or layout
11. Environmental contamination
12. Lack of community planning
13. Declining or stagnant EAV

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## Maps of Eligibility Conditions Determined to be Present to a Meaningful Extent

### Maps B - G

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## **APPENDIX D**

### **107<sup>th</sup> /HALSTED REDEVELOPMENT PROJECT AREA TAX INCREMENT FINANCING DISTRICT HOUSING IMPACT STUDY**

A Housing Impact Study has been conducted for the Project Area to determine the potential impact of redevelopment on Project Area residents. 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 must prepare a housing impact study and incorporate the study in the redevelopment project plan. This Housing Impact Study, which is part of the 107<sup>th</sup> and Halsted Street TIF Redevelopment Plan, fulfills this requirement. It is also integral to the formulation of the goals, objectives, and policies of the Plan.

The Project Area contains a total of 4,654 residential units, of which 4,074 are inhabited. The Plan provides for the development or redevelopment of several portions of the Project Area that may contain occupied residential units. As a result, it is possible that by implementation of this Plan, the displacement of residents from 10 or more inhabited residential units could occur.

Because the focus of this Plan is on the conservation of the existing industrial, commercial and residential mixed-use districts, demolition of occupied residential units is not contemplated. While there are no current plans to displace any residential units over the 23-year life of the TIF, displacement of ten or more inhabited residential units may occur. Therefore, a housing impact study is required. This Housing Impact Study, which is part of the 107<sup>th</sup> and Halsted Street TIF Redevelopment Plan, fulfills this requirement. The results of the housing impact study section described below presents certain factual information required by the Act.

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

#### **Part I - Housing Survey**

- i. Type of residential unit, either single-family, multi-family or mixed-use.
- 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.

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- iv. Data as to the racial and ethnic composition of the residents in the inhabited residential units, which shall be deemed to be fully satisfied if based on data from the most recent federal census.

## Part II - Potential Housing Impact

- i. The number and location of those units that will be or may be removed.
- ii. The municipality's plans for relocation assistance for those residents in the proposed redevelopment project area whose residences 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.
- iv. The type and extent of relocation assistance to be provided.

## PART I - HOUSING SURVEY

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

### Number and Type of Residential Units

*The number and type of residential units within the Project Area were identified during the land use and housing survey conducted as part of the eligibility analysis for the Project Area. This survey, completed on June 25, 2013 revealed that the Project Area contains 4,000 residential or mixed-use residential buildings containing a total of 4,654 units. The number of residential units by building type is outlined in Table E-1: Number and Type of Residential Units.*

**Table D-1:**

#### NUMBER AND TYPE OF RESIDENTIAL UNITS

Building Type	Total Number of Buildings	Total Number of Units	Total Number of Inhabited Units
Single-Family	3,650	3,650	3,266
Multi-Family	344	930	758
Mixed-Use (Residential Above)	34	74	50
<b>Total</b>	<b>4,000</b>	<b>4,654</b>	<b>4,074</b>

Source: Applied Real Estate Analysis, Ltd., Camiros, Ltd.

### Number and Type of Rooms in Residential Units

The distribution of the 4,654 residential units within the Project Area 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.

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**Methodology**

*In order to describe the distribution of residential units by number and type of rooms within the Project Area, the Consultants analyzed the 2007-2011 American Community Survey 5-Year Estimate data conducted by the United States Census Bureau by Census Tract for those Census Tracts encompassed by the Project Area. Census Tracts, as defined by the U.S. Census, are small, relatively permanent statistical subdivisions of a county delineated by local participants as part of the U.S. Census Bureau's Participant Statistical Areas Program. In this study, the Consultants have relied on 2007-2011 federal census estimate data because it is the best and most current available information regarding the housing units within the Project Area. The Census Tract data available for the Project Area are based on a sampling of residential units. (As the Census Tract geographies encompass a greater area beyond the Project Area, numbers will be higher than the actual count.) Based on this data, a proportional projection was made of the distribution of units by the number of rooms and the number of bedrooms in each unit. The results of this survey are outlined in Table E-2: Units by Number of Rooms, and in Table E-3: Units by Number of Bedrooms.*

Table D-2:

**UNITS BY NUMBER OF ROOMS <sup>1</sup>**

<b>Number of Rooms</b>	<b>Percentage (2007-2011 Estimate)</b>	<b>Current Estimated Units in the Project Area</b>
1 Room	1.4%	66
2 Rooms	.9%	42
3 Rooms	1.4%	64
4 Rooms	7.1%	328
5 Rooms	23.2%	1,080
6 Rooms	26.3%	1,222
7+ Rooms	39.7%	1,852
<b>Total</b>	<b>100.0%</b>	<b>4,654</b>

Source: 2007-2011 American Community Survey, U.S. Census Bureau

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

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**Table D-3:**  
**UNITS BY NUMBER OF BEDROOMS** <sup>2</sup>

Number of Bedrooms	Percentage (2000)	Current Estimated Units in the Project Area
Studio	1.5%	71
1 Bedroom	3.0%	142
2 Bedrooms	22.4%	1,041
3 Bedrooms	39.9%	1,858
4 Bedrooms	22.4%	1,044
5+ Bedrooms	10.7%	499
<b>Total</b>	<b>100.0%</b>	<b>4,654</b>

Source: 2007-2011 American Community Survey, U.S. Census Bureau

<sup>3</sup> As defined by the U.S. 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.

### Number of Inhabited Units

A survey of inhabited dwelling units within the Project Area was conducted by Applied Real Estate Analysis, Inc. with assistance from Camiros, Ltd. and completed on June 25, 2013. This survey identified 4,654 residential units, of which 580 were identified as vacant. Therefore, there are approximately 4,074 total inhabited units within the Project Area. As required by the Act, this information was ascertained as of June 25, 2013, which is a date not less than 45 days prior to the date that the resolution required by subsection (a) of Section 11 -74.4-5 of the Act is or will be passed (the resolution setting the public hearing and Joint Review Board meeting dates).

### Race and Ethnicity of Residents

The racial and ethnic composition of the residents within the Project Area is identified in Table E-4: Race and Ethnicity Characteristics, within this section. The methodology to determine "this information is described below.

#### **Methodology**

As required by the Act, the racial and ethnic composition of the residents in the inhabited residential units was determined. Population estimates were made based on data from the 2007-2011 American Community Survey 5-Year Estimates conducted by the United States Census Bureau. The Consultants analyzed this data by Census Tracts encompassed by the Project Area. The Consultants have relied on 2007-2011 federal census estimate data because it is the best and most current available information regarding the residents within the Project Area.

The total population for the Project Area was estimated by multiplying the number of households within the



Project Area (4,074) by the average household size (3.5) within the Project Area. Based on the estimated total population, a proportional projection was made of

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*the race and ethnicity characteristics of the residents. According to these projections, there are an estimated 14,259 residents living within the Project Area. The race and ethnic composition of these residents is indicated in Table E-4: Race and Ethnicity Characteristics.*

**Table D-4:**

#### **RACE AND ETHNICITY CHARACTERISTICS**

<b>Race</b>	<b>Percentage (2007-2011 Estimate)</b>	<b>Estimated Residents</b>
White	2.2%	311
Black or African American	96.8%	13,806
American Indian and Alaska Native	0.0%	0
Asian	.2%	22
Native Hawaiian and Other Pacific Islander	0.0%	0
Some Other Race	0.0%	3
Two or More Races	.8%	117
<b>Total</b>	<b>100.0%</b>	<b>14,259</b>

<b>Hispanic Origin</b>	<b>Percentage (2007-2011 Estimate)</b>	<b>Estimated Residents</b>
Hispanic	1.1%	152
Non-Hispanic	98.9%	14,107
<b>Total</b>	<b>100.0%</b>	<b>14,259</b>

Source: 2007-2011 American Community Survey, U.S. Census Bureau

## **PART II - POTENTIAL HOUSING IMPACT**

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

### **Number and Location of Units That May Be Removed**

The primary objectives of the Plan are to reduce deleterious conditions within the Project Area and upgrade public and private infrastructure to stimulate private investment in the area. Although the Plan does not specifically propose redevelopment of current residential uses, some displacement of residential units may occur in the process of redeveloping obsolete buildings that contain a residential component and may also occur through private market development activity.

There is a possibility that over the 23-year life of the Project Area, some inhabited residential units may be removed as a result of implementing the Plan. In order to meet the statutory requirement of defining the

number and location of inhabited residential units that may be removed, a methodology was established that would provide a rough, yet reasonable, estimate! This methodology is described below.

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### *Methodology*

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

1. Step one counts all inhabited residential units previously identified on any underlying acquisition maps. Because there are no underlying redevelopment areas or land acquisition maps, the number of inhabited residential units that may be removed due to previously identified acquisition is zero.
2. Step two counts the number of inhabited residential units contained within buildings that are dilapidated as defined by the Act. From the survey conducted by Applied Real Estate Analysis, Inc. with assistance from Camiros, Ltd., 176 buildings are classified as dilapidated with 199 units within these buildings. Of these 199 dwelling units, 53 are inhabited.
3. Step three counts the number of inhabited residential units that exist where the future land use indicated by the Plan will not include residential uses. After reviewing the Land Use Plan for the Project Area, we determined that residents from seven residential units would be displaced as a result of land use change. Of those seven residential units, five units are inhabited.

While residential displacement is not contemplated as part of this Plan, inhabited residential units could potentially be removed during the 23-year life of the 107<sup>th</sup> and Halsted Street TIF Redevelopment Project Area as a result of private development actions or other conditions that are presently unknown.

### **Replacement Housing**

In accordance with Section 11-74.4-3 (n)(7) of the Act, the City shall make a good faith effort to ensure that affordable replacement housing for any qualified displaced resident whose residence is removed is located in or near the Project Area. To promote the development of affordable housing, the Plan requires developers receiving tax increment financing assistance for market-rate housing to set aside at least 20% of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means affordable rental units should be affordable to households earning no more than 80% of the area median income (adjusted for family size). If, during the 23-year life of the 107<sup>th</sup> and Halsted Street TIF Redevelopment Project Area, the acquisition plans change, the City shall make every effort to ensure that appropriate replacement housing will be found in either the Project Area or the surrounding Community Areas.

The location, type and cost of a sample of possible replacement housing units located within the surrounding Community Areas were determined through classified advertisements from the Chicago Sun-Times, Chicago Tribune and from Internet listings on Apartments.com <<http://Apartments.com>> and Zillow.com <<http://Zillow.com>> during August 2013. It is important to note that Chicago has a rental cycle where apartments turn over at a greater rate on May 1 and October 1 of each year. These times generally reflect a wider variety of rental rates, unit sizes and locations than those available at other times

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throughout the year. The location, type and cost of these units are listed in Table E-5: Survey of Available Housing Units.

Table D-5:

**SURVEY OF AVAILABLE HOUSING UNITS**

	Location	#of Bedroom s	Rental Price	Type of Unit	Community Area
1	10714 S. Lafayette	4	\$1,200	Single Family	Roseland
2	11137 S. Emerald	2	\$825	Apartment	Roseland
3	11347 S. Yale	3	\$1,000	Single Family	Roseland
4	11130 S. Normal	5	\$1,600	Single Family	Roseland
5	30 W. 114 <sup>th</sup> Street	3	\$1,300	Single Family	Roseland
6	121 W. 109 <sup>th</sup> Street	3	\$1,200	Single Family	Roseland
7	225 W. 108 <sup>th</sup> Place	2	\$1,000	Condominium	Roseland
8	33 W. 114 <sup>th</sup> Street	2	\$900	Condominium	Roseland
9	11438 S. Harvard	3	\$1,095	Single Family	Roseland
10	31 W. 113 <sup>rd</sup> Street	4	\$1,450	Single Family	Roseland
11	223 W. 109 <sup>th</sup> Street	4	\$1,350	Single Family	Roseland .
12	326 W. 107 <sup>th</sup> Place	3	\$1,350	Single Family	Roseland

Source: Camiros, Ltd.

**Relocation Assistance**

Although the removal or displacement of housing units is not a goal of the Plan, it is possible that a small number of units may be removed in the process of implementing the Plan. If the removal or displacement of low-income, very low-income, or moderate-income households is required, such residents will be provided with affordable housing and with 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. Affordable housing may be either existing or newly constructed housing. The City shall make a good faith effort to ensure that affordable replacement housing for the aforementioned households is located in or near the Project Area.

As used in the above paragraph, "very low-income household," "low-income household," "moderate-income household" 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 Plan, these statutory terms have the following meanings:

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- a. "Very low-income household" means a single-person, family or unrelated persons living together whose adjusted income is not more than 50 percent of the median income of the area of residence, adjusted for family size, as so determined by HUD;

- b. "Low-income household" means a single-person, family or unrelated persons living together whose adjusted income is more than 50 percent but less than 80 percent of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the United States Department of Housing and Urban Development (HUD) for purposes of Section 8 of the United States Housing Act of 1937;
- c. "Moderate-income household" means a single person, family or unrelated persons living together whose adjusted income is more than 80 percent but less than 120 percent of the median income of the area of residence, adjusted for family size, as such adjusted income and median income for the area are determined from time to time by HUD for purposes of Section 8 of the United States Housing Act of 1937; and
- d. "Affordable housing" means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30 percent of the maximum allowable income for such households, as applicable.

In order to estimate the number of very low-income, low-income, and moderate-income households in the Project Area, the Consultants used data available from the 2007-2011 American Community Survey 5-Year Estimates conducted by the United States Census Bureau. The Consultants have relied on this data because it is the best and most current available information regarding the income characteristics of the Project Area.

*It is estimated that 36.4 percent of the households within the Project Area may be classified as very low-income; 23 percent may be classified as low-income; 19.2 percent may be classified as moderate-income; and 19.2 percent may be classified as moderate-income. The remaining 21.4 percent have incomes above moderate income levels. Applying these percentages to the 4,074 inhabited residential units (equivalent to households) identified during the survey completed by the Consultants, it is estimated that 1,481 households within the Project Area may be classified as very low-income; 935 households may be classified as low-income; 783 households may be classified as moderate-income; and 875 households may be classified as above moderate-income. This information is summarized in Table E-6: Household Income.*

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**Table D-6**  
**Household Income**

Household Income Category	Annual Income Range (2011 Inflation-Adjusted)	Percentage of Households	Number of Households
Very Low-Income	\$0 - \$27,299	36.4%	1,481

Low-Income	\$27,300-\$43,678	23.0%	935
Moderate-Income	\$43,679-\$65,518	19.2%	783
Above Moderate-Income	\$65,519 or more	21.4%	875
<b>Total</b>		<b>100.0%</b>	<b>4,074</b>

Source: 2007-2011 American Community Survey, U.S. Census Bureau

As described above, the estimates of the total number of very low-income, low-income and moderate income households within the Project Area collectively represent 78.6 percent of the total inhabited units, and the number of households in the low-income categories collectively represents 59.4 percent of the total inhabited units. Therefore, replacement housing for any displaced households over the course of the 23-year life of the 107<sup>th</sup> and Halsted Street TIF Redevelopment Project Area should be affordable at these income levels. It should be noted that these income levels are likely to change over the 23-year life of the Project Area as both median income and income levels within the Project Area change.

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## APPENDIX E

### INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE 107<sup>th</sup> & HALSTED STREET PROJECT AREA

2012 EAV-\$122,899,900

Property Number

1	25-16-300-006-0000	\$0
2	25-16-300-007-0000	\$0
3	25-16-300-008-0000	\$0 •
4	25-16-300-009-0000	\$0
5	25-16-300-010-0000	\$32,043
6	25-16-300-011-0000	\$32,043
7	25-16-300-012-0000	\$16,575
8	25-16-300-013-0000	\$36,066
9	25-16-300-014-0000	\$0
10	25-16-300-015-0000	\$0
11	25-16-300-016-0000	\$0
12	25-16-300-017-0000	\$0
13	25-16-300-018-0000	\$0
14	25-16-300-019-0000	\$0
15	25-16-300-020-0000	\$0
16	25-16-300-021-0000	\$0
17	25-16-300-022-0000	\$0
18	25-16-300-023-0000	\$0
19	25-16-300-032-0000	\$11,087
20	25-16-300-033-0000	\$22,164
21	25-16-300-034-0000	\$18,017
22	25-16-300-035-0000	\$5,543
23	25-16-300-036-0000	\$24,100
24	25-16-300-037-0000	\$33,185
25	25-16-300-038-0000	\$22,504
26	25-16-300-039-0000	\$24,024
27	25-16-300-046:0000	\$0
28	25-16-300-041-0000	\$0
29	25-16-301-001-0000	\$19,524
30	25-16-301-002-0000	\$18,060
31	25-16-301-003-0000	\$19,235
32	25-16-301-004-0000	\$7,565
33	25-16-301-005-0000	\$7,565
34	25-16-301-006-0000	\$23,533
35	25-16-301-007-0000	\$40,002
36	25-16-301-008-0000	\$25,186
37	25-16-301-012-0000	\$23,654
38	25-16-301-013-0000	\$12,461
39	25-16-301-014-0000	\$23,735
40	25-16-301-015-0000	\$29,619
41	25-16-301-016-0000	\$20,223
42	25-16-301-017-0000	\$10,432
43	25-16-301-018-0000	\$8,321
44	25-16-301-019-0000	\$24,611
45	25-16-301-020-0000	\$0
46	25-16-301-021-0000	\$19,493

47 25-16-301-022-0000\$19,213  
48 25-16-301-023-0000\$27,399  
49 25-16-301-024-0000\$2,329  
50 25-16-301-025-0000\$15,834  
51 25-16-301-026-0000\$29,703  
52 25-16-301-027-0000\$15,683  
53 25-16-301-028-0000\$1,915  
54 25-16-301-029-0000\$18,780  
55 25-16-301-030-0000\$21,159  
56 25-16-301-031-0000\$27,834  
57 25-16-301-032-0000\$21,151  
58 25-16-301-033-0000\$21,005  
59 25-16-301-034-0000\$29,908  
60 25-16-301-035-0000\$20,213  
61 25-16-302-001-0000\$31,271  
62 25-16-302-002-0000\$5,535  
63 25-16-302-003-0000\$27,273  
64 25-16-302-004-0000\$24,352  
65 25-16-302-005-0009\$13,738  
66 25-16-302-006-0000\$27,910  
67 25-16-302-007-0000\$19,841  
68 25-16-302-008-0000\$18,915  
• 69 25-16-302-009-0000\$27,416  
70 25-16-302-010-0000\$30,430  
71 25-16-302-011-0000\$11,491  
72 25-16-302-012-0000\$24,936  
73 25-16-302-013-0000\$24,386  
74 25-16-302-014-0000\$12,440  
75 25-16-302-015-0000\$14,176  
76 25-16-302-016-0000\$13,658  
77 25-16-302-017-0000\$2,793  
78 25-16-302-018-0000\$20,663  
79 25-16-302-019-0000\$15,416  
80 25-16-302-020-0000\$16,029  
81 25-16-302-021-0000\$7,342  
82 25-16-302-022-0000\$27,245  
83 25-16-302-023-0000\$7,266  
84 25-16-302-024-0000\$28,937  
85 25-16-302-025-0000\$9,379  
86 25-16-302-026-0000\$29,201  
87 25-16-302-027-0000\$19,948  
88 25-16-302-028-0000\$17,832  
89 25-16-302-029-0000\$14,634  
90 25-16-302-030-0000\$29,888  
91 25-16-302-031-0000\$32,570  
92 25-16-302-032-0000\$30,985

93	25-16-302-033-0000	\$23,303
94	25-16-303-001-0000	\$34,430
95	25-16-303-002-0000	\$3,401
96	25-16-303-003-0000	\$31,195
97	25-16-303-004-0000	\$25,177
98	25-16-303-007-0000	\$27,711
99	25-16-303-008-0000	\$24,030
100	25-16-303-009-0000	\$8,447
101	25-16-303-010-0000	\$22,896
102	25-16-303-011-0000	\$19,184
103	25-16-303-012-0000	\$18,228
104	25-16-303-013-0000	\$24,165
105	25-16-303-014-0000	\$24,874
106	25-16-303-015-0000	\$29,448
107	25-16-303-016-0000	\$26,218
108	25-16-303-017-0000	\$18,318
109	25-16-303-018-0000	\$10,348
110	25-16-303-019-0000	\$25,018
111	25-16-303-020-0000	\$3,893
112	25-16-303-021-0000	\$17,728
113	25-16-303-022-0000	\$17,486
114	25-16-303-023-0000	\$31,731
115	25-16-303-024-0000	\$26,600
116	25-16-303-029-0000	\$21,614
117	25-16-303-032-0000	\$2,178
118	25-16-303-033-0000	\$22,820
119	25-16-303-034-0000	\$28,544
120	25-16-303-035-0000	\$24,981
121	25-16-303-036-0000	\$11,296
122	25-16-303-037-0000	\$23,472
123	25-16-303-038-0000	\$13,048
124	25-16-303-039-0000	\$34,245
125	25-16-304-001-0000	\$29,338
126	25-16-304-005-0000	\$29,187
. 127	25-16-304-006-0000	\$26,134
128	25-16-304-007-0000	\$33,490
129	25-16-304-008-0000	\$18,472
130	25-16-304-009-0000	\$6,313
131	25-16-304-010-0000	\$22,327
132	25-16-304-011-0000	\$27,977
133	25-16-304-012-0000	\$20,699
134	25-16-304-013-0000	\$26,403
135	25-16-304-014-0000	\$32,133
136	25-16-304-015-0000	\$9,026
137	25-16-304-016-0000	\$21,780



138 25-16-304-017-0000 \$25,559

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APPENDIX E  
INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY  
WITHIN THE 107<sup>TH</sup> & HALSTED STREET PROJECT AREA  
2012 EAV - \$122,899,900

Property Number

139	25-16-304-018-0000	\$31,984
140	25-16-304-019-0000	\$24,092
141	25-16-304-023-0000	\$6,161
142	25-16-304-024-0000	\$36,108
143	25-16-304-026-0000	\$25,109
144	25-16-304-027-0000	\$22,878
145	25-16-304-031-0000	\$1,577
146	25-16-304-032-0000	\$3,081
147	25-16-304-033-0000	\$11,199
148	25-16-304-034-0000	\$0
149	25-16-304-035-0000	\$27,927
150	25-16-304-038-0000	\$42,903
151	25-16-304-039-0000	\$44,463
152	25-16-304-040-0000	\$12,169
153	25-16-304-041-0000	\$25,881
154	25-16-305-001-0000	\$27,534
155	25-16-305-002-0000	\$4,733
156	25-16-305-003-0000	\$30,811
157	25-16-305-004-0000	\$4,484
158	25-16-305-005-0000	\$8,378
159	25-16-305-006-0000	\$31,939
160	25-16-305-016-0000	\$4,621
161	25-16-305-017-0000	\$8,737
162	25-16-305-020-0000	\$20,624
163	25-16-305-021-0000	\$20,175
164	25-16-305-022-0000	\$35,825
165	25-16-305-023-0000	\$37,626
166	25-16-305-024-0000	\$29,431
167	25-16-305-025-0000	\$18,284
168	25-16-305-026-0000	\$23,547
169	25-16-305-027-0000	\$10,226
170	25-16-305-032-0000	\$28,892
171	25-16-305-033-0000	\$44,460
172	25-16-305-034-0000	\$32,522
173	25-16-305-035-0000	\$30,890

174	25-16-305-036-0000\$42,471
175	25-16-305-037-0000\$38,341
176	25-16-305-038-0000\$40,283
177	25-16-306-011-0000\$30,539
178	25-16-306-012-0000\$28,929
179	25-16-306-013-0000\$7,344
180	25-16-306-014-0000\$24,630
181	25-16-306-015-0000\$20,933
182	25-16-306-016-0000\$22,439
183	25-16-306-017-0000\$16,171
184	25-16-306-018-0000\$18,895
185	25-16-306-019-000\$21,631
186	25-16-306-020-000\$30,497
187	25-16-306-021-000\$20,986
188	25-16-306-022-000\$17,868
189	25-16-306-023-000\$23,239
190	25-16-306-024-000\$11,483
191	25-16-306-025-000\$24,858
192	25-16-306-026-000\$0
193	25-16-306-027-000\$21,098
194	25-16-306-028-000\$1,934
195	25-16-306-029-000\$13,932
196	25-16-306-030-000\$19,535
197	25-16-306-031-000\$22,209
198	25-16-306-032-000\$4,657
199	25-16-306-033-000\$24,064
200	25-16-306-034-000\$26,513
201	25-16-306-035-000\$22,442
202	25-16-306-036-000\$19,765
203	25-16-306-037-000\$26,875
204	25-16-306-038-000\$20,533
205	25-16-306-039-000\$24,566
206	25-16-306-040-000\$31,378
207	25-16-306-041-000\$28,460
208	25-16-306-042-000\$33,235
209	25-16-306-043-000\$6,766
210	25-16-307-003-000\$20,371
211	25-16-307-004-000\$71,540
212	25-16-307-005-000\$25,461
213	25-16-307-006-000\$22,083
214	25-16-307-007-000\$24,939
215	25-16-307-008-000\$25,105
216	25-16-307-009-000\$24,611
217	25-16-307-010-000\$17,611
218	25-16-307-011-000\$22,989
219	25-16-307-012-000\$17,925

220	25-16-307-013-000\$9,849
221	25-16-307-014-000\$11,238
222	25-16-307-015-000\$25,649
223	25-16-307-016-000\$22,560
224	25-16-307-017-000\$24,816
225	25-16-307-018-000\$25,573
226	25-16-307-019-000\$26,193
227	25-16-307-022-000\$94,953
228	25-16-307-023-000\$0
229	25-16-307-024-000\$49,606
230	25-16-307-025-000\$166,650
231	25-16-308-001-0000 \$598,188
232	25-16-308-002-0000 \$0
233	25-16-308-005-0000 \$0
234	25-16-308-006-0000 \$0
235	25-16-308-007-0000 \$0
236	25-16-308-008-0000 \$0
237	25-16-308-009-0000 \$0
238	25-16-308-010-0000 \$0
239	25-16-308-011-0000 \$16,898
240	25-16-308-012-0000 \$53,752
241	25-16-308-013-0000 \$53,752
242	25-16-308-014-0000 \$16,898
243	25-16-308-015-0000 \$41,930
244	25-16-308-020-0000 \$21,780
245	25-16-308-024-0000 \$10,991
246	25-16-308-025-0000 \$8,381
247	25-16-308-026-0000 \$20,439
248	25-16-308-027-0000 \$27,991
249	25-16-308-028-0000 \$16,713
250	25-16-308-029-0000 \$15,565
251	25-16-308-030-0000 \$21,592
252	25-16-308-031-0000 \$1,309
253	25-16-308-032-0000 \$14,602
254	25-16-308-033-0000 \$28,482
255	25-16-308-034-0000 \$28,592
256	25-16-308-035-0000 \$28,398
257	25-16-308-036-0000 \$1,720
258	25-16-308-037-0000 \$12,826
259	25-16-308-038-0000 \$16,398
260	25-16-308-039-0000 \$20,725
261	25-16-308-040-0000 \$0
262	25-16-309-007-0000 \$23,312
263	25-16-309-008-0000 \$23,185
264	25-16-309-009-0000 \$9,404

265	25-16-309-010-0000	\$21,564
266	25-16-309-011-0000	\$19,704
267	25-16-309-016-0000	\$28,034
268	25-16-309-017-0000	\$29,377
269	25-16-309-018-0000	\$10,158
270	25-16-309-019-0000	\$30,303
271	25-16-309-020-0000	\$22,246
272	25-16-309-021-0000	\$23,396
273	25-16-309-022-0000	\$27,590
274	25-16-309-023-0000	\$25,441
275	25-16-309-024-0000	\$19,117
276	25-16-309-025-0000	\$26,106

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APPENDIX E

INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY  
WITHIN THE 107<sup>TH</sup> & HALSTED STREET PROJECT AREA

2012 EAV - \$122,899,900

Property Number

277	25-16-309-026-00	\$9,058
278	25-16-309-027-00	\$16,014
279	25-16-309-028-00	\$25,276
280	25-16-309-029-00	\$25,034
281	25-16-309-030-00	\$19,272
282	25-16-309-032-00	\$16,757
283	25-16-309-033-00	\$21,432
284	25-16-309-034-00	\$19,810
285	25-16-309-036-00	\$19,165
286	25-16-309-037-00	\$20,641
287	25-16-309-038-00	\$27,063
288	25-16-309-039-00	\$24,044
289	25-16-309-040-00	\$14,847
290	25-16-309-041-00	\$21,432
291	25-16-309-042-00	\$3,259
292	25-16-309-043-00	\$28,929
293	25-16-309-044-00	\$28,626
294	25-16-309-045-00	\$29,582
295	25-16-310-001-00	\$0
296	25-16-310-002-00	\$0
297	25-16-310-003-00	\$0
298	25-16-311-003-00	\$23,199
299	25-16-311-004-00	\$23,637
300	25-16-311-005-00	\$30,637

301 25-16-311-006-00\$24,353  
302 25-16-311-007-00\$32,534  
303 25-16-311-008-00\$12,426  
304 25-16-311-009-00\$30,062  
305 25-16-311-010-00\$2,512  
306 25-16-311-011-00\$19,465  
307 25-16-311-012-00\$18,349  
308 25-16-311-013-00\$23,334  
309 25-16-311-014-00\$14,412  
310 25-16-311-015-00\$25,079  
311 25-16-311-016-00\$20,888  
312 25-16-311-020-00\$23,940  
313 25-16-311-021-00\$26,802  
314 25-16-311-022-00\$4,046  
315 25-16-311-024-00\$22,335  
316 25-16-311-025-00\$23,500  
317 25-16-311-026-00\$27,694  
318 25-16-311-027-00\$28,595  
319 25-16-311-028-00\$23,348  
320 25-16-311-029-00\$38,195  
321 25-16-311-030-00\$34,997  
322 25-16-311-031-00\$20,745  
323 25-16-31\$707  
0000  
324 25-16-31\$21,432  
0000  
325 25-16-31\$23,783  
0000  
326 25-16-31\$23,713  
0000  
327 25-16-31\$12,891  
0000  
328 25-16-31\$73  
0000  
329 25-16-31\$14,024  
0000  
330 25-16-31\$28,866  
0000  
331 25-16-31\$40,765  
0000  
332 25-16-31\$13,233  
0000  
333 25-16-31\$36,526  
0000  
334 25-16-31\$26,594  
0000  
335 25-16-31\$22,893  
0000  
336 25-16-31\$32,795  
0000  
337 25-16-31\$8,500  
0000  
338 25-16-31\$22,147  
0000  
339 25-16-31\$23,884  
0000  
340 25-16-31\$28,398  
0000  
341 25-16-31\$25,180  
0000

342	0000	25-16-31\$29,268	
	0000		
343	0000	25-16-31\$31,083	
	0000		
344	0000	25-16-31\$23,048	
	0000		
345	0000	25-16-31\$15,998	
	0000		
346	0000	25-16-31\$24,684	
	0000		
347	0000	25-16-31\$31,021	
	0000		
348	0000	25-16-31\$27,094	
	0000		
349	0000	25-16-31\$17,680	
	0000		
350	0000	25-16-31\$3,421	
	0000		
351	0000	25-16-31\$25,430	
	0000		
352	0000	25-16-31\$21,858	
	0000		
353	0000	25-16-31\$38,807	
	0000		
354	0000	25-16-31\$14,181	
	0000		
355	0000	25-16-31\$45,198	
	0000		
356	0000	25-16-31\$26,013	
	0000		
357	0000	25-16-31\$25,152	
	0000		
358	0000	25-16-31\$9,065	
	0000		
359	0000	25-16-31\$20,200	
	0000		
360	0000	25-16-31\$28,923	
	0000		
361	0000	25-16-31\$37,141	
	0000		
362	0000	25-16-31\$26,423	
	0000		
363	0000	25-16-31\$29,389	
	0000		
364	0000	25-16-31\$2,891	
	0000		
365	0000	25-16-31\$20,812	
	0000		
366	0000	25-16-31\$28,536	
	0000		
367	0000	25-16-31\$10,139	
	0000		
368	0000	25-16-31\$29,801	
	0000		
369	0000	25-16-313-026- \$2,283	
	0000		
370	0000	25-16-313-027- \$19,089	
	0000		
371	0000	25-16-313-028- \$2,849	
	0000		
372	0000	25-16-313-029- \$22,445	
	0000		
373	0000	25-16-313-030- \$35,651	
	0000		
374	0000	25-16-313-031- \$17,900	
	0000		
375	0000	25-16-313-034- \$32,724	
	0000		
376	0000	25-16-313-036- \$10,689	
	0000		
377	0000	25-16-313-037- \$11,723	
	0000		

378	25-16-313-038-	\$31,872
	0000	
379	25-16-313-039-	\$23,393
	0000	
380	25-16-313-040-	\$27,537
	0000	
381	25-16-313-041-	\$4,021
	0000	
382	25-16-313-042-	\$9,099
	0000	
383	25-16-313-043-	\$3,081
	0000	
384	25-16-313-044-	\$24,835
	0000	
385	25-16-313-045-	\$8,767
	0000	
386	25-16-314-001-	\$26,648
	0000	
387	25-16-314-002-	\$17,490
	0000	
388	25-16-314-003-	\$12,518
	0000	
389	25-16-314-004-	\$29,397
	0000	
390	25-16-314-005-	\$23,491
	0000	
391	25-16-314-006-	\$28,920
	0000	
392	25-16-314-007-	\$25,399
	0000	
393	25-16-314-008-	\$674
	0000	
394	25-16-314-009-	\$19,459
	0000	
395	25-16-314-010-	\$25,441
	0000	
396	25-16-314-011-	\$20,834
	0000	
397	25-16-314-012-	\$18,797
	0000	
398	25-16-314-013-	\$24,700
	0000	
399	25-16-314-014-	\$7,031
	0000	
400	25-16-314-015-	\$6,748
	0000	
401	25-16-314-016-	\$21,814
	0000	
402	25-16-314-017-	\$20,416
	0000	
403	25-16-314-018-	\$19,179
	0000	
404	25-16-314-019-	\$8,548
	0000	
405	25-16-314-020-	\$18,256
	0000	
406	25-16-314-021-	\$4,657
	0000	
407	25-16-314-022-	\$16,357
	0000	
408	25-16-314-023-	\$16,867
	0000	
409	25-16-314-024-	\$31,886
	0000	
410	25-16-314-025-	\$20,784
	0000	
411	25-16-314-026-	\$21,418 ■
	0000	
412	25-16-314-027-	\$22,793
	0000	
413	25-16-314-028-	\$17,633
	0000	

414      25-16-314-029-    \$27,731  
            0000

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## APPENDIX E

### INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE 107™ & HALSTED STREET PROJECT AREA

2012 EAV - \$122,899,900

Property Number

415	25-16-314-030-0000	\$15,439
416	25-16-314-031-0000	\$28,165
417	25-16-314-032-0000	\$16,216
418	25-16-314-033-0000	\$19,880
419	25-16-314-034-0000	\$20,728
420	25-16-314-035-0000	\$26,123
421	25-16-315-001-0000	\$25,441
422	25-16-315-002-0000	\$13,074
423	25-16-315-003-0000	\$17,484
424	25-16-315-004-0000	\$12,319
425	25-16-315-005-0000	\$25,214
426	25-16-315-006-0000	\$26,190
427	25-16-315-007-0000	\$21,603
428	25-16-315-008-0000	\$5,262
429	25-16-315-009-0000	\$24,835
430	25-16-315-010-0000	\$21,659
431	25-16-315-011-0000	\$27,206
432	25-16-315-012-0000	\$7,737
433	25-16-315-013-0000	\$19,802
434	25-16-315-014-0000	\$23,239
435	25-16-315-015-0000	\$19,836
436	25-16-315-016-0000	\$24,970
437	25-16-315-017-0000	\$26,356
438	25-16-315-018-0000	\$24,246
439	25-16-315-019-0000	\$22,812
440	25-16-315-020-0000	\$13,244
441	25-16-315-024-0000	\$127,080
442	25-16-315-025-0000	\$6,933
443	25-16-315-026-0000	\$16,258
444	25-16-315-027-0000	\$35,842
445	25-16-316-001-0000	\$749,280
446	25-16-316-002-0000	\$718,744
447	25-16-316-007-0000	\$2,619
448	25-16-316-008-0000	\$21,659
449	25-16-316-009-0000	\$31,367



450 25-16-316-014-0000\$32,248  
451 25-16-316-015-0000\$32,472  
452 25-16-316-016-0000\$23,822  
453 25-16-316-017-0000\$7,342  
454 25-16-316-018-0000\$27,935  
455 25-16-316-019-0000\$30,564  
456 25-16-316-020-0000\$28,614  
457 25-16-316-021-0000\$33,182  
458 25-16-316-022-0000\$36,119  
459 25-16-316-023-0000\$33,070  
460 25-16-316-024-0000\$36,770  
461 25-16-316\$29,052  
462 25-16-316\$45,052  
463 25-16-316\$32,102  
464 25-16-316\$32,735  
465 25-16-316\$22,156  
466 25-16-316\$35,157  
467 25-16-316\$37,138  
468 25-16-316\$42,679  
469 25-16-316\$12,283  
470 25-16-316\$26,465  
471 25-16-316\$37,435  
472 25-16-317\$19,241  
473 25-16-317\$27,677  
474 25-16-317\$36,046  
475 25-16-317\$24,762  
476 25-16-317\$22,686  
477 25-16-317\$38,518  
478 25-16-317\$25,169  
479 25-16-317\$17,655  
480 25-16-317\$17,939  
481 25-16-317\$18,982  
482 25-16-317\$33,824  
483 25-16-317\$17,411  
484 25-16-317\$22,792  
485 25-16-317\$25,876  
486 25-16-317\$30,935  
487 25-16-317\$26,426  
488 25-16-317\$16,572  
489 25-16-317\$0  
490 25-16-317\$30,404  
491 25-16-317\$23,096  
492 25-16-317\$16,829  
493 25-16-317\$13,404  
494 25-16-317\$7,980  
495 25-16-317\$37,040

496 25-16-317\$30,079  
497 25-16-317\$3,890  
498 25-16-317\$33,221  
499 25-16-317\$38,681  
500 25-16-317\$23,160  
501 25-16-317\$1,577  
502 25-16-317\$3,156  
503 25-16-318\$14,620  
504 25-16-318\$28,415  
505 25-16-318\$30,082  
506 25-16-318\$13,060  
507 25-16-318-008-0000\$20,379  
508 25-16-318-009-0000\$29,102  
509 25-16-318-010-0000\$36,321  
510 25-16-318-011-0000\$23,247  
511 25-16-318-012-0000\$19,956  
512 25-16-318-013-0000\$26,058  
513 25-16-318-014-0000\$19,872  
514 25-16-318-015-0000\$19,838  
515 25-16-318-016-0000\$32,584  
516 25-16-318-017-0000\$2,855  
517 25-16-318-018-0000\$15,038  
518 25-16-318-019-0000\$1,063  
519 25-16-318-020-0000\$22,346  
520 25-16-318-021-0000\$28,687  
521 25-16-318-022-0000\$31,151  
522 25-16-318-023-0000\$2,448  
523 25-16-318-025-0000\$46,708  
524 25-16-318-026-0000\$25,680  
525 25-16-318-027-0000\$2,980  
526 25-16-318-028-0000\$23,193  
527 25-16-318-029-0000\$3,303  
528 25-16-318-030-0000\$27,918  
529 25-16-318-031-0000\$29,156  
530 25-16-318-032-0000\$5,832  
531 25-16-318-033-0000\$27,851  
532 25-16-318-034-0000\$18,611  
533 25-16-318-035-0000\$23,904  
534 25-16-318-036-0000\$20,713  
535 25-16-318-037-0000\$27,450  
536 25-16-318-038-0000\$29,313  
537 25-16-318-039-0000\$40,429  
538 25-16-318-040-0000\$22,981  
539 25-16-318-041-0000\$26,861  
540 25-16-318-042-0000\$23,906

541	25-16-318-043-0000	\$24,830
542	25-16-318-044-0000	\$7,729
543	25-16-318-045-0000	\$23,076
544	25-16-318-046-0000	\$31,891
545	25-16-318-047-0000	\$20,220
546	25-16-318-048-0000	\$38,240
547	25-16-318-049-0000	\$30,766
548	25-16-318-050-0000	\$32,023
549	25-16-318-051-0000	\$31,956
550	25-16-318-052-0000	\$27,428
551	25-16-318-053-0000	\$29,080
552	25-16-318-054-0000	\$23,789

## APPENDIX E

### INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE 107<sup>TH</sup> & HALSTED STREET PROJECT AREA

2012 EAV - \$122,899,900

#### Property Number

553	25-16-318-056-0000	\$5,984
554	25-16-318-057-0000	\$32,469
555	25-16-318-060-0000	\$20,520
556	25-16-318-061-0000	\$25,301
557	25-16-318-062-0000	\$20,523
558	25-16-318-063-0000	\$19,947
559	25-16-318-065-0000	\$29,195
560	25-16-318-066-0000	\$5,081
561	25-16-318-067-0000	\$20,287
562	25-16-318-068-0000	\$21,050
563	25-16-319-001-0000	\$29,636
564	25-16-319-002-0000	\$23,572
565	25-16-319-003-0000	\$14,397
566	25-16-319-004-0000	\$33,028
567	25-16-319-005-0000	\$26,763
568	25-16-319-006-0000	\$12,691
569	25-16-319-007-0000	\$26,190
570	25-16-319-008-0000	\$28,059
571	25-16-319-009-0000	\$26,993
572	25-16-319-010-0000	\$14,131
573	25-16-319-011-0000	\$22,686
574	25-16-319-012-0000	\$20,155
575	25-16-319-013-0000	\$11,614
576	25-16-319-014-0000	\$6,811
577	25-16-319-015-0000	\$18,842
578	25-16-319-016-0000	\$27,307

579	25-16-319-017-0000\$29,877
580	25-16-319-018-0000\$0
581	25-16-319-019-0000\$5,352
582	25-16-319-020-0000\$25,127
583	25-16-319-021-0000\$25,172
584	25-16-319-022-0000\$17,762
585	25-16-319-023-0000\$5,102
586	25-16-319-024-0000\$8,733
587	25-16-319-025-0000\$20,543
588	25-16-319-026-0000\$20,860
589	25-16-319-027-0000\$20,543
590	25-16-319-028-0000\$26,350
591	25-16-319-029-0000\$15,711
592	25-16-319-030-0000\$19,336
593	25-16-319-031-0000\$11,387
594	25-16-319-032-0000\$32,492
595	25-16-319-033-0000\$17,762
596	25-16-319-034-0000\$4,939
597	25-16-319-035-0000\$20,458
598	25-16-319-036-00\$11,752
599	25-16-319-037-000\$23,744
600	25-16-320-001-000\$18,822
601	25-16-320-002-000\$24,072
602	25-16-320-003-000\$24,392
603	25-16-320-004-000\$23,177
604	25-16-320-005-000\$29,386
605	25-16-320-006-000\$27,843
606	25-16-320-007-000\$15,635
607	25-16-320-008-000\$18,186
608	25-16-320-009-000\$11,564
609	25-16-320-010-000\$16,564
610	25-16-320-011-000\$200,657
611	25-16-320-013-000\$20,655
612	25-16-320-014-000\$12,459
613	25-16-320-015-000\$12,821
614	25-16-320-016-000\$3,690
615	25-16-320-017-000\$2,365
616	25-16-320-018-000\$27,815
617	25-16-320-019-000\$14,910
618	25-16-320-020-000\$0
619	25-16-320-022-000\$23,118
620	25-16-320-023-000\$104,351
621	25-16-321-001-000\$12,171
622	25-16-321-002-000\$6,248
623	25-16-321-003-000\$6,248
624	25-16-321-004-000\$6,248

625	25-16-321-005-000\$15,058
626	25-16-321-006-000\$29,728
627	25-16-321-007-000\$37,606
628	25-16-321-008-000\$37,606
629	25-16-321-009-000\$37,606
630	25-16-321-010-000\$37,606
631	25-16-321-011-000\$16,957
632	25-16-321-012-000\$16,957
633	25-16-321-013-000\$16,957
634	25-16-321-014-000\$16,564
635	25-16-321-015-000\$16,564
636	25-16-321-016-000\$38,754
637	25-16-321-017-000\$38,754
638	25-16-321-018-000\$89,426
639	25-16-321-019-000\$89,426
640	25-16-321-020-000\$12,600
641	25-16-321-021-000\$17,653
642	25-16-321-022-000\$21,631
643	25-16-321-023-000\$29,347
644	j 25-16-321-024-0\$35,362
645	25-16-321-025-00\$110
646	25-16-321-026-00\$12,773
647	25-16-321-027-00\$21,297
648	25-16-321-028-00\$28,064
649	25-16-321-029-00\$28,199
650	25-16-321-030-00\$27,169
651	25-16-321-031-00\$1,989
652	25-16-321-032-00\$0
653	25-16-321-033-00\$30,497
654	25-16-321-034-00\$36,936
655	25-16-321-039-00\$570,421
656	25-16-322-001-00\$34,220
657	25-16-322-002-00\$3,381
658	25-16-322-003-00\$25,763
659	25-16-322-004-00\$21,403
660	25-16-322-005-00\$22,725
661	25-16-322-006-00\$21,522
662	25-16-322-007-00\$33,109
663	25-16-322-008-00\$25,705
664	25-16-322-009-00\$24,193
665	25-16-322-010-00\$31,238
666	25-16-322-011-00\$32,525
667	25-16-322-012-00\$20,980
668	25-16-322-013-00\$20,054
669	25-16-322-014-00\$18,739
670	25-16-322-015-00\$28,308

670	25-16-322-015-00\$20,700
671	25-16-322-016-00\$20,671
672	25-16-322-017-00\$24,288
673	25-16-322-018-00\$28,755
674	25-16-322-019-00\$5,521
675	25-16-322-020-00\$35,098
676	25-16-322-021-00\$18,761
677	25-16-322-022-00\$18,206
678	25-16-322-023-00\$19,934
679	25-16-322-024-00\$0
680	25-16-322-025-00\$0
681	25-16-322-026-00\$0
682	25-16-322-033-00\$27,650
683	25-16-322-035-00\$43,983
684	25-16-322-036-00\$44,141
685	25-16-322-037-00\$44,138
686	25-16-322-038-00\$44,138
687	25-16-322-039-00\$37,126
688	25-16-323-001-00\$32,301
689	25-16-323-002-00\$4,136
690	25-16-323-003-00\$23,985

## APPENDIX E

### INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE 107<sup>TH</sup> & HALSTED STREET PROJECT AREA 2012 EAV-\$122,899,900

#### Property Number

691	25-16-323-005-0000\$29,234
692	25-16-323-006-0000\$38,305
693	25-16-323-007-0000\$19,844
694	25-16-323-008-0000\$17,355
695	25-16-323-009-0000\$5,521
696	25-16-323-010-0000\$33,583
697	25-16-323-011-0000\$21,783
698	25-16-323-012-0000\$34,537
699	25-16-323-013-0000\$1,934
700	25-16-323-014-0000\$19,933
701	25-16-323-015-0000\$28,401
702	25-16-323-016-0000\$24,243
703	25-16-323-017-0000\$27,245
704	25-16-323-018-0000\$23,553
705	25-16-323-019-0000\$25,716
706	25-16-323-020-0000\$6,377
707	25-16-323-022-0000\$26,442
708	25-16-323-023-0000\$22,630

709	25-16-323-024-0000	\$25,321
710	25-16-323-025-0000	\$30,867
711	25-16-323-026-0000	\$1,622
712	25-16-323-027-0000	\$21,828
713	25-16-323-028-0000	\$15,618
714	25-16-323-029-0000	\$26,342
715	25-16-323-030-0000	\$27,057
716	25-16-323-031-0000	\$16,487
717	25-16-324-001-0000	\$33,117
718	25-16-324-002-0000	\$28,763
719	25-16-324-003-0000	\$22,330
720	25-16-324-006-0000	\$2,335
721	25-16-324-007-0000	\$28,547
722	25-16-324-008-0000	\$30,101
723	25-16-324-010-0000	\$24,675
724	25-16-324-011-0000	\$23,264
725	25-16-324-012-0000	\$29,911
726	25-16-324-013-0000	\$24,768
727	25-16-324-014-0000	\$27,747
728	25-16-324-015-0000	\$16,146
729	25-16-324-016-0000	\$22,016
730	25-16-324-017-0000	\$20,717
731	25-16-324-018-0000	\$20,119
732	25-16-324-019-0000	\$6,574
733	25-16-324-020-0000	\$384
734	25-16-324-021-0000	\$19,187
735	25-16-324-022-0000	\$28,224
736	25-16-324-023-0000	\$26,889
737	25-16-324-024-0000	\$25,814
738	25-16-324-025-0000	\$48,127
739	25-16-324-026-0000	\$28,250
740	25-16-324-028-0000	\$34,015
741	25-16-324-029-0000	\$29,661
742	25-16-324-030-0000	\$17,807
743	25-16-324-031-0000	\$0
744	25-16-324-032-0000	\$31,232
745	25-16-324-033-0000	\$26,563
746	25-16-324-034-0000	\$31,482
747	25-16-325-001-0000	\$2,376
748	25-16-325-002-0000	\$22,400
749	25-16-325-003-0000	\$0
750	25-16-325-004-0000	\$23,654
751	25-16-325-005-0000	\$10,259
752	25-16-325-006-0000	\$18,929
753	25-16-325-007-0000	\$11,547
754	25-16-325-008-0000	\$23,208

755	25-16-325-009-0000	\$3,204
756	25-16-325-010-0000	\$29,947
757	25-16-325-011-0000	\$14,329
758	25-16-325-012-0000	\$40,583
759	25-16-325-013-0000	\$37,699
760	25-16-325-014-0000	\$20,178
761	25-16-325-015-0000	\$32,587
762	25-16-325-016-0000	\$21,379
763	25-16-325-017-0000	\$27,467
764	25-16-325-018-0000	\$28,830
765	25-16-325-019-0000	\$22,776
766	25-16-325-020-0000	\$28,323
767	25-16-325-021-0000	\$24,409
768	25-16-325-022-0000	\$18,023
769	25-16-325-023-0000	\$32,890
770	25-16-325-024-0000	\$21,999
771	25-16-325-025-0000	\$30,068
772	25-16-325-026-0000	\$18,879
773	25-16-325-027-0000	\$25,220
774	25-16-325-028-0000	\$4,594
775	25-16-325-029-0000	\$19,036
776	25-16-325-030-0000	\$0
777	25-16-325-031-0000	\$27,338
778	25-16-325-032-0000	\$12,720
779	25-16-326-001-0000	\$19,395
780	25-16-326-002-0000	\$33,221
781	25-16-326-003-0000	\$12,310
782	25-16-326-004-0000	\$32,775
783	25-16-326-005-0000	\$17,170
784	25-16-326-006-0000	\$25,991
785	25-16-326-007-0000	\$31,950
786	25-16-326-008-0000	\$14,148
787	25-16-326-009-0000	\$14,692
788	25-16-326-010-0000	\$4,630
789	25-16-326-011-0000	\$34,082
790	25-16-326-012-0000	\$23,194
791	25-16-326-013-0000	\$93
792	25-16-326-014-0000	\$24,678
793	25-16-326-015-0000	\$22,950
794	25-16-326-016-0000	\$16,575
795	25-16-326-017-0000	\$20,077
796	25-16-326-018-0000	\$26,732
797	25-16-326-019-0000	\$26,606
798	25-16-326-020-0000	\$17,412
799	25-16-326-021-0000	\$6,570



800	25-16-326-022-0000	\$17,148
801	25-16-326-023-0000	\$24,956
802	25-16-326-024-0000	\$14,244
803	25-16-326-025-0000	\$26,502
804	25-16-326-026-0000	\$22,358
805	25-16-326-027-0000	\$24,165
806	25-16-326-028-0000	\$16,050
807	25-16-326-029-0000	\$26,067
808	25-16-326-030-0000	\$14,914
809	25-16-326-031-0000	\$20,989
810	25-16-326-032-0000	\$15,650
811	25-16-326-033-0000	\$7,689
812	25-16-326-034-0000	\$10,290
813	25-16-326-035-0000	\$21,480
814	25-16-327-001-0000	\$31,142
815	25-16-327-002-0000	\$25,924
816	25-16-327-003-0000	\$35,929
817	25-16-327-004-0000	\$21,516
818	25-16-327-005-0000	\$27,907
819	25-16-327-006-0000	\$26,451
820	25-16-327-007-0000	\$31,616
821	25-16-327-008-0000	\$17,658
822	25-16-327-009-0000	\$16,637
823	25-16-327-010-0000	\$19,622
824	25-16-327-011-0000	\$8,607
825	25-16-327-012-0000	\$28,331
826	25-16-327-013-0000	\$30,881
827	25-16-327-014-0000	\$25,778
828	25-16-327-015-0000	\$14,121

## APPENDIX E

### WITHIN THE 107<sup>th</sup> & HALSTED STREET PROJECT AREA

### INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY <sup>111</sup> & HALSTED STREET

2012 EAV - \$122,899,900

#### Property Number

829	25-16-327-016-0000	\$26,207
830	25-16-327-017-0000	\$24,134
831	25-16-328-001-0000	\$23,452
832	25-16-328-002-0000	\$26,109
833	25-16-328-003-0000	\$16,197
834	25-16-328-004-0000	\$25,626
835	25-16-328-005-0000	\$27,096
836	25-16-328-006-0000	\$19,987
837	25-16-328-007-0000	\$197

838	25-16-328-008-0000	\$18,399
839	25-16-328-009-0000	\$4,419
840	25-16-328-010-0000	\$0
841	25-16-328-011-0000	\$20,899
842	25-16-328-012-0000	\$446
843	25-16-328-013-0000	\$0
844	25-16-328-014-0000	\$0
845	25-16-328-015-0000	\$29,571
846	25-16-328-016-0000	\$26,603
847	25-16-328-017-0000	\$23,118
848	25-16-328-018-0000	\$25,088
849	25-16-329-003-0000	\$203,897
850	25-16-329-005-0000	\$17,235
851	25-16-329-006-0000	\$103,521
852	25-16-329-007-0000	\$0
853	25-16-329-008-0000	\$0
854	25-16-329-009-0000	\$0
855	25-16-330-001-0000	\$19,900
856	25-16-330-002-0000	\$23,413
857	25-16-330-003-0000	\$7,543
858	25-16-330-004-0000	\$23,298
859	25-16-330-005-0000	\$17,846
860	25-16-330-006-0000	\$16,743
861	25-16-331-001-0000	\$30,960
862	25-16-331-002-0000	\$15,304
863	25-16-331-003-0000	\$21,926
864	25-16-331-004-0000	\$43,001
865	25-16-331-005-0000	\$16,634
866	25-16-331-006-0000	\$16,679
867	25-16-331-007-0000	\$20,385
868	25-16-331-008-0000	\$0
869	25-16-331-009-0000	\$23,713
870	25-16-331-010-0000	\$27,341
871	25-16-331-011-0000	\$1,734
872	25-16-331-012-0000	\$3,395
873	25-16-331-013-0000	\$33,432
874	25-16-331-014-0000	\$33,331
875	25-16-331-015-0000	\$14,782
876	25-16-331-016-0000	\$0
877	25-16-332-001-0000	\$29,540
878	25-16-332-002-0000	\$30,623
879	25-16-332-003-0000	\$22,408
880	25-16-332-004-0000	\$11,608
881	25-16-332-005-0000	\$3,965
882	25-16-332-006-0000	\$3,792

883	25-16-332-007-0000\$23,662
884	25-16-332-008-0000\$38,771
885	25-16-332-009-0000\$29,880
886	25-16-332-010-0000\$43,512
887	25-16-332-011-0000\$30,646
888	25-16-332-012-0000\$2,464,338
889	25-16-332-013-0000\$3,623,118
890	25-16-400-001-0000\$115,372
891	25-16-400-002-0000\$15,167
892	25-16-400-003-0000\$3,945
893	25-16-400-004-0000\$18,155
894	25-16-400-005-0000\$12,886
895	25-16-400-006-0000\$20,590
896	25-16-400-007-0000\$5,917
897	25-16-400-008-0000\$20,759
898	25-16-400-009-0000\$17,998
899	25-16-400-010-0000\$19,897
900	25-16-400-011-0000\$20,301
901	25-16-400-012-0000\$2,761
902	25-16-400-013-0000\$18,422
903	25-16-400-014-0000\$0
904	25-16-400-015-0000\$16,216
905	25-16-400-016-0000\$16,216
906	25-16-400-017-0000\$14,003
907	25-16-400-018-0000\$17,970
908	25-16-400-019-0000\$14,884
909	25-16-400-020-0000\$18,410
910	25-16-400-021-0000\$16,646
911	25-16-400-022-0000\$0
912	25-16-400-023-0000\$18,618
913	25-16-400-024-0000\$24,684
914	25-16-400-025-0000\$17,563
915	25-16-400-026-0000\$18,093
916	25-16-400-027-0000\$15,714
917	25-16-400-028-0000\$25,012
918	25-16-400-029-0000\$5,917
919	25-16-400-030-0000\$24,715
920	25-16-400-031-0000\$3,945
921	25-16-400-032-0000\$15,041
922	25-16-400-033-0000\$0
923	25-16-400-034-0000\$4,606
924	25-16-400-040-0000\$10,826
925	25-16-400-041-0000\$0
926	25-16-400-042-0000\$16,688
927	25-16-400-043-0000\$3,945

928	25-16-400-044-0000	\$16,354
929	25-16-400-045-0000	\$3,945
930	25-16-400-046-0000	\$14,511
931	25-16-400-047-0000	\$16,202
932	25-16-400-049-0000	\$11,463
933	25-16-400-050-0000	\$21,025
934	25-16-400-051-0000	\$13,520
935	25-16-400-052-0000	\$21,687
936	25-16-400-053-0000	\$0
937	25-16-400-054-0000	\$0
938	25-16-400-055-0000	\$0
939	25-16-400-056-0000	\$0
940	25-16-400-057-0000	\$0
941	25-16-400-058-0000	\$0
942	25-16-400-059-0000	\$7,233
943	25-16-400-060-0000	\$26,047
944	25-16-400-061-0000	\$0
945	25-16-400-062-0000	\$757
946	25-16-400-063-0000	\$7,233
947	25-16-400-064-0000	\$0
948	25-16-400-066-0000	\$22,936
949	25-16-400-067-0000	\$1,343
950	25-16-400-068-0000	\$631
951	25-16-400-069-0000	\$38,108
952	25-16-400-070-0000	\$58,662
953	25-16-401-001-0000	\$67,466
954	25-16-401-002-0000	\$16,373
955	25-16-401-003-0000	\$13,228
956	25-16-401-004-0000	\$13,167
957	25-16-401-005-0000	\$0
958	25-16-401-006-0000	\$8,840
959	25-16-401-007-0000	\$16,402
960	25-16-401-008-0000	\$0
961	25-16-401-009-0000	\$18,722
962	25-16-401-010-0000	\$13,621
963	25-16-401-011-0000	\$5,260 ■
964	25-16-401-012-0000	\$20,416
965	25-16-401-013-0000	\$16,042
966	25-16-401-014-0000	\$4,177

**APPENDIX E**  
**WITHIN THE 107<sup>TH</sup> & HALSTED STREET PROJECT AREA**  
**INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY <sup>TM</sup> & HALSTED STREET**  
**2012 EAV - \$122,899,900**

**Property Number**

967	25-16-401-015-0000\$0
968	25-16-401-016-0000\$0
969	25-16-401-017-0000\$0
970	25-16-401-018-0000\$0
971	25-16-401-023-0000\$0
972	25-16-401-024-0000\$0
973	25-16-401-025-0000\$73,495
974	25-16-402-001-0000\$10,041
975	25-16-402-002-0000\$0
976	25-16-402-003-0000\$17,484
977	25-16-402-004-0000\$8,683
978	25-16-402-005-0000\$19,757
979	25-16-402-006-0000\$4,733
980	25-16-402-007-0000\$11,556
981	25-16-402-008-0000\$4,733
982	25-16-402-009-0000\$0
983	25-16-402-010-0000\$4,733
984	25-16-402-011-0000\$12,185
985	25-16-402-012-0000\$0
986	25-16-402-013-0000\$11,301
987	25-16-402-014-0000\$20,245
988	25-16-402-015-0000\$0
989	25-16-402-016-0000\$22,206
990	25-16-402-017-0000\$12,603
991	25-16-402-018-0000\$11,350
992	25-16-402-019-0000\$11,093
993	25-16-402-020-0000\$20,068
994	25-16-402-023-0000\$0
995	25-16-402-024-0000\$12,440
996	25-16-402-025-0000\$23,500
997	25-16-402-026-0000\$9,348
998	25-16-402-027-0000\$4,733
999	25-16-402-028-0000\$4,733
1000	25-16-402-029-0000\$18,020
1001	25-16-402-030-0000\$36,515
1002	25-16-402-031-0000\$5,748
1003	25-16-402-032-0000\$19,563
1004	25-16-402-033-0000\$4,733
1005	25-16-402-034-0000\$10,866
1006	25-16-402-035-0000\$19,101
1007	25-16-402-036-0000\$21,592
1008	25-16-402-037-0000\$15,397
1009	25-16-402-038-0000\$17,271
1010	25-16-402-039-0000\$5,099

1011	25-16-403-001-0000\$152,771
1012	25-16-403-002-0000\$0
1013	25-16-403-003-000\$8,804
1014	25-16-403-004-000\$4,685
1015	25-16-403-005-000\$0
1016	25-16-403-006-000\$4,812
1017	25-16-403-007-000\$22,498
1018	25-16-403-008-000\$21,115
1019	25-16-403-009-000\$14,729
1020	25-16-403-010-000\$24,201
1021	25-16-403-011-000\$7,477
1022	25-16-403-012-000\$0
1023	25-16-403-013-000\$5,774
1024	25-16-403-014-000\$13,876
1025	25-16-403-015-000\$15,880
1026	25-16-403-016-000\$23,435
1027	25-16-403-017-000\$2,942
1028	25-16-403-018-000\$9,885
1029	25-16-403-019-000\$14,463
1030	25-16-403-020-000\$11,037
1031	25-16-403-021-000\$1,424
1032	25-16-403-022-000\$5,246
1033	25-16-403-023-000\$4,772
1034	25-16-403-024-000\$15,198
1035	25-16-403-025-000\$21,236
1036	25-16-403-026-000\$11,357
1037	25-16-403-027-000\$8,573
1038	25-16-403-033-000\$9,887
1039	25-16-403-034-000\$4,382
1040	25-16-403-035-000\$19,642
1041	25-16-403-036-000\$186
1042	25-16-403-037-000\$44,744
1043	25-16-403-038-000\$15,616
1044	25-16-403-040-000\$27,515
1045	25-16-404-001-000\$20,703
1046	25-16-404-002-000\$11,845
1047	25-16-404-003-000\$21,631
1048	25-16-404-004-000\$19,333
1049	25-16-404-005-000\$21,527
1050	25-16-404-006-000\$17,341
1051	25-16-404-007-000\$19,333
1052	25-16-404-008-000\$25,741
1053	25-16-404-009-000\$12,869
1054	25-16-404-010-000\$12,126
1055	25-16-404-011-000\$13,414
1056	25-16-404-012-000\$17,973

1057	25-16-404-013-000	\$5,607
1058	25-16-404-014-000	\$3,849
1059	25-16-404-015-0000	\$3,849
1060	25-16-404-016-0000	\$9,089
1061	25-16-404-017-0000	\$9,779
1062	25-16-404-018-0000	\$0
1063	25-16-404-019-0000	\$2,347
1064	25-16-404-020-0000	\$12,305
1065	25-16-404-021-0000	\$0
1066	25-16-404-022-0000	\$235
1067	25-16-404-023-0000	\$0
1068	25-16-404-024-0000	\$15,243
1069	25-16-404-025-0000	\$18,868
1070	25-16-404-026-0000	\$24,358
1071	25-16-404-027-0000	\$5,625
1072	25-16-404-028-0000	\$0
1073	25-16-404-029-0000	\$0
1074	25-16-404-030-0000	\$13,694
1075	25-16-404-031-0000	\$8,899
1076	25-16-404-035-0000	\$8,978
1077	25-16-404-036-0000	\$16,382
1078	25-16-404-037-0000	\$0
1079	25-16-404-038-0000	\$7,238
1080	25-16-404-039-0000	\$40,771
1081	25-16-405-001-0000	\$6,697
1082	25-16-405-002-0000	\$4,382
1083	25-16-405-003-0000	\$0
1084	25-16-405-004-0000	\$5,909
1085	25-16-405-005-0000	\$17,193
1086	25-16-405-006-0000	\$2,084
1087	25-16-405-007-0000	\$35,539
1088	25-16-405-008-0000	\$7,508
1089	25-16-405-009-0000	\$7,555
1090	25-16-105-010-0000	\$28,115
1091	25-16-405-011-0000	\$0
1092	25-16-405-012-0000	\$4,321
1093	25-16-405-013-0000	\$28,771
1094	25-16-405-014-0000	\$10,217
1095	25-16-405-018-0000	\$22,871
1096	25-16-405-019-0000	\$2,957
1097	25-16-405-020-0000	\$15,251
1098	25-16-405-021-0000	\$7,939
1099	25-16-405-022-0000	\$21,583
1100	25-16-405-023-0000	\$24,476
1101	25-16-405-024-0000	\$6,416

1102 25-16-405-025-0000 \$19,039  
1103 25-16-405-026-0000 \$17,294  
1104 25-16-405-027-0000 \$18,068

APPENDIX E  
INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY  
WITHIN THE 107<sup>TH</sup> & HALSTED STREET PROJECT AREA  
2012 EAV - \$122,899,900

Property Number

1105 25-16-405-028-0000 \$11,480  
1106 25-16-405-029-0000 \$16,458  
1107 25-16-405-030-0000 \$12,698  
1108 25-16-405-033-0000 \$3,849  
1109 25-16-405-034-0000 \$4,158  
1110 25-16-405-035-0000 \$1,236  
1111 25-16-405-036-0000 \$14,132  
1112 25-16-405-037-0000 \$7,701  
1113 25-16-405-038-0000 \$23,615  
1114 25-16-405-039-0000 \$5,774  
1115 25-16-406-001-0000 \$16,412  
1116 25-16-406-002-0000 \$15,624  
1117 25-16-406-003-0000 \$20,517  
1118 25-16-406-004-0000 \$23,542  
1119 25-16-406-005-0000 \$15,175  
1120 25-16-406-006-0000 \$20,559  
1121 25-16-406-007-0000 \$20,278  
1122 25-16-406-008-0000 \$24,052  
1123 25-16-406-009-0000 \$6,787  
1124 25-16-406-010-0000 \$11,427  
1125 25-16-406-011-0000 \$27,419  
1126 25-16-406-012-0000 \$12,112  
1127 25-16-406-013-0000 \$23,755  
1128 25-16-406-014-0000 \$10,078  
1129 25-16-406-015-0000 \$16,741  
1130 25-16-406-016-0000 \$10,341  
1131 25-16-406-017-0000 \$27,747  
1132 25-16-406-018-0000 \$20,711  
1133 25-16-406-019-0000 \$24,953  
1134 25-16-406-020-0000 \$37,390  
1135 25-16-406-021-0000 \$18,514  
1136 25-16-406-022-0000 \$26,552  
1137 25-16-406-023-0000 \$6,315  
1138 25-16-406-024-0000 \$7,701  
1139 25-16-406-027-0000 \$0



1140 25-16-406-028-0000 \$3,849  
1141 25-16-406-029-0000 \$0  
1142 25-16-406-030-0000 \$14,050  
1143 25-16-406-031-0000 \$33,361  
1144 25-16-406-032-0000 \$31,083  
1145 25-16-406-033-0000 \$0  
1146 25-16-407-001-0000 \$0  
1147 25-16-407-002-0000 \$0  
1148 25-16-407-003-0000 \$19,808  
1149 25-16-407-004-0000 \$4,890  
1150 25-16-407-005-0000 \$6,338  
11525-16-407-006\$16,744  
11525-16-407-007\$1,399  
11525-16-407-008\$13,986  
11525-16-407-009\$25,466  
11525-16-407-010\$4,733  
11525-16-407-011\$7,597  
11525-16-407-012\$4,733  
11525-16-407-013\$0  
11525-16-407-014\$12,187  
11625-16-407-015\$0  
11625-16-407-016\$0  
11625-16-407-017\$4,733  
11625-16-407-018\$17,917  
11625-16-407-019\$4,868  
11625-16-407-020\$12,106  
11625-16-407-021\$13,150  
11625-16-407-022\$18,217  
11625-16-407-023\$2,729  
11625-16-407-024\$22,192  
11725-16-407-025\$4,733  
11725-16-407-026\$12,328  
11725-16-407-027\$7,101  
11725-16-407-028\$7,101  
11725-16-407-029\$13,683  
11725-16-407-030\$14,421  
11725-16-407-031\$19,614  
11725-16-407-032\$7,707  
11725-16-407-033\$13,646  
11725-16-407-034\$20,240  
11825-16-408-001\$0  
11825-16-408-002\$0  
11825-16-408-003\$23,573  
11825-16-408-004\$1,270  
11825-16-408-005\$21,842  
11825-16-408-006\$20,262

11825-16-408-00\$4,733  
11825-16-408-00\$4,654  
11825-16-408-00\$4,812  
11825-16-408-01\$5,630  
11925-16-408-01\$4,733  
11925-16-408-01\$9,468  
11925-16-408-01\$26,190  
11925-16-408-01\$5,050  
11925-16-408-01\$4,733  
11925-16-408-01\$17,139  
11925-16-408-01\$0  
1197 25-16-408-018-0000 \$0  
1198 25-16-408-019-0000 \$18,567  
1199 25-16-408-020-0000 \$17,417  
1200 25-16-408-021-0000 \$1,704  
1201 25-16-408-022-0000 \$0  
1202 25-16-408-023-0000 \$4,733  
1203 25-16-408-024-0000 \$31,024  
1204 25-16-408-025-0000 \$4,733  
1205 25-16-408-026-0000 \$4,733  
1206 25-16-408-027-0000 \$4,733  
1207 25-16-408-028-0000 \$4,733  
1208 25-16-408-029-0000 \$6,837  
1209 25-16-408-030-0000 \$8,358  
1210 25-16-408-033-0000 \$8,913  
1211 25-16-408-034-0000 \$0  
1212 25-16-408-035-0000 \$11,489  
1213 25-16-408-036-0000 \$9,258  
1214 25-16-408-037-0000 \$5,364  
1215 25-16-408-038-0000 \$21,404  
1216 25-16-408-039-0000 \$0  
1217 25-16-408-040-0000 \$0  
1218 25-16-409-002-0000 \$0  
1219 25-16-409-003-0000 \$27,644  
1220 25-16-409-006-0000 \$23,890  
1221 25-16-409-007-0000 \$3,055  
1222 25-16-409-008-0000 \$6,262  
1223 25-16-409-009-0000 \$17,886  
1224 25-16-409-010-0000 \$0  
1225 25-16-409-011-0000 \$3,945  
1226 25-16-409-012-0000 \$3,945  
1227 25-16-409-013-0000 \$26,067  
1228 25-16-409-014-0000 \$3,895  
1229 25-16-409-015-0000 \$6,576  
1230 25-16-409-016-0000 \$14,771

1231	25-16-409-017-0000	\$3,945
1232	25-16-409-020-0000	\$28,934
1233	25-16-409-021-0000	\$10,161
1234	25-16-409-022-0000	\$3,945
1235	25-16-409-023-0000	\$3,945
1236	25-16-409-024-0000	\$5,917
1237	25-16-409-025-0000	\$8,888
1238	25-16-409-026-0000	\$3,945
1239	25-16-409-027-0000	\$12,552
1240	25-16-409-028-0000	\$3,945
1241	25-16-409-029-0000	\$5,314
1242	25-16-409-030-0000	\$18,500

E-9

## **APPENDIX E**

### **INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE 107™ & HALSTED STREET PROJECT AREA**

**2012 EAV - 5122,899,900**

#### **Property Number**

1243	25-16-409-031-0000	\$5,917
1244	25-16-409-032-0000	\$3,945
1245	25-16-409-033-0000	\$3,945
1246	25-16-409-034-0000	\$60,870
1247	25-16-409-036-0000	\$0
1248	25-16-409-037-0000	\$26,928
1249	25-16-409-038-0000	\$23,573
1250	25-16-409-039-0000	\$20,778
1251	25-16-409-040-0000	\$14,648
1252	25-16-409-041-0000	\$0
1253	25-16-410-001-0000	\$38,790
1254	25-16-410-002-0000	\$19,025
1255	25-16-410-003-0000	\$18,744
1256	25-16-410-004-0000	\$18,553
1257	25-16-410-005-0000	\$4,733
1258	25-16-410-006-0000	\$20,818
1259	25-16-410-007-0000	\$14,921
1260	25-16-410-008-0000	\$19,763
1261	25-16-410-009-0000	\$8,307
1262	25-16-410-010-0000	\$20,770
1263	25-16-410-011-0000	\$13,994
1264	25-16-410-012-0000	\$8,217
1265	25-16-410-013-0000	\$7,294
1266	25-16-410-014-0000	\$25,200

1267	25-16-410-015-0000	\$10,504
1268	25-16-410-016-0000	\$27,902
1269	25-16-410-017^0000	\$9,560
1270	25-16-410-018-0000	\$4,568
1271	25-16-410-019-0000	\$27,700
1272	25-16-410-020-0000	\$28,488
1273	25-16-410-021-0000	\$15,930
1274	25-16-410-022-0000	\$17,990
1275	25-16-410-023-0000	\$3,945
1276	25-16-410-024-0000	\$29,739
1277	25-16-410-025-0000	\$11,082
1278	25-16-410-026-0000	\$5,258
1279	25-16-410-027-0000	\$17,243
1280	25-16-410-028-0000	\$19,760
1281	25-16-410-029-0000	\$31,078
1282	25-16-410-030-0000	\$23,786
1283	25-16-410-031-0000	\$21,059
1284	25-16-410-034-0000	\$17,142
1285	25-16-410-035-0000	\$24,720
1286	25-16-410-036-0000	\$914
1287	25-16-410-038-0000	\$22,675
1288	25-16-411-001-0000	\$4,859
128	25-16-411-002-0000	\$18,517
129	25-16-411-003-0000	\$11,823
129	25-16-411-004-0000	\$13,848
129	25-16-411-005-0000	\$17,293
129	25-16-411-006-0000	\$4,733
129	25-16-411-007-0000	\$16,640
129	25-16-411-008-0000	\$6,275
129	25-16-411-009-0000	\$3,471
129	25-16-411-012-0000	\$0
129	25-16-411-013-0000	\$30,031
129	25-16-411-014-0000	\$23,780
130	25-16^111-015-0000	\$14,485
130	25-16-411-016-0000	\$12,465
130	25-16-411-017-0000	\$18,795
130	25-16-411-018-0000	\$18,750
130	25-16-411-019-0000	\$16,909
130	25-16-411-020-0000	\$0
130	25-16-411-021-0000	\$15,857
130	25-16-411-022-0000	\$193
130	25-16-411-023-0000	\$0
130	25-16-411-024-0000	\$17,869
131	25-16-411-025-0000	\$0
131	25-16-411-026-0000	\$3,914
131	25-16-411-027-0000	\$3,914

13125-16-411-028-0000	\$27,590
13125-16-411-029-0000	\$7,912
13125-16-411-030-0000	\$16,284
13125-16-411-031-0000	\$11,781
13125-16-411-032-0000	\$3,914
13125-16-411-033-0000	\$3,914
13125-16-411-034-0000	\$16,741
13225-16-411-035-0000	\$0
13225-16-411-036-0000	\$13,975
13225-16-411-037-0000	\$41,624
13225-16-411-038-0000	\$26,050
13225-16-411-039-0000	\$30,553
13225-16-411-040-0000	\$0
13225-16-411-041-0000	\$22,128
13225-16-412-001-0000	\$0
13225-16-412-002-0000	\$15,355
13225-16-412-003-0000	\$4,733
13325-16-412-004-0000	\$0
13325-16-412-005-0000	\$13,924
13325-16-412-006-0000	\$18,702
13325-16-412-007-0000	\$17,479
13325-16-412-008-0000	\$24,894
1335 25-16-412-009-0000	\$13,677
1336 25-16-412-010-0000	\$4,733
1337 25-16-412-011-0000	\$14,595
1338 25-16-412-012-0000	\$31,973
1339 25-16-412-013-0000	\$13,571
1340 25-16-412-014-0000	\$12,058
1341 25-16-412-015-0000	\$4,733
1342 25-16-412-016-0000	\$17,047
1343 25-16-112-017-0000	\$3,914
1344 25-16-412-018-0000	\$8,007
1345 25-16-412-019-0000.	\$7,011
1346 25-16-412-020-0000	\$21,491
1347 25-16-412-021-0000	\$10,465
1348 25-16-412-022-0000	\$0
1349 25-16-412-023-0000	\$3,914
1350 25-16-412-024-0000	\$17,291
1351 25-16-412-025-0000	\$16,747
1352 25-16-412-026-0000	\$16,735
1353 25-16-412-027-0000	\$5,869
1354 25-16-412-028-0000	\$17,580
1355 25-16-412-029-0000	\$20,489
1356 25-16-412-030-0000	\$0
1357 25-16-412-031-0000	\$35,140
1358 25-16-412-032-0000	\$16,766

1358	25-16-412-032-0000	\$10,700
1359	25-16-412-033-0000	\$12,210
1360	25-16-412-034-0000	\$2,584
1361	25-16-412-035-0000	\$2,051
1362	25-16-412-036-0000	\$4,102
1363	25-16-412-037-0000	\$4,259
1364	25-16-412-038-0000	\$5,405
1365	25-16-412-039-0000	\$0
1366	25-16-412-040-0000	\$0
1367	25-16-413-001-0000	\$0
1368	25-16-413-019-0000	\$0
1369	25-16-413-020-0000	\$0
1370	25-16-413-021-0000	\$0
1371	25-16-413-022-0000	\$0
1372	25-16-413-023-0000	\$0
1373	25-16-413-024-0000	\$0
1374	25-16-413-025-0000	\$0
1375	25-16-414-001-0000	\$32,155
1376	25-16-414-002-0000	\$27,725
1377	25-16-414-003-0000	\$23,219
1378	25-16-414-004-0000	\$22,091
1379	25-16-414-005-0000	\$12,221
1380	25-16-414-006-0000	\$26,314

**E-10****APPENDIX E****INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY  
WITHIN THE 107<sup>TH</sup> & HALSTED STREET PROJECT AREA****2012 EAV - \$122,899,900****Property Number**

1381	25-16-414-007-0000	\$4,659
1382	25-16-414-008-0000	\$0
1383	25-16-414-009-0000	\$10,345
1384	25-16-414-010-0000	\$19,622
1385	25-16-414-011-0000	\$11,348
1386	25-16-414-012-0000	\$723
1387	25-16-414-013-0000	\$6,721
1388	25-16-414-014-0000	\$17,333
1389	25-16-414-015-0000	\$20,032
1390	25-16-414-016-0000	\$28,920
1391	25-16-414-017-0000	\$23,884
1392	25-16-414-018-0000	\$21,179
1393	25-16-414-021-0000	\$22,944
1394	25-16-414-022-0000	\$36,419







E-11

**APPENDIX E**

**INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY  
WITHIN THE 107<sup>TH</sup> & HALSTED STREET PROJECT AREA**

**2012 EAV - \$122,899,900**

Property Number







E-12

**APPENDIX E**

**INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY  
WITHIN THE 107<sup>TH</sup> & HALSTED STREET PROJECT AREA**

**2012 EAV - \$122,899,900**

Property Number





**E-13**

**APPENDIX E**

**INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY  
WITHIN THE 107<sup>TH</sup> & HALSTED STREET PROJECT AREA**

2012 EAV - \$122,899,900

Property Number



—



**E-14**

**APPENDIX E**

**INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY  
WITHIN THE 107<sup>TH</sup> & HALSTED STREET PROJECT AREA**

**2012 EAV - \$122,899,900**

Property Number





**E-15**

**APPENDIX E**

**INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY  
WITHIN THE 107<sup>TH</sup> & HALSTED STREET PROJECT AREA**

**2012 EAV-\$122,899,900**

Property Number









**APPENDIX E**  
**INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY**  
**WITHIN THE 107<sup>TH</sup> & HALSTED STREET PROJECT AREA**  
**2012 EAV-\$122,899,900**

Property Number



#☐

E-17

**APPENDIX E**

**INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY  
WITHIN THE 107<sup>TH</sup> & HALSTED STREET PROJECT AREA**

**2012 EAV - \$122,899,900**

Property Number





**E-I8**

**APPENDIX E**

**INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY  
WITHIN THE 107<sup>TH</sup> & HALSTED STREET PROJECT AREA**

**2012 EAV - \$122,899,900**

Property Number







**E-19**

**APPENDIX E**

**INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY  
WITHIN THE 107<sup>TH</sup> & HALSTED STREET PROJECT AREA**

**2012 EAV - \$122,899,900**

Property Number





**E-20**

**APPENDIX E**

**INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY**

**WITHIN THE 107<sup>th</sup> & HALSTED STREET PROJECT AREA**  
**2012 EAV-\$122,899,900**

Property Number







E-21

**APPENDIX E**

**INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY  
WITHIN THE 107<sup>TH</sup> & HALSTED STREET PROJECT AREA**

**2012 EAV - \$122,899,900**

Property Number





E-22

**APPENDIX E**

**INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY  
WITHIN THE 107<sup>th</sup> & HALSTED STREET PROJECT AREA**

**2012 EAV- \$122,899,900**

Property Number





3146	25-20-228-006-0000	\$9,913
3147	25-20-228-007-0000	\$30,244
3148	25-20-228-008-0000	\$29,922
3149	25-20-228-009-0000	\$4,770
3150	25-20-228-010-0000	\$12,325
3151	25-20-228-011-0000	\$30,904
3152	25-20-228-012-0000	\$19,291
3153	25-20-228-013-0000	\$21,816
3154	25-20-228-014-0000	\$21,765
3155	25-20-228-015-0000	\$33,162
3156	25-20-228-016-0000	\$8,724
3157	25-20-228-017-0000	\$27,745
3158-	25-20-228-018-0000	\$10,158
3159	25-20-229-001-0000	\$26,622
3160	25-20-229-002-0000	\$34,904
3161	25-20-229-003-0000	\$12,569
3162	25-20-229-004-0000	\$26,157
3163	25-20-229-005-0000	\$29,274
3164	25-20-229-006-0000	\$10,211
3165	25-20-229-007-0000	\$25,234
3166	25-20-229-008-0000	\$18,883
3167	25-20-229-009-0000	\$34,545
3168	25-20-229-010-0000	\$24,670
3169	25-20-229-011-0000	\$24,670
3170	25-20-229-012-0000	\$27,756 ■
3171	25-20-229-013-0000	\$10,148
3172	25-20-229-014-0000	\$12,133
3173	25-20-229-015-0000	\$19,423

### **E-23**

## **APPENDIX E**

### **INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE 107<sup>TH</sup> & HALSTED STREET PROJECT AREA**

**2012 EAV-\$122,899,900**

#### **Property Number**

3174	25-20-229-016-0000	\$26,827
3175	25-21-100-002-0000	\$307,387
3176	25-21-100-003-0000	\$140,600
3177	25-21-100-025-0000	\$48,716
3178	25-21-100-026-0000	\$76,015
3179	25-21-100-033-0000	\$27,010
3180	25-21-100-034-0000	\$21,595
3181	25-21-100-035-0000	\$24,785



3182 25-21-100-036-0000 \$16,626  
3183 25-21-100-037-0000 \$24,437  
3184 25-21-100-038-0000 \$23,306  
3185 25-21-100-039-0000 \$28,488  
3186 25-21-100-040-0000 \$19,749  
3187 25-21-100-041-0000 \$20,205  
3188 25-21-100-042-0000 \$24,092  
3189 25-21-100-043-0000 \$21,216  
3190 25-21-100-044-0000 \$22,492  
3191 25-21-100-045-0000 \$243  
3192 25-21-100-046-0000 \$23,878  
3193 25-21-100-047-0000 \$22,706  
3194 25-21-100-048-0000 \$8,834  
3195 25-21-100-049-0000 \$45,002  
3196 25-21-100-050-0000 \$76,304  
3197 25-21-100-051-0000 \$75,726  
3198 25-21-100-053-0000 \$122,560  
3199 25-21-100-054-0000 \$152,027  
3200 25-21-100-055-0000 \$119,238  
3201 25-21-100-056-0000 "\$89,215  
3202 25-21-101-001-0000 \$72,413  
3203 25-21-101-003-0000 \$49,813  
3204 25-21-101-004-0000 \$61,380  
3205 25-21-101-005-0000 \$19,899  
3206 25-21-101-006-0000 \$39,391  
3207 25-21-101-007-0000 \$45,512  
3208 25-21-101-008-0000 \$42,196  
3209 25-21-101-009-0000 \$40,504  
3210 25-21-101-010-0000 \$41,542  
3211 25-21-101-011-0000 \$41,119  
3212 25-21-101-012-0000 \$58,014  
3213 25-21-101-013-0000 \$60,214  
3214 25-21-101-014-0000 \$2,270  
3215 25-21-101-018-0000 \$7,828  
3216 25-21-101-019-0000 \$27,660  
3217 25-21-101-020-0000 \$19,577  
3218 25-21-101-021-0000 \$23,205  
3219 25-21-101-022-0000 \$27,369  
3220 25-21-101-02 \$8,494  
3221 25-21-101-02 \$29,021  
3222 25-21-101-02 \$23,497  
3223 25-21-101-02 \$28,205  
3224 25-21-101-02 \$20,626  
3225 25-21-101-02 \$39,416  
3226 25-21-101-02 \$15,961  
3227 25-21-101-03 \$17,903

3228 25-21-101-03\$40,541  
3229 25-21-102-00\$25,096  
3230 25-21-102-00\$33,438  
3231 25-21-102-00\$5,833  
3232 25-21-102-00\$27,565  
3233 25-21-102-01\$3,753  
3234 25-21-102-01\$24,583  
3235 25-21-102-02\$30,696  
3236 25-21-102-02\$3,191  
3237 25-21-102-02\$30,115  
3238 25-21-102-02\$19,708  
3239 25-21-102-02\$18,945  
3240 25-21-102-02\$6,861  
3241 25-21-102-02\$28,064  
3242 ,25-21-102-0\$833  
3243 25-21-102-03\$26,947  
3244 25-21-102-03\$30,842  
3245 25-21-102-03\$37,775  
3246 25-21-102-03\$12,824  
3247 25-21-102-03\$6,119  
3248 25-21-102-03\$23,334  
3249 25-21-102-03\$31,599  
3250 25-21-102-03\$25,393  
3251 25-21-102-03\$17,161  
3252 25-21-102-03\$30,643  
3253 25-21-102-04\$9,059  
3254 25-21-102-04\$23,611  
3255 25-21-103-00\$2,022  
3256 25-21-103-00\$10,176  
3257 25-21-103-00\$20,329  
3258 25-21-103-00\$3,131  
3259 25-21-103-00\$26,216  
3260 25-21-103-00\$34,901  
3261 25-21-103-00\$23,867  
3262 25-21-103-00\$32,677  
3263 25-21-103-00\$33,207  
3264 25-21-103-01\$28,634  
3265 25-21-103-01\$31,288  
3266 25-21-103-012-000\$38,428  
3267 25-21-103-014-000\$30,906  
3268 25-21-103-015-000\$24,900  
3269 25-21-103-016-000\$33,631  
3270 25-21-103-017-000\$3,193  
3271 25-21-103-018-000\$26,361  
3272 25-21-103-019-000\$27,540  
3273 25-21-103-020-000\$28,799

3274	25-21-103-021-000\$26,151
3275	25-21-103-022-000\$20,761
3276	25-21-103-023-000\$29,557
3277	25-21-103-024-000\$15,984
3278	25-21-103-025-000\$61,036
3279	25-21-104-001-000\$16,903
3280	25-21-104-002-000\$39,943
3281	25-21-104-003-000\$25,800
3282	25-21-104-004-000\$23,719
3283	25-21-104-005-000\$5,364
3284	25-21-104-006-000\$104,119
3285	25-21-104-007-000\$25,309
3286	25-21-104-008-000\$22,986
3287	25-21-104-009-000\$3,880
3288	25-21-104-010-000\$31,625
3289	25-21-104-011-000\$16,500
3290	25-21-104-012-000\$4,360
3291	25-21-104-015-000\$18,161
3292	25-21-104-016-000\$31,330
3293	25-21-104-017-000\$15,475
3294	25-21-104-018-000\$1,613
3295	25-21-104-019-000\$24,117
3296	25-21-104-020-000\$26,064
3297	25-21-104-021-000\$16,696
3298	25-21-104-022-000\$25,539
3299	25-21-104-023-000\$29,680
3300	25-21-104-024-000\$12,543
3301	25-21-104-025-000\$20,604
3302	25-21-104-026-000\$25,551
3303	25-21-104-027-000\$547
3304	25-21-104-028-000\$1,312
3305	25-21-104-029-000\$31,139
3306	25-21-104-030-000\$24,038
3307	25-21-104-031-000\$9,889
3308	25-21-105-002-000\$0
3309	25-21-105-003-000\$155,248
3310	25-21-105-004-000\$9,040
3311	25-21-105-005-000\$65,157

**E-24****APPENDIX E****INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY  
WITHIN THE 107<sup>TH</sup> & HALSTED STREET PROJECT AREA****2012 EAV - \$122,899,900**

**Property Number**

3312	25-21-105-008-0000	\$46,337
3313	25-21-105-009-0000	\$0
3314	25-21-105-010-0000	\$33,145
3315	25-21-105-011-0000	\$26,569
3316	25-21-105-012-0000	\$23,309
3317	25-21-105-015-0000	\$21,640
3318	25-21-105-016-0000	\$21,679
3319	25-21-105-019-0000	\$26,516
3320	25-21-105-020-0000	\$26,698
3321	25-21-105-021-0000	\$33,883
3322	25-21-105-022-0000	\$3,626
3323	25-21-105-023-0000	\$8,993
3324	25-21-105-024-0000	\$13,500
3325	25-21-105-025-0000	\$33,754
3326	25-21-105-026-0000	\$29,509
3327	25-21-105-027-0000	\$39,638
3328	25-21-105-028-0000	\$25,337
3329	25-21-105-029-0000	\$29,762
3330	25-21-105-030-0000	\$27,989
3331	25-21-105-031-0000	\$20,411
3332	25-21-105-032-0000	\$14,940
3333	25-21-105-033-0000	\$22,579
3334	25-21-105-034-0000	\$31,156
3335	25-21-105-035-0000	\$15,234
3336	25-21-105-036-0000	\$6,289
3337	25-21-105-037-0000	\$14,451
3338	25-21-105-038-0000	\$62,080
3339	25-21-105-039-0000	\$14,931
3340	25-21-106-001-0000	\$36,916
3341	25-21-106-002-0000	\$0
3342	25-21-106-003-0000	\$0
3343	25-21-106-004-0000	\$0
3344	25-21-106-005-0000	\$0
3345	25-21-106-006-0000	\$0
3346	25-21-106-007-0000	\$0
3347	25-21-106-008-0000	\$23,143
3348	25-21-106-009-0000	\$5,822
3349	25-21-106-010-0000	\$5,822
3350	25-21-106-011-0000	\$44,926
3351	25-21-106-012-0000	\$5,855
3352	25-21-106-013-0000	\$4,851
3353	25-21-106-014-0000	\$24,715
3354	25-21-106-015-0000	\$39,377

3355	25-21-106-016-0000	\$34,346
3356	25-21-106-017-0000	\$28,325
3357	25-21-106-018-0000	\$7,951
3358	25-21-106-019-0000	\$26,861
3359	25-21-106-020-0000	\$22,097
3360	25-21-106-021-0000	\$17,770
3361	25-21-106-022-0000	\$20,127
3362	25-21-106-023-0000	\$19,692
3363	25-21-106-024-0000	\$28,017
3364	25-21-106-025-0000	\$40,311
3365	25-21-106-026-0000	\$24,339
3366	25-21-106-027-0000	\$1,939
3367	25-21-106-028-0000	\$22,260
3368	25-21-106-029-0000	\$3,880
3369	25-21-106-030-0000	\$21,379
3370	25-21-106-031-0000	\$20,764
3371	25-21-106-032-0000	\$0
3372	25-21-106-033-0000	\$27,818
3373	25-21-106-035-0000	\$0
3374	25-21-106-036-0000	\$6,256
3375	25-21-107-001-0000	\$0
3376	25-21-107-002-0000	\$0
3377	25-21-107-003-0000	\$0
3378	25-21-107-004-0000	\$0
3379	25-21-107-005-0000	\$7,828
3380	25-21-107-006-0000	\$23,505
3381	25-21-107-007-0000	\$23,505
3382	25-21-107-008-0000	\$20,910
3383	25-21-107-009-0000	\$0
3384	25-21-107-010-0000	\$13,341
3385	25-21-107-011-0000	\$3,880
3386	25-21-107-012-0000	\$12,383
3387	25-21-107-013-0000	\$16,042
3388	25-21-107-014-0000	\$24,078
3389	25-21-107-015-0000	\$32,826
3390	25-21-107-016-0000	\$24,179
3391	25-21-107-017-0000	\$4,770
3392	25-21-107-018-0000	\$0
3393	25-21-107-019-0000	\$22,167
3394	25-21-107-020-0000	\$18,315
3395	25-21-107-021-0000	\$24,341
3396	25-21-107-022-0000	\$25,278
3397	25-21-107-023-0000	\$21,659
3398	25-21-107-024-0000	\$18,626
3399	25-21-107-025-0000	\$0
3400	25-21-107-026-0000	\$0

3401	25-21-107-027-000\$23,382
3402	25-21-107-028-000\$75,426
3403	25-21-107-029-000\$13,916
3404	25-21-107-030-00\$25,517
3405	25-21-107-032-00\$47,993
3406	25-21-107-033-00\$32,649
3407	25-21-107-034-00\$33,196
3408	25-21-107-035-00\$20,268
3409	25-21-107-036-00\$25,621
3410	25-21-107-037-00\$4,329
3411	25-21-107-038-00\$3,886
3412	25-21-107-039-00\$3,886
3413	25-21-107-040-00\$3,886
3414	25-21-107-041-00\$66,089
3415	25-21-108-020-00\$18,508
3416	25-21-108-021-00\$34,413
3417	25-21-108-022-00\$22,896
3418	25-21-108-023-00\$9,418
3419	25-21-108-024-00\$20,276
3420	25-21-108-025-00\$19,307
3421	25-21-108-026-00\$28,003
3422	25-21-108-027-00\$42,634
3423	25-21-108-028-00\$4,850
3424	25-21-108-029-00\$8412
3425	25-21-108-030-00\$24,086
3426	25-21-108-031-00\$25,753
3427	25-21-108-032-00\$28,022
3428	25-21-108-033-00\$16,651
3429	25-21-108-034-00\$33,089
3430	25-21-108-037-00\$36,801
3431	25-21-108-038-00\$208,349
3432	25-21-108-039-00\$196,392
3433	25-21-108-040-00\$221,393
3434	25-21-109-001-00\$7,959
3435	25-21-109-002-00\$28,597
3436	25-21-109-003-00\$31,423
3437	25-21-109-004-00\$32,248
3438	25-21-109-005-00\$29,248
3439	25-21-109-006-00\$38,773
3440	25-21-109-007-00\$9,977
3441	25-21-109-017-00\$29,689
3442	25-21-109-018-00\$1,947
3443	25-21-109-019-00\$18,278
3444	25-21-109-020-00\$23,304
3445	25-21-109-021-00\$7,058
3446	25-21-109-022-00\$27,632

3446	25-21-109-022-00\$12,700
3447	25-21-109-023-00\$39,926
3448	25-21-109-024-00\$8,393
3449	25-21-109-025-00\$7,065

**E-25****APPENDIX E**

**INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY  
WITHIN THE 107™ & HALSTED STREET PROJECT AREA  
2012 EAV - \$122,899,900**

**Property Number**

3450	25-21-109-026-0000 \$1,720
3451	25-21-109-027-0000 \$8,261
3452	25-21-109-028-0000 \$8,572
3453	25-21-109-029-0000 \$0
3454	25-21-109-030-0000 \$41,635
3455	25-21-109-031-0000 \$24,052
3456	25-21-109-032-0000 \$14,965
3457	25-21-109-033-0000 \$951
3458	25-21-109-034-0000 \$28,539
3459	25-21-109-035-0000 \$48,023
3460	25-21-109-036-0000 \$24,644
3461	25-21-109-037-0000 \$31,787
3462	25-21-109-038-0000 \$23,062
3463	25-21-109-039-0000 \$19,170
3464	25-21-109-040-0000 \$1,094
3465	25-21-110-001-0000 \$0
3466	25-21-110-002-0000 \$0
3467	25-21-111-001-0000 \$0
3468	25-21-111-002-0000 \$0
3469	25-21-112-001-0000 \$23,017
3470	25-21-112-002-0000 \$5,822
3471	25-21-112-003-0000 \$18,744
3472	25-21-112-004-0000 \$25,657
3473	25-21-112-005-0000 \$22,537
3474	25-21-112-006-0000 \$3,880
3475	25-21-112-007-0000 \$20,383
3476	25-21-112-008-0000 \$23,606
3477	25-21-112-009-0000 \$21,900
3478	25-21-112-010-0000 \$28,157
3479	25-21-112-011-0000 \$12,218
3480	25-21-112-012-0000 \$1,939
3481	25-21-112-013-0000 \$11,960

3482	25-21-112-014-0000	\$28,741
3483	25-21-112-015-0000	\$18,312
3484	25-21-112-016-0000	\$32,629
3485	25-21-112-017-0000	\$23,073
3486	25-21-112-018-0000	\$36,357
3487	25-21-112-019-0000	\$6,709
3488	25-21-112-020-0000	\$24,723
3489	25-21-112-021-0000	\$34,312
3490	25-21-112-022-0000	\$29,453
3491	25-21-112-023-0000	\$14,754
3492	25-21-112-024-0000	\$26,698
3493	25-21-112-025-0000	\$15,680
3494	25-21-112-026-0000	\$26,530
3495	25-21-112-027-0000	\$2,765
3496	25-21-112-028-0000	\$25,466
3497	25-21-112-029-0000	\$24,159
3498	25-21-112-030-0000	\$39,511
3499	25-21-113-001-0000	\$15,456
3500	25-21-113-002-0000	\$7,771
3501	25-21-113-003-0000	\$272
3502	25-21-113-004-0000	\$27,327
3503	25-21-113-005-0000	\$14,151
3504	25-21-113-006-0000	\$24,510
3505	25-21-113-007-0000	\$12,310
3506	25-21-113-008-0000	\$33,210
3507	25-21-113-009-0000	\$21,146
3508	25-21-113-010-0000	\$5,762
3509	25-21-113-011-0000	\$4,061
3510	25-21-113-012-0000	\$26,025
3511	25-21-113-013-0000	\$30,247
3512	25-21-113-014-0000	\$28,603
3513	25-21-113-015-0000	\$35,160
3514	25-21-113-016-0000	\$22,316
3515	25-21-113-017-0000	\$25,551
3516	25-21-113-018-0000	\$21,654
3517	25-21-113-019-0000	\$29,708
3518	25-21-113-020-0000	\$41,568
3519	25-21-113-021-0000	\$25,820
3520	25-21-113-022-0000	\$24,928
3521	25-21-113-023-0000	\$8,647
3522	25-21-113-024-0000	\$16,508
3523	25-21-113-025-0000	\$23,045
3524	25-21-113-026-0000	\$30,988
3525	25-21-113-027-0000	\$26,364
3526	25-21-113-028-0000	\$21,583
3527	25-21-114-001-0000	\$33,050



3528 25-21-114-002-0000 \$21,415  
3529 25-21-114-003-0000 \$16,830  
3530 25-21-114-004-0000 \$32,618  
3531 25-21-114-006-0000 \$27,242  
3532 25-21-114-007-0000 \$12,310  
3533 25-21-114-008-0000 \$24,310  
3534 25-21-114-009-0000 \$4,826  
3535 25-21-114-010-0000 \$25,270  
3536 25-21-114-011-0000 \$26,204  
3537 25-21-114-012-0000 \$18,694  
3538 25-21-114-013-0000 \$28,597  
3539 25-21-114-014-0000 \$36,734  
3540 25-21-114-015-0000 \$7,154  
3541 25-21-114-016-0000 \$28,306  
3542 25-21-114-017-0000 \$32,539  
3543 25-21-114-018-0000 \$37,884  
3544 25-21-114-019-0000 \$0  
3545 25-21-114-020-0000 \$0  
3546 25-21-114-021-0000 \$29,403  
3547 25-21-114-022-0000 \$29,484  
3548 25-21-114-023-0000 \$3,880  
3549 25-21-114-024-0000 \$29,470  
3550 25-21-114-025-0000 \$33,763  
3551 25-21-114-026-0000 \$22,201  
3552 25-21-114-027-0000 \$25,105  
3553 25-21-114-028-0000 \$28,294  
3554 25-21-114-029-0000 \$29,972  
3555 25-21-114-030-0000 \$30,730  
3556 25-21-114-031-0000 \$23,183  
3557 25-21-115-001-0000 \$27,307  
3558 25-21-115-002-0000 \$0  
3559 25-21-115-003-0000 \$2,080  
3560 25-21-115-004-0000 \$24,816  
3561 25-21-115-005-0000 \$4,032  
3562 25-21-115-006-0000 \$27,767  
3563 25-21-115-007-0000 \$18,997  
3564 25-21-115-008-0000 \$10,980  
3565 25-21-115-009-0000 \$16,199  
3566 25-21-115-010-0000 \$24,577  
3567 25-21-115-011-0000 \$25,652  
3568 25-21-115-012-0000 \$4,694  
3569 25-21-115-013-0000 \$18,980  
3570 25-21-115-014-0000 \$20,826  
3571 25-21-115-015-0000 \$31,044  
3572 25-21-115-016-0000 \$40,381

3573	25-21-115-017-0000	\$20,088
3574	25-21-115-018-0000	\$25,405
3575	25-21-115-019-0000	\$25,573
3576	25-21-115-020-0000	\$28,505
3577	25-21-115-021-0000	\$22,248
3578	25-21-115-022-0000	\$22,369
3579	25-21-115-023-0000	\$4,346
3580	25-21-115-024-0000	\$23,418
3581	25-21-115-025-0000	\$0
3582	25-21-115-026-0000	\$23,216
3583	25-21-115-027-0000	\$24,804
3584	25-21-115-028-0000	\$17,776
3585	25-21-115-029-0000	\$16,752
3586	25-21-115-030-0000	\$17,137
3587	25-21-115-031-0000	\$27,736

**E-26****APPENDIX E****INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY****WITHIN THE 107<sup>TH</sup> & HALSTED STREET PROJECT AREA 2012****EAV-\$122,899,900****Property Number**

3588	25-21-115-032-0000	\$19,224
3589	25-21-115-033-0000	\$29,397
3590	25-21-115-034-0000	\$12,217
3591	25-21-116-008-0000	\$40,754
3592	25-21-116-009-0000	\$19,639
3593	25-21-116-010-0000	\$25,503
3594	25-21-116-011-0000	\$24,754
3595	25-21-116-012-0000	\$30,696
3596	25-21-116-013-0000	\$28,048
3597	25-21-116-014-0000	\$25,677
3598	25-21-116-015-0000	\$18,921
3599	25-21-116-016-0000	\$24,914
3600	25-21-116-017-0000	\$30,270
3601	25-21-116-021-0000	\$19,639
3602	25-21-116-022-0000	\$0
3603	25-21-116-023-0000	\$0
3604	25-21-116-024-0000	\$142,314
3605	25-21-116-025-0000	\$55,562
3606	25-21-117-018-0000	\$53,469
3607	25-21-117-019-0000	\$31,081
3608	25-21-117-020-0000	\$0

3609 25-21-117-021-0000 \$2,922  
3610 25-21-117-022-0000 \$41,792  
3611 25-21-117-025-0000 \$9,307  
3612 25-21-117-026-0000 \$30,794  
3613 25-21-117-027-0000 \$28,502  
3614 25-21-117-028-0000 \$38,100  
3615 25-21-117-029-0000 \$34,983  
3616 25-21-117-030-0000 \$2,565  
3617 25-21-117-031-0000 \$5,721  
3618 25-21-117-038-0000 \$27,245  
3619 25-21-117-039-0000 \$35,640  
3620 25-21-117-040-0000 \$34,478  
3621 25-21-117-042-0000 \$28,157  
3622 25-21-117-043-0000 \$35,297  
3623 25-21-117-056-0000 \$26,979  
3624 25-21-117-057-0000 \$23,297  
3625 25-21-117-059-0000 \$14,269  
3626 25-21-117-061-0000 \$24,288  
3627 25-21-117-062-0000 \$8,092  
3628 25-21-117-063-0000 \$29,627  
3629 25-21-117-064-0000 \$11,219  
3630 25-21-117-067-0000 \$29,512  
3631 25-21-117-069-0000 \$9,993  
3632 25-21-117-070-0000 \$783  
3633 25-21-117-072-0000 \$3,131  
3634 25-21-117 \$25,163  
3635 25-21-118 \$0  
3636 25-21-118 \$0  
3637 25-21-118 \$45,658  
3638 25-21-118 \$22,922  
3639 25-21-118 \$39,147  
3640 25-21-118 \$33,625  
3641 25-21-118 \$48,164  
3642 25-21-118 \$29,159  
3643 25-21-118 \$38,869  
3644 25-21-118 \$27,898  
3645 25-21-118 \$20,823  
3646 25-21-118 \$35,611  
3647 25-21-118 \$28,589  
3648 25-21-118 \$24,058  
3649 25-21-118 \$20,273  
3650 25-21-118 \$23,817  
3651 25-21-118 \$31,577  
3652 25-21-118 \$25,371  
3653 25-21-118 \$21,802  
3654 25-21-118 \$27,408

3655 25-21-118\$21,872  
3656 25-21-118\$4,726  
3657 25-21-118\$22,487  
3658 25-21-118\$19,381  
3659 25-21-118\$24,260  
3660 25-21-118\$19,869  
3661 25-21-118\$28,903  
3662 25-21-118\$26,437  
3663 25-21-118\$25,068  
3664 25-21-119\$37,042  
3665 25-21-119\$9,172  
3666 25-21-119\$28,059  
3667 25-21-119\$21,583  
3668 25-21-119\$24,454  
3669 25-21-119\$28,140  
3670 25-21-119\$27,234  
3671 25-21-119\$31,007  
3672 25-21-119\$3,464  
3673 25-21-119\$33,892  
3674 25-21-119\$9,983  
3675 25-21-119\$26,162  
3676 25-21-119\$2,780  
3677 25-21-119\$25,469  
3678 25-21-119\$0  
3679 25-21-119\$28,460  
3680 25-21-119-017-0000\$6,082  
3681 25-21-119-018-0000\$23,410  
3682 25-21-119-019-0000\$14,359  
3683 25-21-119-020-0000\$28,059  
3684 25-21-119-021-0000\$29,324  
3685 25-21-119-022-0000\$28,814  
3686 25-21-119-023-0000\$20,927  
3687 25-21-119-024-0000\$29,268  
3688 25-21-119-025-0000\$20,498  
3689 25-21-119-026-0000\$26,162  
3690 25-21-119-027-0000\$23,368  
3691 25-21-119-028-0000\$20,335  
3692 25-21-119-029-0000\$2,880  
3693 25-21-119-030-0000\$18,270  
3694 25-21-119-031-0000\$12,966  
3695 25-21-119-032-0000\$21,878  
3696 25-21-119-033-0000\$23,177  
3697 25-21-120-001-0000\$29,975  
3698 25-21-120-002-0000\$0  
3699 25-21-120-003-0000\$20,759

3700	25-21-120-004-0000	\$24,493
3701	25-21-120-005-0000	\$25,932
3702	25-21-120-006-0000	\$21,488
3703	25-21-120-007-0000	\$10,248
3704	25-21-120-008-0000	\$22,953
3705	25-21-120-009-0000	\$13,598
3706	25-21-120-010-0000	\$13,662
3707	25-21-120-011-0000	\$26,058
3708	25-21-120-012-0000	\$24,061
3709	25-21-120-013-0000	\$17,361
3710	25-21-120-014-0000	\$5,434
3711	25-21-120-015-0000	\$3,367
3712	25-21-120-016-0000	\$28,746
3713	25-21-120-017-0000	\$1,214
3714	25-21-120-018-0000	\$29,164
3715	25-21-120-019-0000	\$28,460
3716	25-21-120-020-0000	\$28,306
3717	25-21-120-021-0000	\$31,700
3718	25-21-120-022-0000	\$4,877
3719	25-21-120-023-0000	\$25,433
3720	25-21-120-024-0000	\$438
3721	25-21-120-025-0000	\$28,219
3722	25-21-120-026-0000	\$24,863
3723	25-21-120-027-0000	\$12,841
3724	25-21-120-028-0000	\$17,333
3725	25-21-120-029-0000	\$9,198

**E-27**

**APPENDIX E**

**INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY  
WITHIN THE 107™ & HALSTED STREET PROJECT AREA**

**2012 EAV - \$122,899,900**

**Property Number**

3726	25-21-120-030-0000	\$16,146
3727	25-21-120-031-0000	\$21,230
3728	25-21-120-032-0000	\$26,395
3729	25-21-121-001-0000	\$29,975
3730	25-21-121-002-0000	\$17,218
3731	25-21-121-010-0000	\$10,147
3732	25-21-121-011-0000	\$11,755
3733	25-21-121-012-0000	\$15,548
3734	25-21-121-013-0000	\$27,604
3735	25-21-121-014-0000	\$23,216

3736 25-21-121-015-0000\$0  
3737 25-21-121-016-0000\$33,260  
3738 25-21-121-017-0000\$20,416  
3739 25-21-121-020-0000\$25,983  
3740 25-21-121-021-0000\$21,407  
3741 25-21-121-022-0000\$19,777  
3742 25-21-121-023-0000\$23,250  
3743 25-21-121-024-0000\$7,828  
3744 25-21-121-025-0000\$18,379  
3745 25-21-121-026-0000\$27,422  
3746 25-21-121-027-0000\$17,841  
3747 25-21-121-028-0000\$22,201  
3748 25-21-121-029-0000\$28,704  
3749 25-21-121-030-0000\$19,923  
3750 25-21-121-031-0000\$40,785  
3751 25-21-121-036-0000\$42,948  
3752 25-21-121-037-0000\$27,147  
3753 25-21-121-038-0000"\$0  
3754 25-21-121-039-0000\$19,923  
3755 25-21-121-040-0000\$35,384  
3756 25-21-122-001-0000\$30,432  
3757 25-21-122-002-0000\$10,660  
3758 25-21-122-003-0000\$23,278  
3759 25-21-122-004-0000\$30,881  
3760 25-21-122-005-0000\$20,237  
3761 25-21-122-006-0000\$26,740  
3762 25-21-122-007-0000\$26,246  
3763 25-21-122-008-0000\$6,899  
3764 25-21-122-009-0000\$26,490  
3765 25-21-122-010-0000\$27,739  
3766 25-21-122-011-0000\$21,398  
3767 25-21-122-012-0000\$23,898  
3768 25-21-122-013-0000\$18,772  
3769 25-21-122-014-0000\$505  
3770 25-21-122-015-0000\$14,377  
3771 25-21-122-016-0000\$14,377  
3772 25-21-122\$10,840  
3773 25-21-122\$3,880  
3774 25-21-122\$4,121  
3775 25-21-122\$22,218  
3776 25-21-122\$17,935  
3777 25-21-122\$27,630  
3778 25-21-122\$34,276  
3779 25-21-122\$0  
3780 25-21-122\$18,730  
3781 25-21-122\$25,172

3782 25-21-122\$4,194  
3783 25-21-122\$23,808  
3784 25-21-122\$31,745  
3785 25-21-122\$22,829  
3786 25-21-122\$30,143  
3787 25-21-122\$26,816  
3788 25-21-123\$17,506  
3789 25-21-123\$5,822  
3790 25-21-123\$33,232  
3791 25-21-123\$26,224  
3792 25-21-123\$29,167  
3793 25-21-123\$25,461  
3794 25-21-123\$33,650  
3795 25-21-123\$22,431  
3796 25-21-123\$21,892  
3797 25-21-123\$13,716  
3798 25-21-123\$19,645  
3799 25-21-123\$0  
3800 25-21-123\$30,612  
3801 25-21-123\$22,560  
3802 25-21-123\$12,204  
3803 25-21-123\$22,063  
3804 25-21-123\$20,464  
3805 25-21-123\$26,434  
3806 25-21-123\$21,682  
3807 25-21-123\$7,763  
3808 25-21-123\$20,573  
3809 25-21-123\$23,208  
3810 25-21-123\$22,537  
3811 25-21-123\$20,383  
3812 25-21-123\$33,572  
3813 25-21-123\$0  
3814 25-21-123\$28,645  
3815 25-21-123\$21,864  
3816 25-21-123\$19,631  
3817 25-21-123\$29,930  
3818 25-21-123-034-0000 \$9,233 -  
3819 25-21-123-035-0000 \$32,615  
3820 25-21-124-006-0000 \$28,008  
3821 25-21-124-007-0000 \$36,063  
3822 25-21-124-008-0000 \$23,550  
3823 25-21-124-009-0000 \$10,609  
3824 25-21-124-010-0000 \$24,552  
3825 25-21-124-011-0000 \$15,254  
3826 25-21-124-012-0000 \$19,801

3827	25-21-124-013-0000	\$23,671
3828	25-21-124-014-0000	\$18,082
3829	25-21-124-015-0000	\$8,401
3830	25-21-124-016-0000	\$25,278
3831	25-21-124-017-0000	\$31,936
3832	25-21-124-023-0000	\$24,518
3833	25-21-124-024-0000	\$25,584
3834	25-21-124-025-0000	\$29,989
3835	25-21-124-026-0000	\$31,695
3836	25-21-124-027-0000	\$128,064
3837	25-21-124-028-0000	\$103,083
3838	25-21-124-029-0000	\$383,817
3839	25-21-124-030-0000	\$86,112
3840	25-21-124-031-0000	\$80,672
3841	25-21-125-005-0000	\$18,003
3842	25-21-125-006-0000	\$24,156
3843	25-21-125-007-0000	\$22,276
3844	25-21-125-008-0000	\$33,157
3845	25-21-125-009-0000	\$21,264
3846	25-21-125-010-0000	\$29,835
3847	25-21-125-011-0000	\$20,655
3848	25-21-125-012-0000	\$18,514
3849	25-21-125-013-0000	\$17,276
3850	25-21-125-014-0000	\$43,442
3851	25-21-125-015-0000	\$21,973
3852	25-21-125-016-0000	\$26,387
3853	25-21-125-017-0000	\$26,981
3854	25-21-125-018-0000	\$602
3855	25-21-125-019-0000	\$19,965
3856	25-21-125-020-0000	\$20,531
3857	25-21-125-021-0000	\$20,531
3858	25-21-125-022-0000	\$23,438
3859	25-21-125-023-0000	\$3,560
3860	25-21-125-024-0000	\$1,945
3861	25-21-125-025-0000	\$2,348
3862	25-21-125-026-0000	\$24,734
3863	25-21-125-027-0000	\$77,766

**E-28****APPENDIX E****INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY  
WITHIN THE 107<sup>TH</sup> & HALSTED STREET PROJECT AREA****2012 EAV - \$122,899,900**



**Property Number**

3864	25-21-125-029-0000	\$27,442
3865	25-21-125-030-0000	\$27,453
3866	25-21-125-031-0000	\$32,149
3867	25-21-125-039-0000	\$13,774
3868	25-21-125-040-0000	\$30,676
3869	25-21-125-041-0000	\$21,894
3870	25-21-125-042-0000	\$33,207
3871	25-21-125-043-0000	\$5,288
3872	25-21-125-044-0000	\$6,711
3873	25-21-126-001-0000	\$23,272
3874	25-21-126-002-0000	\$7,813
3875	25-21-126-003-0000	\$33,600
3876	25-21-126-004-0000	\$28,104
3877	25-21-126-005-0000	\$2,348
3878	25-21-126-006-0000	\$15,739
3879	25-21-126-007-0000	\$816
3880	25-21-126-008-0000	\$28,331
3881	25-21-126-009-0000	\$0
3882	25-21-126-010-0000	\$29,722
3883	25-21-126-011-0000	\$28,558
3884	25-21-126-012-0000	\$21,934
3885	25-21-126-013-0000	\$28,617
3886	25-21-126-014-0000	\$26,973
3887	25-21-126-015-0000	\$29,324
3888	25-21-126-016-0000	\$31,569
3889	25-21-126-017-0000	\$29,762
3890	25-21-126-018-0000	\$18,079
3891	25-21-126-019-0000	\$23,068
3892	25-21-126-020-0000	\$13,492
3893	25-21-126-021-0000	\$19,959
3894	25-21-126-022-0000	\$18,895
3895	25-21-126-023-0000	\$23,208
3896	25-21-126-024-0000	\$27,080
3897	25-21-126-026-0000	\$22,981
3898	25-21-126-029-0000	\$24,987
3899	25-21-126-030-0000	\$23,387
3900	25-21-126-031-0000	\$26,774
3901	25-21-126-032-0000	\$25,399
3902	25-21-126-033-0000	\$5,204
3903	25-21-126-034-0000	\$18,542
3904	25-21-126-035-0000	\$20,908
3905	25-21-127-001-0000	\$30,890
3906	25-21-127-002-0000	\$20,733
3907	25-21-127-003-0000	\$22,767

3908	25-21-127-004-0000	\$30,087
3909	25-21-127-005-0000	\$21,967
3910	25-21-127-006-0000	\$24,066
3911	25-21-127-007-0000	\$12,556
3912	25-21-127-008-0000	\$25,651
3913	25-21-127-009-0000	\$24,777
3914	25-21-127-010-0000	\$16,050
3915	25-21-127-011-0000	\$9,110
3916	25-21-127-012-0000	\$16,859
3917	25-21-127-013-0000	\$20,256
3918	25-21-127-014-0000	\$5,522
3919	25-21-127-015-0000	\$26,956
3920	25-21-127-016-0000	\$15,705
3921	25-21-127-017-0000	\$28,850
3922	25-21-127-018-0000	\$5,336
3923	25-21-127-019-0000	\$20,279
3924	25-21-127-020-0000	\$29,874
3925	25-21-127-021-0000	\$18,514
3926	25-21-127-022-0000	\$29,044
3927	25-21-127-023-0000	\$18,898
3928	25-21-127-024-0000	\$25,087
3929	25-21-127-025-0000	\$22,476
3930	25-21-127-026-0000	\$22,335
3931	25-21-127-027-0000	\$20,472
3932	25-21-127-028-0000	\$21,861
3933	25-21-127-029-0000	\$12,643
3934	25-21-127-030-0000	\$33,490
3935	25-21-127-031-0000	\$29,167
3936	25-21-128-001-0000	\$2,291
3937	25-21-128-002-0000	\$19,844
3938	25-21-128-003-0000	\$13,438
3939	25-21-128-004-0000	\$8,547
3940	25-21-128-005-0000	\$25,090
3941	25-21-128-006-0000	\$24,336
3942	25-21-128-007-0000	\$26,552
3943	25-21-128-008-0000	\$14,566
3944	25-21-128-009-0000	\$3,190
3945	25-21-128-010-0000	\$14,280
3946	25-21-128-011-0000	\$16,115
3947	25-21-128-012-0000	\$29,947
3948	25-21-128-015-0000	\$28,771
3949	25-21-128-016-0000	\$41,615
3950	25-21-128-017-0000	\$23,918
3951	25-21-128-018-0000	\$27,296
3952	25-21-128-019-0000	\$21,965
3953	25-21-128-020-0000	\$5,869

3954	25-21-128-021-0000	\$31,263
3955	25-21-128-022-0000	\$30,284
3956	25-21-128-023-0000	\$37,449
3957	25-21-128-024-0000	\$7,645
3958	25-21-128-025-0000	\$478
3959	25-21-128-026-0000	\$24,277
3960	25-21-128-027-0000	\$31,720
3961	25-21-128-028-0000	\$28,056
3962	25-21-128-029-0000	\$26,984
3963	25-21-128-030-0000	\$37,960
3964	25-21-129-001-0000	\$2,069
3965	25-21-129-002-0000	\$19,782
3966	25-21-129-003-0000	\$20,554
3967	25-21-129-004-0000	\$15,702
3968	25-21-129-005-0000	\$12,108
3969	25-21-129-006-0000	\$41,045
3970	25-21-129-007-0000	\$43,941
3971	25-21-129-008-0000	\$33,227
3972	25-21-129-009-0000	\$3,914
3973	25-21-129-010-0000	\$3,914
3974	25-21-129-011-0000	\$34,666
3975	25-21-129-012-0000	\$24,431
3976	25-21-129-013-0000	\$14,498
3977	25-21-129-014-0000	\$12,207
3978	25-21-129-015-0000	\$27,405
3979	25-21-129-016-0000	\$28,353
3980	25-21-129-017-0000	\$18,427
3981	25-21-129-018-0000	\$25,298
3982	25-21-129-019-0000	\$19,928
3983	25-21-129-020-0000	\$19,889
3984	25-21-129-021-0000	\$18,486
3985	25-21-129-022-0000	\$15,638
3986	25-21-129-023-0000	\$34,153
3987	25-21-129-024-0000	\$29,675
3988	25-21-129-025-0000	\$6,993
3989	25-21-129-026-0000	\$9,774
3990	25-21-129-027-0000	\$20,980
3991	25-21-129-028-0000	\$21,954
3992	25-21-129-029-0000	\$28,581
3993	25-21-130-001-0000	\$0
3994	25-21-130-002-0000	\$0
3995	25-21-130-003-0000	\$25,966
3996	25-21-130-004-0000	\$16,974
3997	25-21-130-005-0000	\$0
3998	25-21-130-006-0000	\$30,272
3999	25-21-130-007-0000	\$22,745

4000	25-21-130-008-0000	\$29,978
4001	25-21-130-009-0000	\$24,108

**E-29****APPENDIX E****INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY  
WITHIN THE 107'" & HALSTED STREET PROJECT AREA****2012 EAV - \$122,899,900****Property Number**

4002	25-21-130-010-0000	\$27,994
4003	25-21-130-011-0000	\$20,632
4004	25-21-130-012-0000	\$26,089
4005	25-21-130-013-0000	\$24,131
4006	25-21-130-014-0000	\$16,940
4007	25-21-130-015-0000	\$17,782
4008	25-21-130-016-0000	\$3,914
4009	25-21-130-017-0000	\$4,951
4010	25-21-130-018-0000	\$19,024
4011	25-21-130-019-0000	\$21,755
4012	25-21-130-022-0000	\$32,287
4013	25-21-130-023-0000	\$25,578
4014	25-21-130-024-0000	\$16,379
4015	25-21-130-025-0000	\$3,914
4016	25-21-130-027-0000	\$2,365
4017	25-21-130-035-0000	\$27,938
4018	25-21-130-036-0000	\$0
4019	25-21-130-037-0000	\$788
4020	25-21-130-039-0000	\$20,256
4021	25-21-130-040-0000	\$25,189
4022	25-21-130-041-0000	\$20,388
4023	25-21-130-042-0000	\$13,800
4024	25-21-130-043-0000	\$18,820
4025	25-21-131-001-0000	\$0
4026	25-21-200-001-0000	\$21,760
4027	25-21-200-002-0000	\$3,945
4028	25-21-200-003-0000	\$3,945
4029	25-21-200-004-0000	"" \$0
4030	25-21-200-006-0000	\$11,604
4031	25-21-200-007-0000	\$23,006
4032	25-21-200-008-0000	\$10,456
4033	25-21-200-009-0000	\$21,713
4034	25-21-200-010-0000	\$31,493
4035	25-21-200-011-0000	\$27,248

4036 25-21-200-012-0000 \$15,638  
4037 25-21-200-013-0000 \$18,217  
4038 25-21-200-014-0000 \$29,936  
4039 25-21-200-015-0000 \$19,670  
4040 25-21-200-016-0000 \$27,722  
4041 25-21-200-017-0000 \$0  
4042 25-21-200-018-0000 \$14,522  
4043 25-21-200-019-0000 \$21,696  
4044 25-21-200-020-0000 \$13,383  
4045 25-21-200-021-0000 \$25,795  
4046 25-21-200-022-0000 \$19,583  
4047 25-21-200-023-0000 \$0  
4048 25-21-200-02-. \$15,540  
4049 25-21-200-02\$3,945  
4050 25-21-200-02\$31,684  
4051 25-21-200-02\$25,475  
4052 25-21-200-02\$3,945  
4053 25-21-201-00\$28,070  
4054 25-21-201-00\$24,762  
4055 25-21-201-00\$0  
4056 25-21-201-00\$20,543  
4057 25-21-201-00\$1,870  
4058 25-21-201-00\$14,137  
4059 25-21-201-00\$21,056  
4060 25-21-201-00\$10,092  
4061 25-21-201-00\$0  
4062 25-21-201-01\$20,169  
4063 25-21-201-01\$23,183  
4064 25-21-201-01\$23,598  
4065 25-21-201-01\$0  
4066 25-21-201-01\$0  
4067 25-21-201-01\$3,939  
4068 25-21-201-01\$3,936  
4069 25-21-201-01\$7,233  
4070 25-21-201-01\$16,200  
4071 25-21-201-01\$7,575  
4072 25-21-201-02\$24,274  
4073 25-21-201-02\$20,352  
4074 25-21-201-02\$5,917  
4075 25-21-201-02\$0  
4076 25-21-201-02\$14,022  
4077 25-21-201-02\$8,523  
4078 25-21-201-02\$6,523  
4079 25-21-201-02\$21,710  
4080 25-21-201-02\$15,880  
4081 25-21-201-02\$1,512

4082 25-21-201-03\$21,606  
4083 25-21-201-03\$31,860  
4084 25-21-201-03\$17,181  
4085 25-21-201-03\$11,523  
4086 25-21-201-03\$25,301  
4087 25-21-201-03\$28,937  
4088 25-21-201-03\$8,167  
4089 25-21-201-03\$15,035  
4090 25-21-202-00\$65,651  
4091 25-21-202-00\$22,680  
4092 25-21-202-00\$7,174  
4093 25-21-202-00\$7,174  
4094 25-21-\$7,828  
4095 25-21-\$0  
4096 25-21-\$8,324  
4097 25-21-\$11,382  
4098 25-21-\$20,694  
4099 25-21-\$24,131  
4100 25-21-\$24,114  
4101 25-21-\$24,131  
4102 25-21-\$25,444  
4103 25-21-\$7,174  
4104 25-21-\$3,586  
4105 25-21-\$0  
4106 25-21-\$18,163  
4107 25-21-\$23,076  
4108 25-21-\$22,857  
4109 25-21-\$23,991  
4110 25-21-\$13,394  
4111 25-21-\$14,468  
4112 25-21-\$28,014  
4113 25-21-\$16,331  
4114 25-21-\$24,235  
4115 25-21-\$25,236  
4116 25-21-\$21,749  
4117 25-21-\$5,835  
4118 25-21-\$25,635  
4119 25-21-\$0  
4120 25-21-\$14,581  
4121 25-21-\$25,615  
4122 25-21-\$18,323  
4123 25-21-\$10,378  
4124 25-21-\$0  
4125 25-21-\$0  
4126 25-21-\$0  
4127 25-21-\$0

4128 25-21-\$0  
4129 25-21-\$0  
4130 25-21-\$24,120  
4131 25-21-\$0  
4132 25-21-\$26,297  
4133 25-21-\$295,901  
4134 25-21-\$0  
4135 25-21-\$0  
4136 25-21-\$20,447  
4137 25-21-\$0  
4138 25-21-\$0  
4139 25-21-\$35,426

**E-30**  
**APPENDIX E**  
**INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY**  
**WITHIN THE 107<sup>th</sup> & HALSTED STREET PROJECT AREA**  
**2012 EAV - \$122,899,900**

**Property Number**

4140 25-21-203-017-0000\$31,726  
4141 25-21-203-018-0000\$25,862  
4142 25-21-203-019-0000\$26,836  
4143 25-21-203-020-0000\$19,805  
4144 25-21-203-021-0000\$38,036  
4145 25-21-203-024-0000\$44,413  
4146 25-21-203-025-0000\$44,651  
4147 25-21-204-001-0000\$7,196  
4148 25-21-204-002-0000\$5,917  
4149 25-21-204-003-0000\$5,917  
4150 25-21-204-005-0000\$5,444  
4151 25-21-204-006-0000\$0  
4152 25-21-204-007-0000\$5,443  
4153 25-21-204-008-0000\$14,856  
4154 25-21-204-009-0000\$0  
4155 25-21-204-010-0000\$3,945  
4156 25-21-204-011-0000\$18,570  
4157 25-21-204-012-0000\$3,945  
4158 25-21-204-013-0000\$23,873  
4159 25-21-204-014-0000\$12,942  
4160 25-21-204-015-0000\$9,710  
4161 25-21-204-016-0000\$4,929  
4162 25-21-204-017-0000\$581  
4163 25-21-204-018-0000\$15,995

4164	25-21-204-019-0000	\$18,071
4165	25-21-204-020-0000	\$23,890
4166	25-21-204-021-0000	\$4,180
4167	25-21-204-022-0000	\$8,066
4168	25-21-204-023-0000	\$21,640
4169	25-21-204-024-0000	\$17,891
4170	25-21-204-025-0000	\$13,043
4171	25-21-204-026-0000	\$49,819
4172	25-21-204-027-0000	\$3,945
4173	25-21-204-028-0000	\$5,307
4174	25-21-205-001-0000	\$24,148
4175	25-21-205-002-0000	\$20,318
4176	25-21-205-003-0000	\$4,559
4177	25-21-205-004-0000	\$21,704
4178	25-21-205-005-0000	\$14,449
4179	25-21-205-006-0000	\$0
4180	25-21-205-007-0000	\$3,945
4181	25-21-205-008-0000	\$471
4182	25-21-205-009-0000	\$4,764
4183	25-21-205-010-0000	\$0
4184	25-21-205-011-0000	\$0
4185	25-21-205-012-0000	\$8,879
4186	25-21-205-013-0000	\$3,301
4187	25-21-205-014-0000	\$3,945
4188	25-21-205-015-0000	\$3,945
4189	25-21-205-016-0000	\$12,558
4190	25-21-205-017-0000	\$16,441
4191	25-21-205-018-0000	\$4,385
4192	25-21-205-019-0000	\$13,024
4193	25-21-205-020-0000	\$23,242
4194	25-21-205-021-0000	\$19,987
<b>tt</b>	Property Number	2012 EAV
4195	25-21-205-022-0000	\$15,321
4196	25-21-205-023-0000	\$14,704
4197	25-21-205-024-0000	\$0
4198	25-21-205-025-0000	\$25,924
4199	25-21-205-026-0000	\$13,758
4200	25-21-205-027-0000	\$27,234
4201	25-21-205-028-0000	\$10,482
4202	25-21-205-029-0000	\$19,777
4203	25-21-205-030-0000	\$9,160
4204	25-21-205-031-0000	\$19,611
4205	25-21-205-032-0000	\$10,734
4206	25-21-205-033-0000	\$19,799
4207	25-21-205-034-0000	\$20,197
4208	25-21-205-035-0000	\$3,945



4209	25-21-205-036-000\$27,077
4210	25-21-205-038-000\$25,817
4211	25-21-205-039-000\$24,675
4212	25-21-206-001-000\$25,133
4213	25-21-206-002-000\$17,201
4214	25-21-206-003-000\$44
4215	25-21-206-004-000\$5,869
4216	25-21-206-005-000\$18,596
4217	25-21-206-006-000\$13,582
4218	25-21-206-007-000\$10,322
4219	25-21-206-008-000\$32,632
4220	25-21-206-009-000\$19,726
4221	25-21-206-010-000\$12,286
4222	25-21-206-011-000\$17,740
4223	25-21-206-012-000\$11,124
4224	25-21-206-013-000\$31,139
4225	25-21-206-014-000\$27,287
4226	25-21-206-015-000\$30,191
4227	25-21-206-016-000\$17,128
4228	25-21-206-017-000\$5,216
4229	25-21-206-018-000\$24,510
4230	25-21-206-019-000\$10,451
4231	25-21-206-020-0000 \$13,433
4232	25-21-206-021-0000 \$11,171-
4233	25-21-206-022-0000 \$14,867
4234	25-21-206-023-0000 \$18,949
4235	25-21-206-024-0000 \$17,482
4236	25-21-206-025-0000 \$27,933
4237	25-21-206-026-0000 \$3,914
4238	25-21-206-027-0000 \$4,579
4239	25-21-207-001-0000 \$0
4240	25-21-207-002-0000 \$0
4241	25-21-207-003-0000 \$11,138
4242	25-21-207-004-0000 \$23,651
4243	25-21-207-005-0000 \$28,530
4244	25-21-207-006-0000 \$4,929
#	Property Number 2012 EAV
4245	25-21-207-007-0000 \$28,982
4246	25-21-207-008-0000 \$5,869
4247	25-21-207-009-0000 \$30,110
4248	25-21-207-010-0000 \$37,949
4249	25-21-207-011-0000 \$22,024
4250	25-21-207-012-0000 \$18,845
4251	25-21-207-013-0000 \$30,404
4252	25-21-207-014-0000 \$7,286

4253	25-21-207-015-0000	\$11,983
4254	25-21-207-016-0000	\$15,989
4255	25-21-207-017-0000	\$30,500
4256	25-21-207-018-0000	\$19,791
4257	25-21-207-019-0000	\$29,815
4258	25-21-207-020-0000	\$39,284
4259	25-21-207-021-0000	\$7,828
4260	25-21-207-022-0000	\$30,949
4261	25-21-207-023-0000	\$19,111
4262	25-21-207-024-0000	\$0
4263	25-21-207-025-0000	\$35,387
4264	25-21-207-026-0000	\$0
4265	25-21-207-027-0000	\$5,886
4266	25-21-207-028-0000	\$3,914
4267	25-21-207-029-0000	\$22,852
4268	25-21-207-030-0000	\$1,956
4269	25-21-207-031-0000	\$31,482
4270	25-21-207-032-0000	\$7,612
4271	25-21-207-033-0000	\$4,104
4272	25-21-207-034-0000	\$5,145 ■
4273	25-21-207-035-0000	\$15,054
4274	25-21-207-036-0000	\$27,672
4275	25-21-207-037-0000	\$37,665

### E-31

## APPENDIX E

### INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE 107™ & HALSTED STREET PROJECT AREA

**2012 EAV - \$122,899,900**

#### Property Number

4276	25-21-207-038-0000	\$26,793
4277	25-21-207-039-0000	\$12,126
4278	25-21-207-040-0000	\$12,763
4279	25-21-207-041-0000	\$8,060
4280	25-21-208-001-0000	\$19,451
4281	25-21-208-002-0000	\$6,770
4282	25-21-208-003-0000	\$6,419
4283	25-21-208-004-0000	\$4,733
4284	25-21-208-005-0000	\$3,945
4285	25-21-208-006-0000	\$7,830
4286	25-21-208-007-0000	\$15,500
4287	25-21-208-008-0000	\$21,836
4288	25-21-208-009-0000	\$7,830
----	-----	-----

4289 25-21-208-010-0000 \$20,969  
4290 25-21-208-011-0000 \$5,838  
4291 25-21-208-014-0000 \$25,461  
4292 25-21-208-015-0000 \$4,279  
4293 25-21-208-016-0000 \$17,055  
4294 25-21-208-017-0000 \$16,110  
4295 25-21-208-018-0000 \$10,594  
4296 25-21-208-019-0000 \$13,357  
4297 25-21-208-020-0000 \$15,495  
4298 25-21-208-021-0000 \$13,526  
4299 25-21-208-022-0000 \$15,086  
4300 25-21-208-023-0000 \$4,054  
4301 25-21-208-024-0000 \$15,939  
4302 25-21-208-025-0000 \$0  
4303 25-21-208-026-0000 \$27,582  
4304 25-21-208-027-0000 \$4,259  
4305 25-21-208-028-0000 \$2,465  
4306 25-21-209-001-0000 \$22,310  
4307 25-21-209-002-0000 \$18,531  
4308 25-21-209-003-0000 \$18,842  
4309 25-21-209-004-0000 \$1,970  
4310 25-21-209-005-0000 \$27,015  
4311 25-21-209-006-0000 \$11,211  
4312 25-21-209-007-0000 \$0  
4313 25-21-209-008-0000 \$4,649  
4314 25-21-209-009-0000 \$3,945  
4315 25-21-209-010-0000 \$15,392  
4316 25-21-209-011-0000 \$10,675  
4317 25-21-209-012-0000 \$0  
4318 25-21-209-013-0000 \$10,802  
4319 25-21-209-014-0000 \$3,945  
4320 25-21-209-015-0000 \$13,876  
4321 25-21-209-016-0000 \$10,816  
4322 25-21-209 \$13,778  
4323 25-21-209 \$3,945  
4324 25-21-209 \$21,140  
4325 25-21-209 \$17,280  
4326 25-21-209 \$0  
4327 25-21-209 \$15,551  
4328 25-21-209 \$15,680  
4329 25-21-209 \$4,803  
4330 25-21-209 \$18,525  
4331 25-21-209 \$8,487  
4332 25-21-209 \$14,272  
4333 25-21-209 \$25,963  
4334 25-21-209 \$19,802

4335 25-21-209\$16,312  
4336 25-21-209\$19,505  
4337 25-21-209\$18,688  
4338 25-21-209\$10,574  
4339 25-21-209\$11,250  
4340 25-21-209\$13,543  
4341 25-21-209\$12,347  
4342 25-21-209\$23,284  
4343 25-21-209\$31,942  
4344 25-21-209\$18,677  
4345 25-21-210\$11,093  
4346 25-21-210\$31,782  
4347 25-21-210\$32,301  
4348 25-21-210\$32,405  
4349 25-21-210\$18,396  
4350 25-21-210\$22,731  
4351 25-21-210\$27,725  
4352 25-21-210\$21,530  
4353 25-21-210\$19,805  
4354 25-21-210\$30,292  
4355 25-21-210\$5,917  
4356 25-21-210\$10,226  
4357 25-21-210\$5,362  
0000  
4358 25-21-210\$45,344  
4359 25-21-210\$6,613  
4360 25-21-210\$23,163  
4361 25-21-210\$25,486  
4362 25-21-210\$7,889  
4363 25-21-210\$26,878  
4364 25-21-210\$1,970  
4365 25-21-210\$18,382  
4366 25-21-210\$27,068  
4367 25-21-210\$1,970  
4368 25-21-210-024-0000\$10,155  
4369 25-21-210-025-0000\$1,162  
4370 25-21-210-026-0000\$32,130  
4371 25-21-210-027-0000\$24,493  
4372 25-21-210-028-0000\$20,385  
4373 25-21-210-029-0000\$36,161  
4374 25-21-211-001-0000\$9,460  
4375 25-21-211-002-0000\$21,606  
4376 25-21-211-003-0000\$25,396  
4377 25-21-211-004-0000\$9,684  
4378 25-21-211-005-0000\$5,986  
4379 25-21-211-006-0000\$28,466  
4380 25-21-211-007-0000\$22,011

4380 25-21-211-007-0000 \$33,841  
4381 25-21-211-008-0000 \$11,949  
4382 25-21-211-009-0000 \$36,877  
4383 25-21-211-010-0000 \$18,163  
4384 25-21-211-011-0000 \$0  
4385 25-21-211-012-0000 \$17,097  
4386 25-21-211-013-0000 \$18,466  
4387 25-21-211-014-0000 \$20,983  
4388 25-21-211-015-0000 \$0  
4389 , 25-21-211-016-0000 \$569  
4390 25-21-211-017-0000 \$3,914  
4391 25-21-211-018-0000 \$3,914  
4392 25-21-211-019-0000 \$19,513  
4393 25-21-211-020-0000 \$16,595  
4394 25-21-211-021-0000 \$18,147  
4395 25-21-211-022-0000 \$18,183  
4396 25-21-211-023-0000 \$23,056  
4397 25-21-211-024-0000 \$21,684  
4398 25-21-211-025-0000 \$2,749  
4399 25-21-211-026-0000 \$17,350  
4400 25-21-211-027-0000 \$22,624  
4401 25-21-211-028-0000 \$15,430  
4402 25-21-211-029-0000 \$28,628  
4403 25-21-211-030-0000 \$4,334  
4404 25-21-211-031-0000 \$11,542  
4405 25-21-211-032-0000 \$24,066  
4406 25-21-211-033-0000 \$0  
4407 25-21-211-034-0000 \$0  
4408 25-21-211-035-0000 \$33,258  
4409 25-21-211-036-0000 \$29,894  
4410 25-21-211-037-0000 \$8,953  
4411 25-21-211-038-0000 \$6,750  
4412 25-21-212-001-0000 \$20,986  
4413 25-21-212-002-0000 \$19,260 " ' "

**E-3 2**  
**APPENDIX E**  
**INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY**  
**WITHIN THE 107™ & HALSTED STREET PROJECT AREA**  
**2012 EAV-\$122,899,900**

**Property Number**

4414 25-21-212-003-0000 \$16,856  
4415 25-21-212-004-0000 \$20,405  
4416 25-21-212-005-0000 \$21,684

4416 25-21-212-009-0000 \$21,682  
4417 25-21-212-010-0000 \$110  
4418 25-21-212-011-0000 \$18,157  
4419 25-21-212-012-0000 \$18,803  
4420 25-21-212-013-0000 \$5,917  
4421 25-21-212-014-0000 \$10,818  
4422 25-21-212-015-0000 \$28,603  
4423 25-21-212-016-0000 \$22,422  
4424 25-21-212-017-0000 \$33,215  
4425 25-21-212-018-0000 \$9,850  
4426 25-21-212-019-0000 \$2,216  
4427 25-21-212-020-0000 \$18,093  
4428 25-21-212-021-0000 \$0  
4429 25-21-212-022-0000 \$26,016  
4430 25-21-212-023-0000 \$30,416  
4431 25-21-212-024-0000 \$16,211  
4432 25-21-212-026-0000 \$20,130  
4433 25-21-212-027-0000 \$24,139  
4434 25-21-212-028-0000 \$2,525  
4435 25-21-212-029-0000 \$30,163  
4436 25-21-212-030-0000 \$14,317  
4437 25-21-212-031-0000 \$19,036  
4438 25-21-212-032-0000 \$8,910  
4439 25-21-213-001-0000 \$29,894  
4440 25-21-213-002-0000 \$19,406  
44425-21-213-003-0000 \$0  
4442 25-21-213-004-0000 \$32,840  
4443 25-21-213-005-0000 \$0  
4444 25-21-213-006-0000 \$18,781  
4445 25-21-213-007-0000 \$3,945  
4446 25-21-213-008-0000 \$0  
4447 25-21-213-009-0000 \$5,207  
4448 25-21-213-010-0000 \$148  
4449 25-21-213-011-0000 \$3,945  
4450 25-21-213-012-0000 \$15,190  
4451 25-21-213-013-0000 \$10,644  
4452 25-21-213-014-0000 \$4,885  
4453 25-21-213-015-0000 \$0  
4454 25-21-213-016-0000 \$14,628  
4455 25-21-213-017-0000 \$0  
4456 25-21-213-018-0000 \$20,916  
4457 25-21-213-020-0000 \$28,693  
4458 25-21-213-021-0000 \$5,917  
4459 25-21-213-022-0000 \$18,778  
4460 25-21-213-023-0000 \$33,395  
4461 25-21-213-024-0000 \$0

4462	25-21-213-025-0000	\$21,230
4463	25-21-213-026-0000	\$21,353
4464	25-21-213-027-0000	\$16,295
4465	25-21-213-028-0000	\$22,983
4466	25-21-213-029-0000	\$17,238
4467	25-21-213-030-0000	\$13,141
4468	25-21-213-031-0000	\$26,283
4469	25-21-213-032-0000	\$0
4470	25-21-213-033-0000	\$18,929
4471	25-21-213-034-0000	\$27,144
4472	25-21-213-035-0000	\$27,826
4473	25-21-213-036-0000	\$7,258
4474	25-21-213-037-0000	\$7,679
4475	25-21-213-038-0000	\$10,075
4476	25-21-214-001-0000	\$34,304
4477	25-21-214-002-0000	\$10,282
4478	25-21-214-003-0000	\$20,655
4479'	25-21-214-004-0000	\$0
4480	25-21-214-005-0000	\$46,082
4481	25-21-214-006-0000	\$20,066
4482	25-21-214-007-0000	\$5,917
4483	25-21-214-008-0000	\$38,381
4484	25-21-214-011-0000	\$31,981
4485	25-21-214-012-0000	\$1,970
4486	25-21-214-013-0000	\$28,219
4487	25-21-214-014-0000	\$19,878
4488	25-21-214-015-0000	\$27,686
4489	25-21-214-016-0000	\$27,599
4490	25-21-214-017-0000	\$11,068
4491	25-21-214-018-0000	\$0
4492	25-21-214-019-0000	\$21,323
4493	25-21-214-020-0000	\$22,282
4494	25-21-214-021-0000	\$36,215
4495	25-21-214-022-0000	\$5,917
4496	25-21-214-023-0000	\$5,917
4497	25-21-214-024-0000	\$23,836
4498	25-21-214-025-0000	\$3,945
4499	25-21-214-026-0000	\$0
4500	25-21-214-027-0000	\$16,410
4501	25-21-214-028-0000	\$10,793
4502	25-21-214-029-0000	\$14,802
4503	25-21-214-030-0000	\$21,081
4504	25-21-214-031-0000	\$13,804
4505	25-21-215-001-0000	\$0
4506	25-21-215-002-000	\$15,094
4507	25-21-215-003-000	\$20,717

4508	25-21-215-004-000\$7,317
4509	25-21-215-005-000\$9,626
4510	25-21-215-006-000\$0
4511	25-21-215-007-000\$11,023
4512	25-21-215-008-000\$18,887
4513	25-21-215-009-000\$0
4514	25-21-215-010-000\$32,363
4515	25-21-215-011-000\$22,507
4516	25-21-215-012-000\$26,656
4517	25-21-215-013-000\$27,683
4518	25-21-215-014-000\$4,969
4519	25-21-215-015-000\$3,976
4520	25-21-215-016-000\$23,197
4521	25-21-215-017-000\$25,306
4522	25-21-215-018-000\$13,834
4523	25-21-215-019-000\$24,330
4524	25-21-215-020-000\$35,104
4525	25-21-215-021-000\$27,809
4526	25-21-215-022-000\$30,242
4527	25-21-215-023-000\$19,878
4528	25-21-215-024-000\$22,779
4529	25-21-215-025-000\$8,801
4530	25-21-215-026-000\$26,998
4531	25-21-215-027-000\$25,500
4532	25-21-215-028-000\$0
4533	25-21-215-029-000\$17,493
4534	25-21-215-030-000\$10,209
4535	25-21-215-031-000\$0
4536	25-21-215-032-000\$30,904
4537	25-21-215-033-000\$33,948
4538	25-21-215-034-000\$13,944
4539	25-21-215-035-000\$27,610
4540	25-21-215-036-000\$24,010
4541	25-21-215-037-000\$0
4542	25-21-215-038-000\$42,019
4543	25-21-215-041-000\$65,197
4544	25-21-216-001-000\$8,159
4545	25-21-216-002-000\$17,308
4546	25-21-216-003-000\$22,961
4547	25-21-216-004-000\$23,808
4548	25-21-216-005-000\$12,656
4549	25-21-216-006-000\$2,412
4550	25-21-216-007-000\$13,391
4551	25-21-216-008-000\$11,579



**E-3 3**  
**APPENDIX E**  
**INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY**  
**WITHIN THE 107<sup>TH</sup> & HALSTED STREET PROJECT AREA**  
**2012 EAV - \$122,899,900**

Property Number

4552	25-21-216-009-0000	\$15,953
4553	25-21-216-010-0000	\$19,805
4554	25-21-216-011-0000	\$14,971
4555	25-21-216-012-0000	\$20,419
4556	25-21-216-013-0000	\$20,798
4557	25-21-216-014-0000	\$27,767
4558	25-21-216-015-0000	\$0
4559	25-21-216-016-0000	\$20,596
4560	25-21-216-017-0000	\$17,804
4561	25-21-216-018-0000	\$3,726
4562	25-21-216-019-0000	\$18,062
4563	25-21-216-020-0000	\$0
4564	25-21-216-021-0000	\$21,527
4565	25-21-216-022-0000	\$5,123
4566	25-21-216-023-0000	\$1,939
4567	25-21-216-024-0000	\$14,247
4568	25-21-216-025-0000	\$23,449
4569	25-21-216-026-0000	\$1,623
4570	25-21-216-027-0000	\$28,642
4571	25-21-216-028-0000	\$3,880
4572	25-21-216-029-0000	\$16,228
4573	25-21-216-030-0000	\$3,697
4574	25-21-216-031-0000	\$15,403
4575	25-21-216-032-0000	\$14,690
4576	■ 25-21-216-033-0000	\$0
4577	25-21-216-034-0000	\$10,181
4578	25-21-216-035-0000	\$4,969
4579	25-21-216-036-0000	" \$18,318
4580	25-21-216-037-0000	\$28,710
4581	25-21-217-001-0000	\$34,456
4582	25-21-217-002-0000	\$33,749
4583	25-21-217-003-0000	\$7,653
4584	25-21-217-004-0000	\$0
4585	25-21-217-005-0000	\$17,900
4586	25-21-217-006-0000	\$33,173
4567	25-21-217-007-0000	\$7,291
4588	25-21-217-008-0000	\$18,711

4589 25-21-217-009-0000\$3,880  
4590 25-21-217-010-0000\$22,529  
4591 25-21-217-011-0000\$15,562  
4592 25-21-217-012-0000\$0  
4593 25-21-217-016-0000\$21,628  
4594 25-21-217-017-0000\$3,880  
4595 25-21-217-018-0000\$0  
4596 25-21-217-019-0000\$923  
4597 25-21-217-020-0000\$4,183  
4598 25-21-217-021-0000\$4,632  
4599 25-21-217-022-0000\$5,403  
4600 25-21-217-023-0000\$3,901  
4601 25-21-217-024-0000\$0  
4602 25-21-217-025-0000\$14,553  
4603 25-21-217-026-0000\$3,788  
4604 25-21-217-027-0000\$0  
4605 25-21-217-028-0000\$21,067  
4606 25-21-217-029-0000\$17,706  
4607 25-21-218-001-0000\$23,320  
4606 25-21-218-002-0000\$28,323  
4609 25-21-218-003-0000\$0  
4610 25-21-218-004-0000\$6,924  
4611 25-21-218-005-0000\$23,242  
4612 25-21-218-006-0000\$8,417  
4613 25-21-218-007-0000\$22,481  
4614 25-21-218-014-0000\$0  
4615 25-21-218-015-0000\$6,015  
4616 25-21-218-016-0000\$29,922  
4617 25-21-218-017-0000\$9,295  
4618 25-21-218-018-0000\$29,737  
4619 25-21-218-019-0000\$4,699  
4620 25-21-218-020-0000\$23,912  
4621 25-21-218-021-0000\$34,430  
4622 25-21-218-022-0000\$11,239  
4623 25-21-218-023-0000\$12,485  
4624 25-21-218-024-0000\$3,880  
4625 25-21-218-025-0000\$21,266  
4626 25-21-218-026-0000\$0  
4627 25-21-218-027-0000\$12,704  
4628 25-21-218-028-0000\$0  
4629 25-21-219-001-0000\$25,315  
4630 25-21-219-002-0000\$11,281  
4631 25-21-219-003-0000\$20,820  
4632 25-21-219-004-0000\$1,243  
4633 25-21-219-005-0000\$19,081

4634 25-21-219-006-0000\$26,008  
4635 25-21-219-007-0000\$17,347  
4636 25-21-219-008-0000\$4,657  
4637 25-21-219-009-0000\$21,595  
4638 25-21-219-010-0000\$17,142  
4639 25-21-219-011-0000\$5,928  
4640 25-21-219-012-0000\$20,130  
4641 25-21-219-013-0000\$14,701  
4642 25-21-219-014-0000\$17,089  
4643 25-21-219-015-0000\$3,880  
4644 25-21-219-016-0000\$23,688  
4645 25-21-219-017-0000\$3,880  
4646 25-21-219-018-0000\$7,449  
4647 25-21-219-019-0000\$31,740  
4648 25-21-219-020-0000\$6,832  
4649 25-21-219-021-0000\$3,880  
4650 25-21-219-022-0000\$21,979  
4651 25-21-219-023-0000\$20,930  
4652 25-21-219-024-0000\$4,528  
4653 25-21-219-025-0000\$21,306  
4654 25-21-219-026-0000\$15,302  
4655 25-21-219-027-0000\$12,254  
4656 25-21-219-028-0000\$35,508  
4657 25-21-219-029-0000\$26,603  
4658 25-21-219-030-0000\$637  
4659 25-21-219-031-0000\$0  
4660 25-21-219-032-0000\$24,224  
4661 25-21-219-033-0000\$16,023  
4662 25-21-219-034-0000\$18,851  
4663 25-21-219-035-0000\$21,020  
4664 25-21-219-036-0000\$19,471  
4665 25-21-219-037-0000\$6,212  
4666 25-21-220-001-0000\$10,679  
4667 25-21-220-002-0000\$3,945  
4668 25-21-220-003-0000\$3,945  
4669 26-21-220-004-0000\$32,306  
4670 25-21-220-005-0000\$31,299  
4671 25-21-220-006-0000\$496  
4672 25-21-220-009-0000\$9,468  
4673 25-21-220-010-0000\$36,431  
4674 25-21-220-011-0000\$17,717  
4675 25-21-220-012-0000\$385  
4676 25-21-220-013-0000\$16,887  
4677 25-21-220-014-0000\$4,531  
4678 25-21-220-015-0000\$39,691

4679	25-21-220-016-0000	\$0
4680	25-21-220-017-0000	\$0
4681	25-21-220-018-0000	\$30,354
4682	25-21-220-019-0000	\$13,450
4683	25-21-220-020-0000	\$21,266
4684	25-21-220-021-0000	\$31,616
4685	25-21-220-022-0000	\$3,945
4686	25-21-220-023-0000	\$0
4687	25-21-220-024-0000	\$38,891
4688	25-21-220-025-0000	\$6,181
4689	25-21-220-026-0000	\$23,968

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## APPENDIX E

### INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE 107<sup>TH</sup> & HALSTED STREET PROJECT AREA

2012 EAV-\$122,899,900

#### Property Number

4690	25-21-220-027-0000	\$25,803	
4691	25-21-220-028-0000	\$35,216	
4692	25-21-220-029-0000	\$392	
4693	25-21-220-031-0000	\$5,207	
4694	25-21-221-001-0000	\$3,945	
4695	25-21-221-002-0000	\$47,210	
4696	25-21-221-003-0000	\$20,969	
4697	25-21-221-004-0000	\$7,889	
4698	25-21-221-005-0000	\$13,315	
4699	25-21-221-006-0000	\$20,497	
4700	25-21-221-007-0000	\$7,889	
4701	25-21-221-008-0000	\$16,151	
4702	25-21-221-009-0000	\$20,234	
4703	25-21-221-010-0000	\$31,886	
4704	25-21-221-011-0000	\$13,105	
4705	25-21-221-012-0000	\$10,412	
4706	25-21-221-013-0000	\$0	
4707	25-21-221-014-0000	\$29,689	
4708	25-21-221-015-0000	\$37,062	
4709	25-21-221-016-0000	\$19,342	
4710	25-21-221-017-0000	\$3,945	
4711	25-21-221-020-0000	\$15,049	
4712	25-21-221-022-0000	\$9,270	
4713	25-21-221-023-0000	\$14,508	
4714	25-21-221-024-0000	\$30,003	
.....	.....	.....	.....

4715 25-21-221-025-0000 \$10,282  
4716 25-21-221-026-0000 \$9,337  
4717 25-21-221-027-0000 \$15,347  
4718 25-21-221-028-0000 \$16,452  
4719 25-21-221-029-0000 \$8,537  
4720 25-21-221-030-0000 \$37,438  
4721 25-21-221-031-0000 \$0  
4722 25-21-221-032-0000 \$9,766  
4723 25-21-221-033-0000 \$24,790  
4724 25-21-221-034-0000 \$21,401  
4725 25-21-221-035-0000 \$18,977  
4726 25-21-221-036-0000 \$33,743  
4727 25-21-221-037-0000 \$11,660  
4728 25-21-221-038-0000 \$13,355  
4729 25-21-221-039-0000 \$3,945  
4730 25-21-222-001-0000 \$10,677  
4731 25-21-222-002-0000 \$10,677  
4732 25-21-222-003-0000 \$13,938  
4733 25-21-222-004-0000 \$36,504  
4734 25-21-222-005-0000 \$36,442  
4735 25-21-222-006-0000 \$27,436  
4736 25-21-222-007-0000 \$11,697  
4737 25-21-222-008-0000 \$8,261  
4738 25-21-222-009-0000 \$29,206  
4739 25-21-222-010-0000 \$9,295  
4740 25-21-222-011-0000 \$1,970  
4741 25-21-222-012-0000 \$3,612  
4742 25-21-222-013-0000 \$10,516  
4743 25-21-222-014-0000 \$3,914  
4744 25-21-222-015-0000 \$3,976  
4745 25-21-222-016-0000 \$5,796  
4746 25-21-222-017-0000 \$12,347  
4747 25-21-222-018-0000 \$11,873  
4748 25-21-222-019-0000 \$23,138  
4749 25-21-222-020-0000 \$11,907  
4750 25-21-222-021-0000 \$707  
4751 25-21-222-022-0000 \$27,986  
4752 25-21-222-023-0000 \$4,969  
4753 25-21-222-024-0000 \$37,648  
4754 25-21-222-025-0000 \$5,917  
4755 25-21-222-026-0000 \$12,628  
4756 25-21-222-027-0000 \$14,718  
4757 25-21-222-028-0000 \$3,945  
4758 25-21-222-029-0000 \$4,377  
4759 25-21-222-030-0000 \$5,757  
4760 25-21-222-031-0000 \$21,628

47625-21-222-04\$20,649  
47625-21-222-04\$10,549  
47625-21-222-04\$12,664  
47625-21-222-04\$95  
47625-21-223-00\$23,474  
47625-21-223-00\$8,147  
47625-21-223-00\$0  
47625-21-223-01\$17,117  
47625-21-223-01\$26,580  
47725-21-223-01\$5,869  
47725-21-223-02\$23,929  
47725-21-223-02\$7,103  
47725-21-223-02\$13,287  
47725-21-223-02\$28,236  
47725-21-223-02\$31,897  
47725-21-223-02\$19,395  
47725-21-223-03\$2,836  
47725-21-223-03\$0  
47725-21-223-03\$885,234  
47825-21-223-03\$0  
47825-21-223-03\$0  
4782 25-21-223-035-0000 \$0  
4783 25-21-223-036-0000 \$0  
4784 25-21-224-001-0000 \$581  
4785 25-21-224-002-0000 \$19,462  
4786 25-21-224-003-0000 \$16,775  
4787 25-21-224-004-0000 \$24,628  
4788 25-21-224-005-0000 \$1,939  
4789 25-21-224-006-0000 \$10,330  
4790 25-21-224-007-0000 \$15,838  
4791 25-21-224-008-0000 \$9,135  
4792 25-21-224-009-0000 \$13,761  
4793 25-21-224-010-0000 \$16,547  
4794 25-21-224-011-0000 \$11,615  
4795 25-21-224-012-0000 \$22,613  
4796 25-21-224-013-0000 \$3,880  
4797 25-21-224-014-0000 \$20,108  
4798 25-21-224-015-0000 \$4,733  
4799 25-21-224-016-0000 \$8,885  
4800 25-21-224-017-0000 \$15,400  
4801 25-21-224-018-0000 \$16,898  
4802 25-21-224-019-0000 \$379  
4803 25-21-224-020-0000 \$1,173  
4804 25-21-224-021-0000 \$15,666  
4805 25-21-224-022-0000 \$11,901  
4806 25-21-224-023-0000 \$22,613

4806	25-21-224-023-0000	\$20,043
4807	25-21-224-024-0000	\$3,880
4808	25-21-224-025-0000	\$45,569
4809	25-21-224-026-0000	\$19,412
4810	25-21-224-027-0000	\$17,804
4811	25-21-224-028-0000	\$18,419
4812	25-21-224-029-0000	\$8,444
4813	25-21-224-030-0000	\$0
4814	25-21-224-031-0000	\$0
4815	25-21-224-032-0000	\$3,945
4816	25-21-224-033-0000	\$4,573
4817	25-21-224-035-0000	\$20,714
4818	25-21-224-036-0000	\$13,419
4819	25-21-224-037-0000	\$34,268
4820	25-21-224-038-0000	\$35,174
4821	25-21-224-039-0000	\$587
4822	25-21-224-040-0000	\$24,423
4823	25-21-225-001-0000	\$7,575
4824	25-21-225-002-0000	\$19,154
4825	25-21-225-003-0000	\$2,298
4826	25-21-225-004-0000	\$20,268
4827	25-21-225-005-0000	\$19,019

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**APPENDIX E**

**INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY  
WITHIN THE 107<sup>th</sup> & HALSTED STREET PROJECT AREA**

**2012 EAV - \$122,899,900**

**Property Number**

4828	25-21-225-006-0000	\$5,512
4829	25-21-225-007-0000	\$5,630
4830	25-21-225-008-0000	\$3,788
4831	25-21-225-009-0000	\$35,289
4832	25-21-225-010-0000	\$13,509
4833	25-21-225-011-0000	\$7,303
4834	25-21-225-012-0000	\$21,544
4835	25-21-225-013-0000	\$3,880
4836	25-21-225-014-0000	\$37,463
4837	25-21-225-015-0000	\$3,880
4838	25-21-225-016-0000	\$12,891
4839	25-21-225-017-0000	\$3,880
4840	25-21-225-018-0000	\$4,062
4841	25-21-225-019-0000	\$22,133
4842	25-21-225-020-0000	\$0

4842 25-21-225-020-0000\$0  
4843 25-21-225-021-0000\$4,295  
4844 25-21-225-022-0000\$11,419  
4845 25-21-225-023-0000\$15,035  
4846 25-21-225-024-0000\$22,335  
4847 25-21-225-025-0000\$9.006  
4848 25-21-225-026-0000\$24,630  
4849 25-21-225-027-0000\$22,979  
4850 25-21-225-028-0000\$20,329  
4851 25-21-225-031-0000\$18,009  
4852 25-21-225-032-0000\$17,254  
4853 25-21-225-033-0000\$42,104  
4854 25-21-225-034.- \$122,074  
0000  
4855 25-21-225-035-0000~\$73;857  
4856 25-21-225-036-0000\$29,807  
4857 25-21-225-037-0000\$7,996  
4858 25-21-225-038-0000\$5,039  
4859 25-21-225-039-0000\$5,039  
4860 25-21-225-040-0000\$5,039  
4861 25-21-225-041-0000\$4,910  
4862 25-21-225-042-0000\$0  
4863 25-21-226-001-0000\$8,680  
4864 25-21-226-002-0000\$17,647  
4865 25-21-226-003-0000\$21,864  
4866 25-21-226-004-0000\$1,846  
4867 25-21-226-005-0000\$26,962  
4868 25-21-226-006-0000\$27,806  
4869 25-21-226-007-0000\$13,391  
4870 25-21-226-008-0000\$13,391  
4871 25-21-226-009-0000\$9,730  
4872 25-21-226-010-0000\$0  
4873 25-21-226-011-0000\$19,620  
4874 25-21-226-012-0000\$15,330  
4875 25-21-226-013-0000\$3,880  
4876 25-21-226-014-0000\$27,725  
4877 25-21-226-015-0000\$3,852  
4878 25-21-226-016-0000\$8,576  
4879 25-21-226-017-0000\$13,991  
4880 25-21-226-018-0000\$16,068  
4881 25-21-226-019-0000\$7,690  
4882 25-21-226-020-0000\$11,865  
4883 25-21-226-021-0000\$3,880  
4884 25-21-226-022-0000\$14,182  
4885 25-21-226-023-0000\$16,909  
4886 25-21-226-024-0000\$6,708  
4887 25-21-226-025-0000\$16,281



4888 25-21-226-026-0000\$12,117  
4889 25-21-226-027-0000\$10,781  
4890 25-21-226-028-0000\$0  
4891 25-21-226-029-0000\$12,297  
4892 25-21-226-030-0000\$31,936  
4893 25-21-226-031-0000\$5,039  
4894 25-21-226-032-0000\$12,838  
4895 25-21-226-033-0000\$25,562  
4896 25-21-226-034-0000\$21,328  
4897 25-21-226-035-0000\$5,917  
4898 25-21-226-036-0000\$9,792  
4899 25-21-226-037-0000\$0  
4900 25-21-226-038-0000\$4,694  
4901 25-21-227-001-0000\$0  
4902 25-21-227-002-0000\$4,006  
4903 25-21-227-003-0000\$16,146  
4904 25-21-227-004-0000\$16,935  
4905 25-21-227-005-0000\$2,866  
4906 25-21-227-006-0000\$24,574  
4907 25-21-227-007-0000\$17,754  
4908 25-21-227-008-0000\$8,114  
4909 25-21-227-009-0000\$19,221  
4910 25-21-227-010-0000\$11,946  
4911 25-21-227-011-0000\$22,798  
4912 25-21-227-012-0000\$0  
4913 25-21-227-013-0000\$5,822  
4914 25-21-227-014-0000\$21,474  
4915 25-21-227-015-0000\$18,217  
4916 25-21-227-016-0000\$11,910  
4917 25-21-227-017-0000\$17,717  
4918 25-21-227-018-0000\$16,646  
4919 25-21-227-019-0000\$22,288  
4920 25-21-227-022-0000\$7,361  
4921 25-21-227-023-0000\$0  
4922 25-21-227-024-0000\$0  
4923 25-21-227-025-0000\$0  
4924 25-21-227-026-0000\$0  
4925 25-21-227-027-0000\$0  
4926 25-21-227-028-0000\$0  
4927 25-21-227-029-0000\$8,796  
4928 25-21-228-001-0000\$172,993  
4929 25-21-228-002-0000\$0'  
■  
4930 25-21-228-003-0000\$11,772  
4931 25-21-228-004-0000\$3,945  
4932 25-21-228-005-0000\$29,795  
4933 25-21-228-006-0000\$12,752

4933	25-21-228-006-0000	\$13,753
4934	25-21-228-007-0000	\$4,896
4935	25-21-228-008-0000	\$11,040
4936	25-21-228-009-0000	\$3,945
4937	25-21-228-010-0000	\$30,303
4938	25-21-228-011-0000	\$5,917
4939	25-21-228-012-0000	\$4,377
4940	25-21-228-013-0000	\$21,987
4941	25-21-228-015-0000	\$7,513
4942	25-21-228-016-0000	\$3,776
4943	25-21-228-017-0000	\$3,776
4944	25-21-228-018-0000	\$0
4945	25-21-228-019-0000	\$0
4946	25-21-228-021-0000	\$0
4947	25-21-228-022-0000	\$14,266
4948	25-21-228-023-0000	\$207,513
4949	25-21-228-024-0000	\$12,471
4950	25-21-228-025-0000	\$11,965
4951	25-21-228-026-0000	\$15,125
4952	25-21-228-027-0000	\$5,917
4953	25-21-228-028-0000	\$0
4954	25-21-228-031-0000	\$10,316
4955	25-21-228-034-0000	\$6,756
4956	25-21-228-037-0000	\$30,472
4957	25-21-228-038-0000	\$4,452
4958	25-21-228-039-0000	\$5,443
4959	25-21-228-040-0000	\$1,970
4960	25-21-228-042-0000	\$19,757
4961	25-21-228-043-0000	\$21,118
4962	25-21-228-044-0000	\$14,973
4963	25-21-228-045-0000	\$20,341
4964	25-21-228-046-0000	\$65,567
4965	25-21-228-047-0000	\$109,113

**E-36****APPENDIX E****INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY  
WITHIN THE 107<sup>TH</sup> & HALSTED STREET PROJECT AREA****2012 EAV - \$122,899,900****Property Number**

4966	25-21-229-002-0000	\$7,383
4967	25-21-229-003-0000	\$0
4968	25-21-229-004-0000	\$19,928
4969	25-21-229-005-0000	\$26,070

4969 25-21-229-005-0000\$28,070  
4970 25-21-229-006-0000\$18,820  
4971 25-21-229-007-0000\$0  
4972 25-21-229-008-0000\$25,155  
4973 25-21-229-009-0000\$30,676  
4974 25-21-229-010-0000\$27,282  
4975 25-21-229-011-0000\$24,496  
4976 25-21-229-012-0000\$0  
4977 25-21-229-013-0000\$9,432  
4978 25-21-229-014-0000\$21,603  
4979 25-21-229-015-0000\$3,945  
4980 25-21-229-016-0000\$43,644  
4981 25-21-229-017-0000\$0  
4982 25-21-229-018-0000\$15,840  
4983 25-21-229-019-0000\$16,197  
4984 25-21-229-020-0000\$30,023  
4985 25-21-229-021-0000\$28,962  
4986 25-21-229-022-0000\$20,641  
4987 25-21-229-023-0000\$0  
4988 25-21-229-024-0000\$21,418  
4989 25-21-229-025-0000\$24,380  
4990 25-21-229-026-0000\$31,866  
4991 25-21-229-027-0000\$3,945  
4992 25-21-229-028-0000\$8,868  
4993 25-21-229-029-0000\$11,340  
4994 25-21-229-030-0000\$3,911  
4995 25-21-229-031-0000\$593  
4996 25-21-229-032-0000\$4,924  
4997 25-21-229-033-0000\$7,465  
4998 25-21-229-034-0000\$3,945  
4999 25-21-229-035-0000\$16,396  
5000 25-21-229-036-0000\$19,678  
5001 25-21-229-037-0000\$24,106  
5002 25-21-229-038-0000\$32,997  
5003 25-21-229-039-0000\$24,445  
5004 25-21-229-040-0000\$20,307  
5005 25-21-229-045-0000\$34,913  
5006 25-21-229-046-0000\$34,660  
5007 25-21-229-048-0000\$2,744  
5008 25-21-229-050-0000\$0  
5009 25-21-229-051-0000\$7,564  
5010 25-21-229-052-0000\$0  
5011 25-21-229-053-0000\$0  
5012 25-21-230-002-0000\$13,492  
5013 25-21-230-003-0000\$15,723  
5014 25-21-230-004-0000\$10,387

5014 25-21-230-004-0000\$10,597  
5015 25-21-230-005-0000\$23,999  
5016 25-21-230-006-0000\$23,531  
5017 25-21-230-007-0000\$5,869  
5018 25-21-230-008-0000\$8,044  
5019 25-21-230-009-0000\$14,962  
5020 25-21-230-010-0000\$22,487  
5021 25-21-230-011-0000\$19,527  
5022 25-21-230-012-0000\$19,033  
5023 25-21-230-013-0000\$1,891  
5024 25-21-230-014-0000 \$0  
5025 25-21-230-015-0000\$13,559  
5026 25-21-230-016-0000\$3,914  
5027 25-21-230-017-0000\$0  
5028 25-21-230-019-0000\$3,914  
5029 25-21-230-020-0000\$0  
5030 25-21-230-021-0000\$14,945  
5031 25-21-230-022-0000\$28,297  
5032 25-21-230-023-0000\$9,817  
5033 25-21-230-024-0000\$16,817  
5034 25-21-230-025-0000\$5,479  
5035 25-21-230-026-0000\$20,930  
5036 25-21-230-027-0000\$14,370  
5037 25-21-230-028-0000\$21,737  
5038 25-21-230-029-0000\$23,615  
5039 25-21-230-030-0000\$12,530  
5040 25-21-230-031-0000\$18,304  
5041 25-21-230-032-0000\$36,380  
5042 25-21-230-033-0000\$63,087"  
5043 25-21-230-034-0000\$11,671  
5044 25-21-230-035-0000\$91,900  
5045 25-21-230-036-0000\$15,083  
5046 25-21-300-007-0000\$322,846  
5047 25-21-300-008-0000\$3,804  
5048 25-21-300-018-0000\$1,956  
5049 25-21-300-019-0000\$19,286  
5050 25-21-300-020-0000\$11,047  
5051 25-21-300-021-0000\$42,488  
5052 25-21-300-022-0000\$25,828  
5053 25-21-300-023-0000\$30,014  
5054 25-21-300-029-0000\$392,352  
5055 25-21-301-001-0000\$23,275  
5056 25-21-301-002-0000\$25,534  
5057 25-21-301-003-0000\$23,169  
5058 25-21-301-016-0000 \$46,054  
5059 25-21-301-017-0000 \$30,054

5059 25-21-301-017-0000 \$39,034  
5060 25-21-301-018-0000 \$34,865  
5061 ■ 25-21-301-021-0000 \$0  
5062 25-21-301-022-0000 \$22,734  
5063 25-21-301-023-0000 \$2,365  
5064 25-21-301-024-0000 \$9,222  
5065 25-21-301-029-0000 \$31,330  
5066 25-21-301-030-0000 \$42,452  
5067 25-21-301-031-0000 \$8,256  
5068 25-21-301-032-0000 \$3,875  
5069 25-21-302-001-0000 \$23,141  
5070 25-21-302-002-0000 \$19,406  
5071 25-21-302-003-0000 \$21,553  
5072 25-21-302-004-0000 \$9,587  
5073 25-21-302-006-0000 \$18,349  
5074 25-21-302-007-0000 \$22,647  
5075 25-21-302-008-0000 \$0  
5076 25-21-302-009-0000 \$0  
5077 25-21-302-011-0000 \$2,101  
5078 25-21-302-012-0000 \$2,503  
5079 25-21-302-013-0000 \$14,522  
5080 25-21-302-014-0000 \$19,176  
5081 25-21-302-017-0000 \$15,472  
5082 25-21-302-018-0000 \$33,089  
5083 25-21-306-001-0000 \$99,613  
5084 25-21-306-002-0000 \$17,931  
5085 25-21-306-003-0000 \$30,214  
5086 25-21-306-004-0000 \$24,524  
5087 25-21-306-005-0000 \$2,252  
5088 25-21-306-006-0000 \$19,987  
5089 25-21-306-007-0000 \$24,400  
5090 25-21-306-015-0000 \$14,553  
5091 25-21-306-016-0000 \$17,597  
5092 25-21-307-001-0000 \$28,303  
5093 25-21-307-002-0000 \$24,383  
5094 25-21-307-003-0000 \$2,636  
5095 25-21-307-006-0000 \$23,141  
5096 25-21-307-014-0000 \$10,800  
5097 25-21-307-025-0000 \$3,485  
5098 25-21-307-028-0000 \$12,942  
5099 25-21-307-029-0000 \$14,297  
5100 25-21-308-002-0000 \$20,680 .  
5101 25-21-308-007-0000 \$5,148  
5102 25-21-308-008-0000 \$30,848  
5103 25-21-308 009-0000 " \$28,996

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**APPENDIX E**

**INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE  
107<sup>TH</sup> & HALSTED STREET PROJECT AREA**

**2012 EAV - \$122,899,900**

**Property Number**

5104	25-21-308-010-0000	\$36,229
5105	25-21-308-028-0000	\$523,051
5106	25-21-309-001-0000	\$21,241
5107	25-21-309-002-0000	\$0
5108	25-21-309-003-0000	\$4,354
5109	25-21-309-004-0000	\$4,326
5110	25-21-309-005-0000	\$12,996
5111	25-21-309-006-0000	\$22,941
5112	25-21-309-007-0000	\$13,683
5113	25-21-309-011-0000	\$25,896
5114	25-21-309-017-0000	\$37,314
5115	25-21-309-035-0000	\$21,898
5116	25-21-309-036-0000	\$24,036
5117	25-21-400-001-0000	\$3,391
5118	25-21-400-002-0000	\$2,966
5119	25-21-400-003-0000	\$21,412
5120	25-21-400-004-0000	\$3,908
5121	25-21-400-005-0000	\$15,599
5122	25-21-400-006-0000	\$20,063
5123	25-21-400-007-0000	\$0
5124	25-21-400-046-0000	\$8,796
5125	25-21-401-003-0000	\$16,575
5126	25-21-401-004-0000	\$18,999
5127	25-21-401-005-0000	\$15,341
5128	25-21-401-006-0000	\$0
5129	25-21-401-007-0000	\$0
5130	25-21-401-039-0000	\$29,930
5131	25-21-401-040-0000	\$17,933
5132	25-21-401-041-0000	\$4,063
5133	25-21-401-042-0000	\$0
5134	25-21-402-001-0000	\$13,598
5135	25-21-402-002-0000	\$16,253
5136	25-21-402-003-0000	\$15,964
5137	25-21-402-004-0000	\$3,945
5138	25-21-402-005-0000	\$3,945
5139	25-21-402-006-0000	\$9,205
5140	25-21-402-007-0000	\$4,851

5141 25-21-403-001-0000 \$38,656  
5142 25-21-403-002-0000 \$3,945  
5143 25-21-403-003-0000 \$27,139  
5144 25-21-403-004-0000 \$27,139  
5145 25-21-403-005-0000 \$16,646  
5146 25-21-403-006-0000 \$13,223  
5147 25-21-403-007-0000 \$3,945  
5148 25-21-403-008-0000 \$3,628  
5149 25-21-403-009-0000 \$9,390  
51525-21-403-010-0000 \$25,638  
51525-21-404-001-0000 \$51,620  
51525-21-404-002-0000 \$26,681  
51525-21-404-003-0000 \$7,668  
51525-21-404-004-0000 \$5,740  
51525-21-404-005-0000 \$0  
51525-21-404-006-0000 \$23,690  
51525-21-404-007-0000 \$33,729  
51525-21-404-008-0000 \$8,282  
51525-21-405-001-0000 \$8,282  
51625-21-405-002-0000 \$12,802  
51625-21-405-003-0000 \$3,945  
51625-21-405-004-0000 \$33,448  
51625-21-405-005-0000 \$35,233  
51625-21-405-006-0000 \$40,137  
51625-21-405-007-0000 \$0  
51625-21-405-008-0000 \$0  
51625-21-406-001-0000 \$0  
51625-21-406-002-0000 \$66,411  
51625-21-406-003-0000 \$10,139  
51725-21-407-001-0000 \$23,345  
51725-21-407-002-0000 \$23,088  
51725-21-407-003-0000 \$9,679  
51725-21-407-004-0000 \$12,878  
51725-21-407-005-0000 \$6,627  
51725-21-407-006-0000 \$29,523  
51725-21-407-007-0000 \$1,944  
51725-21-407-008-0000 \$35,202  
51725-21-501-001-0000 \$0  
51725-21-501-002-0000 \$0  
51825-21-501-003-0000 \$0  
51825-21-501-004-0000 \$0  
51825-21-501-005-0000 \$0  
51825-21-501-006-0000 \$0

Total EAV \$122,899,900

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## APPENDIX F

LAND ACQUISITION BY BLOCK AND  
PARCEL IDENTIFICATION NUMBER

Property Number	Property Address	Condition	Property Number	Property Address	Condition
25212140020000	145 W 112TH PL	Dilapidated			
25163230310000	654 W H1THST	Dilapidated			
25212170220000	314 W 114TH ST	Dilapidated			
25164100130000	19 W 108TH ST	Dilapidated			
25212000130000	303 W 111TH ST	Dilapidated			
25163150240000	410 W 109TH ST	Dilapidated			
25164270230000	326W111THST	Dilapidated			
25212150040000	59 W 112TH PL	Dilapidated			
25164170250000	126 W 109TH PL	Dilapidated			
25164160290000	10900 S WENTWORTH AV	Dilapidated			
25164280200000	203 W 110TH PL	Dilapidated			
25174210050000	906W111TH ST	Dilapidated			
25211210260000	11338 S NORMAL AVE	Dilapidated			
25164060050000	10721 S LAFAYETTE AVE	Dilapidated			
25212090330000	222 W 112TH PL	Dilapidated			
25163070120000	10737 S EGGLESTON AVE	Dilapidated			
25174210030000	914 W 111TH ST	Dilapidated			
25163280040000	11043 S NORMAL AVE	Dilapidated			
25212030160000	26W111TH PL	Dilapidated			
25212150170000	17 W 112TH PL	Dilapidated			
25174290290000	10918 S PEORIA ST	Dilapidated			
25212260120000	11423 S PRINCETON AVE	Dilapidated			
25164230070000 "	■--339 W 110TH ST	Dilapidated			
25164140090000	27 W 108TH PL	Dilapidated			
25212130350000	11248 S WENTWORTH AV	Dilapidated			
25212260130000	11425 S PRINCETON AVE	Dilapidated			
25212240170000	339 W 114TH ST	Dilapidated			
25164280050000	247 W 110TH PL	Dilapidated			
25212070390000	10 W 112TH ST	Dilapidated			
25163080140000	10857 S HALSTED ST	Dilapidated			
25164230290000	320 W 110TH PL	Dilapidated			
25163060250000	10720 S EGGLESTON AVE	Dilapidated			
25163220230000	11038 S UNION AVE	Dilapidated			
25212220300000	124W114THST	Dilapidated			
25212010070000	239 W 111TH ST	Dilapidated			



25211030190000	11138 S WALLACE ST	Dilapidated
25211200310000	11352 S PARNELL AVE	Dilapidated
25164250160000	125 W 110TH ST	Dilapidated
25164150280000	334 W 109TH PL	Dilapidated
25174130520000	1032 W 110TH PL	Dilapidated
25164230080000	337 W 110TH ST	Dilapidated
25164170100000	139 W 109TH ST	Dilapidated
25174050390000	1022 W 108TH PL	Dilapidated
25164170010000	149 W 109TH ST	Dilapidated
25164230160000	307 W 110TH ST	Dilapidated
25163210160000	11039 S HALSTED ST	Dilapidated
25163210170000	11043 S HALSTED ST	Dilapidated
25211210170000	11308 S NORMAL AVE	Dilapidated
25164260260000	24 W 110TH PL	Dilapidated
25164060090000	10733 S LAFAYETTE AVE	Dilapidated
25211070410000	11140 S STEWART AVE	Dilapidated
25212260110000	11421 S PRINCETON AVE	Dilapidated
25174160090000	10701 S MORGAN ST	Dilapidated
25163080150000	10861 S HALSTED ST	Dilapidated
25211150320000	11246 S STEWART AVE	Dilapidated
25164050010000	57 W 107TH ST	Dilapidated
25164280210000	201 W 110TH PL	Dilapidated
25212210020000	66 W 113TH PL	Dilapidated
25212280030000	131 W 114TH ST	Dilapidated
25211290150000	11416 S NORMAL AVE	Dilapidated
25212170070000	11331 S HARVARD AVE	Dilapidated
25174180030000	10810 S HALSTED ST	Redevelopment Site
25174180010000	10802 S HALSTED ST	Redevelopment Site
25211240270000	11443 S HALSTED ST	Redevelopment Site
25174180380000	10812 S HALSTED ST	Redevelopment Site
25174180020000	10806 S HALSTED ST	Redevelopment Site
25164170270000	120 W 109TH PL	Vacant Building
25211300110000	11439 S NORMAL AVE	Vacant Building
25174140120000	1123 W 110TH PL	Vacant Building
25174190170000	10921S GREEN ST	Vacant Building
25164080130000	221 W 108TH ST	Vacant Building
25212130290000	220W113TH ST	Vacant Building
25211120060000	11221 S WALLACE ST	. . Vacant Building

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## APPENDIX F

LAND	ACQUISITION	BY	BLOCK	AND
PARCEL IDENTIFICATION NUMBER				

Property Number	Property Address	Condition	Property Number	Property Address	Condition
25164210100000	135 W 109TH PL	Vacant Building			
25212020220000	138W111TH PL	Vacant Building			
25212190350000	S11350S WENTWORTH AVE	Vacant Building			
25164060220000	10722 S STATE ST	Vacant Building			
25164030240000	10720 S LA SALLE ST	Vacant Building			
25212130300000	218W113THST	Vacant Building			
25164060110000	10741 S LAFAYETTE AVE	Vacant Building			
25164250370000	102 W 110TH PL	Vacant Building			
25164150180000	305 W 109TH ST	Vacant Building			
25164230260000	330W110THPL	Vacant Building			
25212190050000	11315 S YALE AVE	Vacant Building			
25212090090000	235 W 112TH ST	Vacant Building			
25164000260000	235 W 107TH ST	Vacant Building			
25212050020000	251 W111TH ST	Vacant Building			
25212240200000	11412 S HARVARD AVE	Vacant Building			
25214020010000	257W115TH ST	Vacant Building			
25212300080000	33 W 114TH PL	Vacant Building			
25211220070000	11329 S NORMAL AVE	Vacant Building			
25174220250000	11023 S PEORIA ST	Vacant Building			
25212070160000	19 W 111TH PL	Vacant Building			
25211130180000	11214 S NORMAL AVE	Vacant Building			
25211230280000	11344 S STEWART AVE	Vacant Building			
25163150110000	10831 S EGGLESTON AVE	Vacant Building			
25211060170000	11143 S NORMAL AVE	Vacant Building			
25211080260000	11224 S EMERALD AVE	Vacant Building			
25214040040000	147 W 115TH ST	Vacant Building			
25212090390000	11214 S WENTWORTH AVE	Vacant Building			
25212070340000	28W112TH ST	Vacant Building			
25212160360000	11354 S HARVARD AVE	Vacant Building			
25202030150000	11140 S PEORIA ST	Vacant Building			
25163020070000	635 W 107TH ST	Vacant Building			
25212100060000	131 W 112TH ST	Vacant Building			
25212290400000	11410 S STATE ST	Vacant Building			
25212220050000	139W113TH PL	Vacant Building			
25174260300000	10959 S PEORIA ST	Vacant Building			
25212260220000	11420 S YALE AVE	Vacant Building			
25212260290000	11442 S YALE AVE	Vacant Building			
25212120150000	307 W 112TH ST	Vacant Building			
25164100030000	49 W 108TH ST	Vacant Building			
25164070030000	347 W 108TH ST	Vacant Building			
25164040080000	101 W 107TH ST	Vacant Building			
25211130130000	11251S PARNELL AVE	Vacant Building			
25164110180000	301 W 108TH PL	Vacant Building			
25164100000000	10040 S STATE ST	Vacant Building			

25164220330000	10940 S STATE ST	vacant Building
25174220170000	842 W 111TH ST	Vacant Building
25164250190000	115 W 110TH ST	Vacant Building
25211060180000	11149 S NORMAL AVE	Vacant Building
25174030930000	1028 W 108TH ST	Vacant Building
25164220030000	47 W 109TH PL	Vacant Building
25211290290000	500W115TH ST	Vacant Building
25213010300000	655 W 115TH ST	Vacant Building
25164290120000	109 W 110TH PL	Vacant Building
25164110340000	316 W 109TH ST	Vacant Building
25164210300000	110 W 110TH ST	Vacant Building
25164290100000	115 W 110TH PL	Vacant Building
25164170070000	10921 S WENTWORTH AVE	Vacant Building
25174230060000	11021 S GREEN ST	Vacant Building
25212070090000	41 W 111TH PL	Vacant Building

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## APPENDIX F

### LAND ACQUISITION BY BLOCK AND PARCEL IDENTIFICATION NUMBER

Property Number	Property Address	Condition	Property Number	Property Address	Condition
25164280270000	242 W 111TH ST	Vacant Building			
25164270250000	318 W 111TH ST	Vacant Building			
25212060210000	122 W 112TH ST	Vacant Building			
25212230220000	30 W 114TH ST	Vacant Building			
25164160090000	237 W 109TH ST	Vacant Building			
25212290350000	18 W 114TH PL	Vacant Building			
25211150160000	11251 S EGGLESTON AVE	Vacant Building			
25174280130000	10817 S SANGAMON ST	Vacant Building			
25212150240000	66 W 113TH ST	Vacant Building			
25174240130000	10707 S SANGAMON ST	Vacant Building			
25212020300000	HOW 111TH PL	Vacant Building			
25212070360000	22 W 112TH ST	Vacant Building			
25163160090000	10904 S EMERALD AVE	Vacant Building			
25212090160000	217 W 112TH ST	Vacant Building			
25212290190000	62 W 114TH PL	Vacant Building			
25212020290000	114 W 111TH PL	Vacant Building			
25164000290000	... 223 W 107TH ST	Vacant Building			
25164280430000	210 W 111TH ST	Vacant Building			
25163280010000	11035 S NORMAL AVE	Vacant Building			
25164220070000	35 W 109TH PL	Vacant Building			
25212070090000	41 W 111TH PL	Vacant Building			

25212290160000	15 W 114TH ST	Vacant Building
25164160220000	236 W 109TH PL	Vacant Building
25164200400000	208 W 110TH ST	Vacant Building
25212290130000	25 W 114TH ST	Vacant Building
25164040030000	119 W 107TH ST	Vacant Building
25174200520000	11007 S MORGAN ST	Vacant Building
25212100160000	146 W 112TH PL	Vacant Building
25212290390000	11408 S STATE ST	Vacant Building
25211290200000	11436 S NORMAL AVE	Vacant Building
25212100040000	139 W 112TH ST	Vacant Building
25212290050000	51 W 114TH ST	Vacant Building
25164000520000	250 W 107TH PL	Vacant Building
25164030250000	10724 S LA SALLE ST	Vacant Building
25212220040000	141 W 113TH PL	Vacant Building
25212300130000	15 W 114TH PL	Vacant Building
25164100100000	29 W 108TH ST	Vacant Building
25163090170000	10814 S UNION AVE	Vacant Building
25164060060000	10725 S LAFAYETTE AVE	Vacant Building
25164110210000	348 W 109TH ST	Vacant Building
25212080070000	327 W 112TH ST	Vacant Building
25212060080000	123 W 111TH PL	Vacant Building
25165000220000	36OW110TH ST	Vacant Building
25212280370000	112 W 115TH ST	Vacant Building
25212300120000	17 W 114TH PL	Vacant Building
25211200260000	11334 S PARNELL AVE	Vacant Building
25212070190000	7W111TH PL	Vacant Building
25164260360000	11018 S STATE ST	Vacant Building
25164140030000	49 W 108TH PL	Vacant Building
25164020290000	214 W 108TH ST	Vacant Building
25164250170000	121 W 110TH ST	Vacant Building
25212290270000	38 W 114TH PL	Vacant Building
25212240210000	0	Vacant Building
25212110010000	65 W 112TH ST	Vacant Building
25212210230000	40 W 113TH PL	Vacant Building
25212010300000	226 W 111TH PL	Vacant Building
25164280450000	216 W 111TH ST	Vacant Building
25214050050000	111 W 115TH ST	Vacant Building
25212120230000	310 W 113TH ST	Vacant Building

## APPENDIX F

LAND ACQUISITION BY BLOCK AND  
PARCEL IDENTIFICATION NUMBER

Property Number	Property Address	Condition	Property Number	Property Address	Condition
25164070310000	310W108TH PL	Vacant Building			
25212250190000	11441 S HARVARD AVE	Vacant Building			
25164240510000	239 W 110TH PL	Vacant Building			
25164160210000	240 W 109TH PL	Vacant Building			
25212150410000	11256 S STATE ST	Vacant Building			
25212290370000	11400 S STATE ST	Vacant Building			
25214070010000	23 W 115TH ST	Vacant Building			
25211050200000	11157 S PARNELL AVE	Vacant Building			
25174260290000	10955 S PEORIA ST	Vacant Building			
25164170200000	101 W 109TH ST	Vacant Building			
25164240120000	225 W 110TH ST	Vacant Building			
25163060370000	451 W 107TH ST	Vacant Building			
25164170160000	117 W 109TH ST	Vacant Building			
25212290450000	11416 S STATE ST	Vacant Building			
25212090100000	233 W 112TH ST	Vacant Building			
25212260260000	11430 S YALE AVE	Vacant Building			
25211300120000	11443 S NORMAL AVE	Vacant Building			
25163070170000	10751 S EGGLESTON AVE	Vacant Building			
25211040190000	0	Vacant Building			
25164210180000	144 W 110TH ST	Vacant Building			
25212140170000	146W113TH ST	Vacant Building			
25212290260000	40 W 114TH PL	Vacant Building			
25212060200000	126 W 112TH ST	Vacant Building			
25164080030000	251W108TH ST	Vacant Building			
25164180040000	47 W 109TH ST	Vacant Building			
25212060160000	138 W 112TH ST	Vacant Building			
25164180050000	43 W 109TH ST	Vacant Building			
25164060320000	10756 S STATE ST	Vacant Building			
25212200130000	107W113TH ST	Vacant Building			
25164160200000	244 W 109TH PL	Vacant Building			
25214050040000	115 W 115TH ST	Vacant Building			
25212140140000	107 W 112TH PL	Vacant Building			
25212200180000	134 W 113TH PL	Vacant Building			
25163060260000	10724 S EGGLESTON AVE	Vacant Building			
25163180060000	10908 S NORMAL AVE	Vacant Building			
25163270160000	432 W 110TH PL	Vacant Building			
25164060210000	10718 S STATE ST	Vacant Building			
25212090140000	223 W 112TH ST	Vacant Building			
25212210340000	11318 S STATE ST	Vacant Building			
25212030200000	14 W 111TH PL	Vacant Building			
25174020430000	10966 S BEVERLY AVE	Vacant Building			
25211120070000	11223 S WALLACE ST	Vacant Building			
25164100140000	15 W 108TH ST	Vacant Building			
25164100000000	252 W 107TH PL	Vacant Building			

25164020030000	253 W 107TH PL	vacant Building
25212210370000	56W113THPL	Vacant Building
25212290210000	56 W 114TH PL	Vacant Building
25211270120000	11441 S LOWE AVE	Vacant Building
25163250150000	11010 S PARNELL AVE	Vacant Building
25164160140000	223 W 109TH ST	Vacant Building
25211220050000	11321 S NORMAL AVE	Vacant Building
25164160150000	221 W 109TH ST	Vacant Building
25164120060000	243 W 108TH PL	Vacant Building
25164090390000	10813 S WENTWORTH AVE	Vacant Building
25212120270000	300W113TH ST	Vacant Building
25212200110000	113 W 113TH ST	Vacant Building
25211220040000	11317 S NORMAL AVE	Vacant Building
25202050530000	11111 S GREEN ST	Vacant Building
25212090270000	242 W 112TH PL	Vacant Building

## APPENDIX F

### LAND ACQUISITION BY BLOCK AND PARCEL IDENTIFICATION NUMBER

Property Number	Property Address	Condition	Property Number	Property Address	Condition
25211120200000	11210 S PARNELL AVE	Vacant Building			
25164040390000	10744 S PERRY AVE	Vacant Building			
25174190150000	10913 S GREEN ST	Vacant Building			
25211120300000	11256 S PARNELL AVE	Vacant Building			
25212130200000	256 W 113TH ST	Vacant Building			
25212130230000	242 W 113TH ST	Vacant Building			
25174140140000	1117 W 110TH PL	Vacant Building			
25164060310000	10752 S STATE ST	Vacant Building			
25212070120000	31 W 111TH PL	Vacant Building			
25164070220000	342 W 108TH PL	Vacant Building			
25212290240000	46 W 114TH PL	Vacant Building			
25212060090000	119 W 111TH PL	Vacant Building			
25164000470000	300 W 107TH ST	Vacant Building			
25164250100000	143 W 110TH ST	Vacant Building			
25211060110000	11123 S NORMAL AVE	Vacant Building			
25212090280000	240 W 112TH PL	Vacant Building			
25174140110000"	- 1127 W 110TH PL	Vacant Building			
25212010110000	227 W 111TH ST	Vacant Building			
25212030080000	19 W 111TH ST	Vacant Building			
25174220070000	11022 S GREEN ST	Vacant Building			
25212280100000	111 W 114TH ST	Vacant Building			
25164220340000	10944 S STATE ST	Vacant Building			
25164220340000	10944 S STATE ST	Vacant Building			

25163030080000	10717 S LOWE AVE	Vacant Building
25174150240000	1047 W 110TH PL	Vacant Building
25211220350000	11316 S EGGLESTON AVE	Vacant Building
25164160020000	253 W 109TH ST	Vacant Building
25164090370000	10803 S WENTWORTH AVE	Vacant Building
25164110360000	310W109TH ST	Vacant Building
25212150220000	1 W 112TH PL	Vacant Building
25202050370000	11126 S HALSTED ST	Vacant Building
25212150120000	33 W 112TH PL	Vacant Building
25164250360000	104 W 110TH PL	Vacant Building
25212120240000	306 W 113TH ST	Vacant Building
25212060140000	146 W 112TH ST	Vacant Building
25211150080000	11223 S EGGLESTON AVE	Vacant Building
25164040060000	107 W 107TH ST	Vacant Building
25212230060000	47W113THPL	Vacant Building
25174000500000	1143 W 107TH ST	Vacant Building
25212210300000	16 W 113TH PL	Vacant Building
25214040020000	153 W 115TH ST	Vacant Building
25163240150000	11030 S WALLACE ST	Vacant Building
25164000250000	239 W 107TH ST	Vacant Building
25212060010000	147 W 111TH PL	Vacant Building
25174230040000	11013 S GREEN ST	Vacant Building
25174290150000	10959 S SANGAMON ST	Vacant Building
25174290380000	10954 S PEORIA ST	Vacant Building
25164270090000	327 W 110TH PL	Vacant Building
25164080160000	256 W 108TH PL	Vacant Building
25212070100000	39 W 111TH PL	Vacant Building
25211200040000	11311 S WALLACE ST	Vacant Building
25202270090000	11334 S GREEN ST	Vacant Building
25164100010000	57 W 108TH ST	Vacant Building
25212000280000	329 W 111TH ST	Vacant Building
25174140190000	1105 W 110TH PL	Vacant Building
25212290340000	20 W 114TH PL	Vacant Building
25202050490000	11107 S GREEN ST	Vacant Building
25212090020000	253 W 112TH ST	Vacant Building
25212090340000	220 W 112TH PL	Vacant Building

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## APPENDIX F

LAND ACQUISITION BY BLOCK AND  
PARCEL IDENTIFICATION NUMBER

Property Number	Property Address	Condition	Property Number	Property Address	Condition
25164200000000	110 W 110TH PL	Vacant Building			

25164290090000	115 W 110TH PL	Vacant Building,
25164170220000	136 W 109TH PL	Vacant Building,
25164140350000	38 W 109TH ST	Vacant Building,
25164160350000	10924 S WENTWORTH AVE	Vacant Building,
25211150010000	11201S EGGLESTON AVE	Vacant Building,
25164000180000	261 W 107TH PL	Vacant Building,
25174280390000	10836 S PEORIA ST	Vacant Building,
25164090410000	115 W 108TH ST	Vacant Building,
25212010340000	212W111TH PL	Vacant Building,
25164120080000	237 W 108TH PL	Vacant Building,
25164160130000	225 W 109TH ST	Vacant Building,
25212300100000	27 W 114TH PL	Vacant Building,
25212290150000	19 W 114TH ST	Vacant Building,
25163220350000	714 W 111TH ST	Vacant Building,
25164180010000	57 W 109TH ST	Vacant Building,
25163170210000	10921 S LOWE AVE	Vacant Building,
25212130220000 -	248 W 113TH ST	Vacant Building,
25212290100000	33 W 114TH ST	Vacant Building,
25214000030000	351 W 115TH ST	Vacant Building,
25212290360000	16 W 114TH PL	Vacant Building,
25212220350000	106 W 114TH ST	Vacant Building,
25163120290000	10832 S PARNELL AVE	Vacant Building,
25212090130000	223 W 112TH ST	Vacant Building,
25212290060000	47 W 114TH ST	Vacant Building,
25164170020000	10907 S WENTWORTH AVE	Vacant Building,
25164220150000	56 W 110TH ST	Vacant Building,
25164160330000	10918 S WENTWORTH AVE	Vacant Building,
25212220030000	141 W 113TH PL	Vacant Building,
25164250240000	142 W 110TH PL	Vacant Building,
25212070370000	20 W 112TH ST	Vacant Building
25212110020000	61 W 112TH ST	Vacant Building
25212280380000	106 W 115TH ST	Vacant Building
25164190400000	10948 S PRINCETON AVE	Vacant Building, Dilapidated
25164070050000	341 W 108TH ST	Vacant Building, Dilapidated
25212130250000	236 W 113TH ST	Vacant Building, Dilapidated
25211150040000	11211S EGGLESTON AVE	Vacant Building, Dilapidated
25212270090000	11437 S YALE AVE	Vacant Building, Dilapidated
25212130060000	239 W 112TH PL ,	Vacant Building, Dilapidated
25164110320000	320 W 109TH ST	Vacant Building, Dilapidated
25163060180000	10743 S NORMAL AVE	Vacant Building, Dilapidated
25174120180000	1113 W 110TH ST	Vacant Building, Dilapidated
25211030140000	11116 S WALLACE ST	Vacant Building, Dilapidated
25164200080000	239 W 109TH PL	Vacant Building, Dilapidated
25164270130000	315 W 110TH PL	Vacant Building, Dilapidated
25164000000000	111 W 108TH PL	Vacant Building,



25164090300000	114 W 108TH PL	vacant Building, Dilapidated
25174050340000	1036 W 108TH ST	Vacant Building, Dilapidated
25164040250000	10718 S PERRY AVE	Vacant Building, Dilapidated
25164200040000	251 W109TH PL	Vacant Building, Dilapidated
25164080240000	230 W 108TH PL	Vacant Building, Dilapidated
25212250090000	11415 S HARVARD AVE	Vacant

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## APPENDIX F

### LAND ACQUISITION BY BLOCK AND PARCEL IDENTIFICATION NUMBER

Property Number	Property Address	Condition	Property Number	Property Address	Condition
		Building, Dilapid:			
25212130160000		211W 112TH PL Vacant Building,			
25211150200000		11210 S STEWARVacant Building,			
25164080300000		214 W 108TH ST Vacant Building,			
25213010290000		659 W 11STH ST Vacant Building,			
25163260150000		11004 S NORMALVacant Building,			
25211070140000		11125 S EGGLESVacant Building,			
25164100300000		10804 S STATE SVacant Building,			
25211060260000		11132 S EGGLESVacant Building,			
25164270170000		11044 S PRINCETVacant Building,			
25214020020000		253 W 115TH ST Vacant Building,			
25212080090000		319 W 112TH ST Vacant Building,			
25211060140000		11133 S NORMALVacant Building,			
25163170030000		10930 S WALLACVacant Building,			
25164240260000		242 W 110TH PL Vacant Building,			
25212160280000		11328 S HARVARVacant Building,			
25164140010000		57 W 108TH PL Vacant Building,			
25164160120000		229 W 109TH ST Vacant Building,			
25211130190000		11218 S NORMALVacant Building,			
25212160370000		11356 S HARVARVacant Building,			
25163060310000	10742 S EGGLESTON AVE	Vacant Build			
25164030100000	10731 S WENTWORTH AVE	Vacant Build			
25212130260000	232 W 113TH ST	Vacant Build			
25212180220000	11336 S YALE AVE	Vacant Build			
25212180020000	253 W 113TH ST	Vacant Build			
25212010240000	242W111THPL	Vacant Build			
25212100030000	143 W 112TH ST	Vacant Build			
25211030250000	601W111TH ST	Vacant Build			
25212190060000	11319 S YALE AVE	Vacant Build			
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25164000200000	255 W 107TH ST	Vacant Build
25174140010000	1159 W 110TH PL	Vacant Build
25212250350000	316 W 111TH ST	Vacant Build
25163140270000	10830 S EGGLESTON AVE	Vacant Build
25164110220000	346 W 109TH ST	Vacant Build
25164080050000	245 W 108TH ST	Vacant Build
25212050210000	256 W 112TH ST	Vacant Build
25211230060000	11319 S EGGLESTON AVE	Vacant Build
25212190140000	11343 S YALE AVE	Vacant Build
25164210090000	139 W 109TH PL	Vacant Build
25212270140000	11426 S WENTWORTH AVE	Vacant Build

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## APPENDIX F

LAND ACQUISITION BY BLOCK AND  
PARCEL IDENTIFICATION NUMBER

Property Number	Property Address	Condition	Property Number	Property Address	Condition
		Dilapidated			
25213060030000	547 W 115TH ST	Vacant Building,			
25163150100000	10829 S EGGLESTON AVE	Vacant Building,			
25211070380000	11132 S STEWART AVE	Vacant Building,			
25174120050000	1149 W 110TH ST	Vacant Building,			
25212080100000	317W112TH ST	Vacant Building,			
25212130270000	228W113TH ST	Vacant Building,			
25163250290000	544 W 111TH ST	Vacant Building,			
25164290110000	111W110TH PL	Vacant Building,			
25163210050000	11013 S HALSTED ST	Vacant Building,			
25164200120000	229 W 109TH PL	Vacant Building,			
25211070100000 "	-----11115 S EGGLESTON	Vacant Building,			
25212160250000	11316 S HARVARD AVE	Vacant Building,			
25211150260000	11228 S STEWART AVE	Vacant Building,			
25164050250000	10722 S LAFAYETTE AVE	Vacant Building,			
25211270310000	602W115THST	Vacant Building,			
25214020030000	249 W 115TH ST	Vacant Building,			
25211130240000	11240 S NORMAL AVE	Vacant Building,			
25164200030000	253 W 109TH PL	Vacant Building,			
25163250310000	536W111TH ST	Vacant Building,			
25212090150000	217W112THST	Vacant Building, Dilapidated			
25164280080000	241 W 110TH PL	Vacant Building, Dilapidated			
25211070400000	11138 S STEWART AVE	Vacant Building, Dilapidated			
25212170080000	11335 S HARVARD AVE	Vacant Building, Dilapidated			
25212210220000	12W113TH PL	Vacant Building,			

25212210220000	42W115TH PL	Vacant Building, Dilapidated
25211070340000	11150 S STEWART AVE	Vacant Building, Dilapidated
25212050320000	218 W 112TH ST	Vacant Building, Dilapidated
25164190390000	301 W 109TH ST	Vacant Building, Dilapidated
25164300120000	29 W 110TH PL	Vacant Building, Dilapidated
25211070110000	11117 S EGGLESTON AVE	Vacant Building, Dilapidated
25164110310000	322 W 109TH ST	Vacant Building, Dilapidated
25212250040000	315 W 114TH ST	Vacant Building, Dilapidated
25211070390000	11136 S STEWART AVE	Vacant Building, Dilapidated
25163070180000	10755 S EGGLESTON AVE	Vacant Building, Dilapidated
25164140020000	53 W 108TH PL	Vacant Building, Dilapidated
25163190320000	10942 S EGGLESTON AVE	Vacant Building, Dilapidated
25212160290000	11330 S HARVARD AVE	Vacant Building, Dilapidated
25213020060000	11512 S WALLACE ST	Vacant Building, Dilapidated
25163240170000	11038 S WALLACE ST	Vacant Building, Dilapidated
25174120470000	1107 W 110TH ST	Vacant Building,

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## APPENDIX F

LAND ACQUISITION BY BLOCK AND  
PARCEL IDENTIFICATION NUMBER

Property Number	Property Address	Condition	Property Number	Property Address	Condition
		Dilapidated			
25212190230000	11312 S WENTWORTH AVE	Vacant Building,			
25163210060000	11013 S HALSTED ST	Vacant Building,			
25163070190000	10757 S EGGLESTON AVE	Vacant Building,			
25163140240000	10820 S EGGLESTON AVE	Vacant Building,			
25164220270000	24 W 110TH ST	Vacant Building,			
25211150240000	11220 S STEWART AVE	Vacant Building,			
25164240270000	238 W 110TH PL	Vacant Building,			
25164200330000	230W110TH ST	Vacant Building,			
25212190100000	11331 S YALE AVE	Vacant Building,			
25212210260000	30 W 113TH PL	Vacant Building,			
25212160140000	11347 S STEWART AVE	Vacant Building,			
25212120010000	11229 S STEWART AVE	Vacant Building,			
25212250100000	11419 S HARVARD AVE	Vacant Building,			
25212260340000	246W115TH ST	Vacant Building,			
25212010330000	214W111TH PL	Vacant Building,			
25211190250000	11328 S WALLACE ST	Vacant Building,			
25163090430000	10845 S EMERALD AVE	Vacant Building,			
25163090430000	10845 S EMERALD AVE	Vacant Building,			

25163230200000	11040 S LOWE AVE	Vacant Building,
25212190010000	225 W 113TH ST	Vacant Building,
25163230190000	11040 S LOWE AVE	Vacant Building,
25164260390000	17 W 110TH ST	Dilapidated Vacant Building,
25212070110000	35 W 111TH PL	Dilapidated Vacant Building,
25164050260000	10726 S LAFAYETTE AVE	Dilapidated Vacant Building,
25211070330000	11148 S STEWART AVE	Dilapidated Vacant Building,
25212180050000	243 W 113TH ST	Dilapidated Vacant Building,
25164270260000	314 W 111TH ST	Dilapidated Vacant Building,
25212090360000	212W112TH PL	Dilapidated Vacant Building,
25212220320000	116 W 114TH ST	Dilapidated Vacant Building,
25164160100000	235 W 109TH ST	Dilapidated Vacant Building,
25174140020000	1155 W 110TH PL	Dilapidated Vacant Building,
25212190110000	11333 S YALE AVE	Dilapidated Vacant Building,
25211150070000	11219 S EGGLESTON AVE	Dilapidated Vacant Building,
25211070320000	11144 S STEWART AVE	Dilapidated Vacant Building,
25164220210000	38 W 110TH ST	Dilapidated Vacant Building,
25211030240000	615 W 111TH ST	Dilapidated Vacant Building,
25164120280000	218 W 109TH ST	Dilapidated Vacant Building,
25212080080000	323 W 112TH ST	Dilapidated Vacant Building,
25164170320000	100 W 109TH PL	Dilapidated Vacant Building,
25164190080000	325 W 109TH PL	Dilapidated Vacant Building,

## APPENDIX F

LAND ACQUISITION BY BLOCK AND  
PARCEL IDENTIFICATION NUMBER

Property Number	Property Address	Condition	Property Number	Property Address	Condition
		Dilapidated			
25163140260000	10828 S EGGLESTON AVE	Vacant Building,			
25211150150000	11247 S EGGLESTON AVE	Vacant Building,			
25211150300000	11240 S STEWART AVE	Vacant Building,			
25163060230000	10714 S EGGLESTON AVE	Vacant Building,			
25212160130000	11343 S STEWART AVE	Vacant Building,			
25163140010000	10801 S NORMAL AVE	Vacant Building,			
25164000440000	310 W 107TH PL	Vacant Building,			
25212090350000	216W112TH PL	Vacant Building,			
25212240020000	11405 S STEWART AVE	Vacant Building,			
25163230070000	11035 S UNION AVE	Vacant Building,			
25211150050000	11213 S EGGLESTON AVE	Vacant Building,			
25212040040000	245 W 114TH ST	Vacant Building,			

25212010040000	245 W 111TH ST	Vacant Building
25211060270000	11134 S EGGLESTON AVE	Vacant Building
25211050250000	11130 S NORMAL AVE	Vacant Building
25212250360000	312 W 115TH ST	Vacant Building
25164090290000	118 W 108TH PL	Vacant Building
25212160340000	11346 S HARVARD AVE	Vacant Building
25212190130000	11339 S YALE AVE	Vacant Building
25211240280000	11451 S HALSTED ST	Vacant Building
25211030020000	617 W 111TH ST	Vacant Lot
25212280420000	11423 S WENTWORTH AVE	Vacant Lot
25164030080000	10723 S WENTWORTH AVE	Vacant Lot
25164100260000	24 W 108TH PL	Vacant Lot
25214020050000	245 W 115TH ST	Vacant Lot
25212150140000	27 W 112TH PL	Vacant Lot
25211010300000	719 W 111TH ST	Vacant Lot
25212250150000	11433 S HARVARD AVE	Vacant Lot
25214000040000	349 W 115TH ST	Vacant Lot
25164080260000	226 W 108TH PL	Vacant Lot
25212020040000	139 W 111TH ST	Vacant Lot
25164180130000	58 W 109TH PL	Vacant Lot
25174120350000	1124 W 110TH PL	Vacant Lot
25212200030000	143 W 113TH ST	Vacant Lot
25212180240000	11315 S PRINCETON AVE	Vacant Lot
25164000230000	243 W 107TH ST	Vacant Lot
25164110260000	334 W 109TH ST	Vacant Lot
25212220370000	100 W 114TH ST	Vacant Lot
25174120020000	1155 W 110TH ST	Vacant Lot
25212300160000	7 W 114TH PL	Vacant Lot
25212150150000	25 W 112TH PL	Vacant Lot
25212050090000	233 W 111TH PL	Vacant Lot
25164200210000	201 W 109TH PL	Vacant Lot
25212130130000	219 W 112TH PL	Vacant Lot
25212080010000	11201 S STEWART AVE	Vacant Lot
25211080370000	11227 S HALSTED ST	Vacant Lot
25164160110000	233 W 109TH ST	Vacant Lot
25212140070000	125 W 112TH PL	Vacant Lot
25212130360000	202 W 113TH ST	Vacant Lot
25164020120000	223 W 107TH PL	Vacant Lot
25164190320000	355 W 109TH PL	Vacant Lot
25212200220000	120 W 113TH PL	Vacant Lot
25164070010000	351 W 108TH ST	Vacant Lot
25163230090000	11043 S UNION AVE	Vacant Lot
25212210040000	57 W 113TH ST	Vacant Lot
25164080370000	10822 S WENTWORTH AVE	Vacant Lot
25163150270000	410 W 109TH ST	Vacant Lot
25164260410000	11008 S STATE ST	Vacant Lot

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**APPENDIX F**

LAND	ACQUISITION	BY	BLOCK	AND
PARCEL IDENTIFICATION NUMBER				

Property Number  
Condition

Property Address

25164270110000	321 W 110TH PL	Vacant Lot
25164170030000	10909 S WENTWORTH AVE	Vacant Lot
25214040070000	139 W 115TH ST	Vacant Lot
25211060360000	11154 S EGGLESTON AVE	Vacant Lot
25164210010000	10933 S WENTWORTH AVE	Vacant Lot
25202050290000	11158 S HALSTED ST	Vacant Lot
25212060270000	100 W 112TH ST	Vacant Lot
25212190370000	11358 S WENTWORTH AVE	Vacant Lot
25164120150000	215 W 108TH PL	Vacant Lot
25164190100000	317 W 109TH PL	Vacant Lot
25164040380000	10740 S PERRY AVE	Vacant Lot
25212240190000	11412 S HARVARD AVE	Vacant Lot
25212220220000	11359 S WENTWORTH AVE	Vacant Lot
25212220360000	104 W 114TH ST	Vacant Lot
25211040050000	539 W 111TH ST	Vacant Lot
25164260200000	42 W 110TH.PL	Vacant Lot
25164050030000	51 W 107TH ST	Vacant Lot
25174120340000	1126W110TH PL	Vacant Lot
25212160350000	11350 S HARVARD AVE	Vacant Lot
25212050080000	233 W 111TH PL	Vacant Lot
25212070060000	53 W 111TH PL	Vacant Lot
2516408025 228W-108TH PL		Vacant Lot
25212080050000	333 W 112TH ST	Vacant Lot
25164050040000	47 W 107TH ST	Vacant Lot
25164270120000	317 W 110TH PL	Vacant Lot
25164090070000	10821S WENTWORTH AVE	Vacant Lot
25202170110000	11338 S HALSTED ST	Vacant Lot
25164220230000	32 W 110TH ST	Vacant Lot
25212100150000	148 W 112TH PL	Vacant Lot
25164120110000	229 W 108TH PL	Vacant Lot
25212070300000	34 W 112TH ST	Vacant Lot
25164100230000	34 W 108TH PL	Vacant Lot
25212170280000	11336 S PRINCETON AVE	Vacant Lot
25212170270000	11334 S PRINCETON AVE	Vacant Lot
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25212300360000	52 W 11STH ST	Vacant Lot
25212040160000	336 W 112TH ST	Vacant Lot
25212060040000	137W111TH PL	Vacant Lot
Property Number	Property Address	Condition
25164070190000	352 W 108TH PL	Vacant Lot
25164080070000	239 W 108TH ST	Vacant Lot
25212070210000	66 W 112TH ST	Vacant Lot
25211060010000	455 W 111TH ST	Vacant Lot
25164040270000	10726 S PERRY AVE	Vacant Lot
25164300170000	11038 S STATE ST	Vacant Lot
25212040060000	323 W 111TH PL	Vacant Lot
25215010020000	501 E 112TH ST	Vacant Lot
25212190240000	11314 S WENTWORTH AV	Vacant Lot
25174230140000	11010 S HALSTED ST	Vacant Lot
25164070020000	349 W 108TH ST	Vacant Lot
25164080150000	215 W 108TH ST	Vacant Lot
25212220310000	118 W 114TH ST	Vacant Lot
25212140220000	128W113TH ST	Vacant Lot
25212270120000	11420 S WENTWORTH AV	Vacant Lot
25164000310000	217 W 107TH ST	Vacant Lot
25164210080000	143 W 109TH PL	Vacant Lot
25164300160000	11034 S STATE ST	Vacant Lot
25164220220000	36 W 110TH ST	Vacant Lot
25212220380000	109 W 113TH ST	Vacant Lot
25212040030000	337 W 111TH PL	Vacant Lot
25164080090000	233 W 108TH ST	Vacant Lot
25212110170000	66 W 112TH PL	Vacant Lot
25211140150000	11200 S EGGLESTON AVE	Vacant Lot
25212210390000	54 W 113TH PL	Vacant Lot
25212110180000	62 W 112TH PL	Vacant Lot
25164080230000	236 W 108TH PL	Vacant Lot
25212260350000	242 W 115TH ST	Vacant Lot
25164230280000	322 W 110TH PL	Vacant Lot
25164250120000	141 W 110TH ST	Vacant Lot
25164150240000	344 W 109TH PL	Vacant Lot
25212220330000	110 W 114TH ST	Vacant Lot
25164170050000	10917 S WENTWORTH AV	Vacant Lot
25213090040000	417 W 115TH ST	Vacant Lot
25164090320000	108 W 108TH PL	Vacant Lot
25163210040000	11009 S HALSTED ST	Vacant Lot
25212040270000	333 W111TH PL	Vacant Lot
25212080270000	309 W 112TH ST	Vacant Lot

## APPENDIX F

LAND ACQUISITION BY BLOCK AND  
PARCEL IDENTIFICATION NUMBER

Property Number	Property Address	Condition	Property Number	Property Address	Condition
25212190180000	11355 S WENTWORTH AV	Vacant Lot			
25213010310000	637 W 115TH ST	Vacant Lot			
25164090240000	132 W 108TH PL	Vacant Lot			
25212300200000	44 W 115TH ST	Vacant Lot			
25164190210000	328 W 110TH ST	Vacant Lot			
25164050330000	10746 S LAFAYETTE AVE	Vacant Lot			
25174140100000	1131 W 110TH PL	Vacant Lot			
25164250230000	101 W 110TH ST	Vacant Lot			
25164050370000	10742 S LAFAYETTE AVE	Vacant Lot			
25202030140000	11138 S PEORIA ST	Vacant Lot			
25163150250000	405 W 108TH ST	Vacant Lot			
25211060100000	11119 S NORMAL AVE	Vacant Lot			
25214020040000	247 W 115TH ST	Vacant Lot			
25213080070000	435 W 115TH ST	Vacant Lot			
25212280220000	11414 S PERRY AVE	Vacant Lot			
25212070310000	32 W 112TH ST	Vacant Lot			
25164110330000	318 W 109TH ST	Vacant Lot			
25164090230000	134 W 108TH PL	Vacant Lot			
25164100310000	10808 S STATE ST	Vacant Lot			
25212180140000	233 W 113TH ST	Vacant Lot			
25202110050000	11214 S GREEN ST	Vacant Lot			
25164030220000	10712 S LA SALLE ST	Vacant Lot			
25214020070000	235 W 115TH ST	Vacant Lot			
25164250150000	129 W 110TH ST	Vacant Lot			
25164250110000	141 W 110TH ST	Vacant Lot			
25212250380000	308 W 115TH ST	Vacant Lot			
25164280240000	252 W 111TH ST	Vacant Lot			
25164080080000	237 W 108TH ST	Vacant Lot			
25213090030000	419 W 115TH ST	Vacant Lot			
25212210070000	41 W 113TH ST	Vacant Lot			
25164200110000	229 W 109TH PL	Vacant Lot			
25212260380000	234 W 115TH ST	Vacant Lot			
25164110390000	300 W 109TH PL	Vacant Lot			
25164110010000	351 W 108TH PL	Vacant Lot			
25212280430000	11437 S WENTWORTH AV	Vacant Lot			
25164220060000	39 W 109TH PL	Vacant Lot			
25164000630000	10720 S WENTWORTH AV	Vacant Lot			
25212010170000	209 W 111TH ST	Vacant Lot			
25164070100000	325 W 108TH ST	Vacant Lot			



2516407010000	323 W 108TH ST	Vacant Lot
25164060240000	10730 S STATE ST	Vacant Lot
25211210240000	11330 S NORMAL AVE	Vacant Lot
25212070280000	42 W 112TH ST	Vacant Lot
25164110270000	332 W 109TH ST	Vacant Lot
25212270130000	11422 S WENTWORTH AVE	Vacant Lot
25174120100000	1137 W 110TH ST	Vacant Lot
25164020330000	10744 S WENTWORTH AVE	Vacant Lot
25212080020000	11225 S STEWART AVE	Vacant Lot
25212050150000	217 W 111TH PL	Vacant Lot
25164210240000	128 W 110THST	Vacant Lot
25174120010000	1157 W 110TH ST	Vacant Lot
25214000460000	335 W 115TH ST	Vacant Lot
25212120190000	320W113THST	Vacant Lot
25212140230000	124 W 113TH ST	Vacant Lot
25212160220000	335 W113TH ST	Vacant Lot
25163240190000	624 W 111TH ST	Vacant Lot
25174230150000	11014 S HALSTED ST	Vacant Lot
25164090110000	139 W 108TH ST	Vacant Lot
25212250130000	11429 S HARVARD AVE	Vacant Lot
25164120360000	10846 S WENTWORTH AVE	Vacant Lot
25164080270000	222 W 108TH PL	Vacant Lot
25164220250000	28 W 110TH ST	Vacant Lot
25211070250000	11114 S STEWART AVE	Vacant Lot
25164260130000	19 W 110TH ST	Vacant Lot
25212010150000	219 W 111TH ST	Vacant Lot
25164120100000	231 W 108TH PL	Vacant Lot
25212280110000	107 W 114TH ST	Vacant Lot
25164120350000	10844 S WENTWORTH AVE	Vacant Lot
25212250400000	304W115THST	Vacant Lot
25163210140000	11035 S HALSTED ST	Vacant Lot
25213020040000	613 W 115TH ST	Vacant Lot
25164050020000	55 W 107TH ST	Vacant Lot
25164300110000	45 W 111TH ST	Vacant Lot
25212220230000	11361 S WENTWORTH AVE	Vacant Lot
25214020060000	239 W 115TH ST	Vacant Lot
25202040060000	841W111TH ST	Vacant Lot

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## APPENDIX F

LAND ACQUISITION BY BLOCK AND  
PARCEL IDENTIFICATION NUMBER

Property Number	Property Address	Condition	Property Number	Property Address	Condition
25212070410000	2 W 112TH ST	Vacant Lot			
25212240150000	346 W 114TH ST	Vacant Lot			
25164240340000	222 W 110TH PL	Vacant Lot			
25164110240000	340 W 109TH ST	Vacant Lot			
25212280150000	11433 S WENTWORTH AVE	Vacant Lot			
25164030340000	140 W 108TH ST	Vacant Lot			
25164100220000	34 W 108TH PL	Vacant Lot			
25163150260000	405 W 108TH ST	Vacant Lot			
25164070040000	343 W 108TH ST	Vacant Lot			
25164200460000	222 W 110TH ST	Vacant Lot			
25164120030000	251W 108TH PL	Vacant Lot			
25212300150000	9 W 114TH PL	Vacant Lot			
25164230180000	352W110TH PL	Vacant Lot			
25212010190000	201 W 111TH ST	Vacant Lot			
25212300250000	30 W 115TH ST	Vacant Lot			
25164050240000	10718 S LAFAYETTE AVE	Vacant Lot			
25164150210000	354 W 109TH PL	Vacant Lot			
25164030040000	10711 S WENTWORTH AVE	Vacant Lot			
25164190220000	326 W 110TH ST	Vacant Lot			
25164150070000	339 W 109TH ST	Vacant Lot			
25212100110000	113 W 112TH ST	Vacant Lot			
25212250010000^..	323 W 114TH ST	Vacant Lot			
25212070080000	47 W 111TH PL	Vacant Lot			
25212260210000	11418 S YALE AVE	Vacant Lot			
25163210020000	11005 S HALSTED ST	Vacant Lot			
25202050280000	11152 S HALSTED ST	Vacant Lot			
25164220260000	26W110TH ST	Vacant Lot			
25214050010000	125 W 115TH ST	Vacant Lot			
25212130210000	252 W 113TH ST	Vacant Lot			
25163070220000	400 W 108TH ST	Vacant Lot			
25164080140000	217 W 108TH ST	Vacant Lot			
25212280160000	11437 S WENTWORTH AVE	Vacant Lot			
25212050140000	219 W 111TH PL	Vacant Lot			
25164060160000	10700 S STATE ST	Vacant Lot			
25212060170000	136W112THST	Vacant Lot			
25211230020000	11305 S EGGLESTON AVE	Vacant Lot			
25211120020000	11207 S WALLACE ST	Vacant Lot			
25202110040000	11210 S GREEN ST	Vacant Lot			
25212190120000	11337 S YALE AVE	Vacant Lot			
25212130070000	235 W 112TH PL	Vacant Lot			
25211260330000	640W115THST	Vacant Lot			
25212280120000	103 W 114TH ST	Vacant Lot			
25212050070000	235 W 111TH PL	Vacant Lot			
25202030110000	11126 S PEORIA ST	Vacant Lot			
25211070260000	11116 S STEWART AVE	Vacant Lot			

25211070260000	11116 S STEWART AVE	Vacant Lot
25164000070000	327 W 107TH ST	Vacant Lot
25211010180000	11116 S ONION AVE	Vacant Lot
25164260210000	38 W 110TH PL	Vacant Lot
25164150250000	342 W 109TH PL	Vacant Lot
25212300260000	26 W 115TH ST	Vacant Lot
25212200020000	145 W 113TH ST	Vacant Lot
25212250390000	306 W 115TH ST	Vacant Lot
25163060320000	10744 S EGGLESTON AVE	Vacant Lot
25164030060000	10717 S WENTWORTH AVE	Vacant Lot
25174120110000	1133 W 110TH ST	Vacant Lot
25212280270000	138 W 115TH ST	Vacant Lot
25164020100000	229 W 107TH PL	Vacant Lot
25164090330000	106 W 108TH PL	Vacant Lot
25202040070000	837 W 111TH ST	Vacant Lot
25211060150000	11137 S NORMAL AVE	Vacant Lot
25164260370000	11020 S STATE ST	Vacant Lot
25212180230000	11342 S YALE AVE	Vacant Lot
25164270080000	329 W 110TH PL	Vacant Lot
25164220050000	43 W 109TH PL	Vacant Lot
25174120040000	1151 W 110TH ST	Vacant Lot
25164020080000	233 W 107TH PL	Vacant Lot
25174120230000	1152 W 110TH PL	Vacant Lot
25163290050000	402W111THST	Vacant Lot
25212300190000	46 W 115TH ST	Vacant Lot
25164300340000	18 W 111TH ST	Vacant Lot
25211060080000	431 W 111TH ST	Vacant Lot
25164090120000	135 W 108TH ST	Vacant Lot
25211060130000	11131 S NORMAL AVE	Vacant Lot
25212300070000	37 W 114TH PL	Vacant Lot
25202170100000	11336 S HALSTED ST	Vacant Lot
25164110130000	317 W 108TH PL	Vacant Lot
25212280170000	11439 S WENTWORTH	Vacant Lot

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## APPENDIX F

LAND ACQUISITION BY BLOCK AND  
PARCEL IDENTIFICATION NUMBER

Property Number	Property Address	Condition	Property Number	Property Address	Condition
	AVE				
25164150160000	311 W 109TH ST	Vacant Lot			
25164170260000	122 W 109TH PL	Vacant Lot			
25164030130000	10744 S WENTWORTH AVE	Vacant Lot			

25164030150000	10741 S WENTWORTH AVE	Vacant Lot
25164090080000	10823 S WENTWORTH AVE	Vacant Lot
25164240330000	224 W 110TH PL	Vacant Lot
25163210150000	11037 S HALSTED ST	Vacant Lot
25212280390000	124 W 115TH ST	Vacant Lot
25212280010000	149 W 114TH ST	Vacant Lot
25164150010000	355 W 109TH ST	Vacant Lot
25163210030000	11007 S HALSTED ST	Vacant Lot
25212170010000	311W113TH ST	Vacant Lot
25164260300000	11000 S STATE ST	Vacant Lot
25174200620000	952 W 111TH ST	Vacant Lot
25212120180000	338W113THST	Vacant Lot
25163210010000	11003 S HALSTED ST	Vacant Lot
25164150110000	329 W 109TH ST	Vacant Lot
25164030230000	■ 10716 S LA SALLE ST	Vacant Lot
25211060090000	11115 S NORMAL AVE	Vacant Lot
25212170120000	11332 S PRINCETON AVE	Vacant Lot
25164190310000	300 W 110TH ST	Vacant Lot
25164090310000	112 W 108TH PL	Vacant Lot
25164260030000	" -47 W.110TH ST	Vacant Lot
25174140130000	1121W110TH PL	Vacant Lot
25212060260000	104 W 112TH ST	Vacant Lot
25212000250000	306 W 1-11TH PL	Vacant Lot
25164170180000	109 W 109TH ST	Vacant Lot
25164250200000	113 W 110TH ST	Vacant Lot
25164020140000	219 W 107TH PL	Vacant Lot
25212250170000	11437 S HARVARD AVE	Vacant Lot
25212130110000	223W112TH PL	Vacant Lot
25212080040000	335 W 112TH ST	Vacant Lot
25164120370000	10848 S WENTWORTH AVE	Vacant Lot
25174140150000	1117 W 110TH PL	Vacant Lot
25164190040000	337 W 109TH PL	Vacant Lot
25212190150000	11345 S YALE AVE	Vacant Lot
25164120040000	249 W 108TH PL	Vacant Lot
25212270010000	11411 S YALE AVE	Vacant Lot
25212080110000	315 W 112TH ST	Vacant Lot
25212040010000	345 W 111TH PL	Vacant Lot
25212250410000	302 W 115TH ST	Vacant Lot
25164280150000	215 W 110TH PL	Vacant Lot
25212010160000	221 W 111TH ST	Vacant Lot
25214010390000	301 W 115TH ST	Vacant Lot
25211200140000	11347 S WALLACE ST	Vacant Lot
25164220240000	32 W 110TH ST	Vacant Lot
25211150230000	11218 S STEWART AVE	Vacant Lot
25163070250000	405 W 107TH ST	Vacant Lot
25164020000000	244 W 107TH PL	Vacant Lot

25164020060000	241 W 107TH PL	Vacant Lot
25212270290000	222 W 115TH ST	Vacant Lot
25212080030000	339 W 112TH ST	Vacant Lot
25164190230000	324 W 110TH ST	Vacant Lot
25164300140000	21 W 110TH PL	Vacant Lot
25164120170000	254 W 109TH ST	Vacant Lot
25164210360000	104 W 110TH ST	Vacant Lot
25212120130000	315 W 112TH PL	Vacant Lot
25164150080000	337 W 109TH ST	Vacant Lot
25212290480000	11428 S STATE ST	Vacant Lot
25164080280000	222 W 108TH PL	Vacant Lot
25202050270000	11144 S HALSTED ST	Vacant Lot
25212040020000	341 W 111TH PL	Vacant Lot
25212190080000	11325 S YALE AVE	Vacant Lot

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