



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Text

File #: F2013-72, Version: 1

Department of Law

CITY OF CHICAGO

October 8, 2013

CO

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

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

Dear Ms. Mendoza:

I enclose a Revised Proposed 107th / Halsted Tax Increment Financing Redevelopment Project Area Redevelopment Plan and Project (the "Plan") for the proposed 107th and Halsted Tax Increment Financing Redevelopment Project Area, Chicago, Illinois, dated October 8, 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,

Enclosure

Tricia Ruffolo

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

107^{1W}/HALSTEDTIF REDEVELOPMENT PLAN AND PROJECT

Prepared for: The City of Chicago

22 ""
K By:

Camiros, Ltd.

Date August 15, 2013 Revised October 8, 2013

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

TABLE OF CONTENTS

1. INTRODUCTION	1
2. PROJECT AREA DESCRIPTION	6
3. ELIGIBILITY OF THE PROJECT AREA FOR DESIGNATION AS A REDEVELOPMENT PROJECT AREA	9
4. REDEVELOPMENT PLAN GOALS AND OBJECTIVES	12
5. REDEVELOPMENT PLAN	14

6. REDEVELOPMENT PROJECT DESCRIPTION	17
7. GENERAL LAND USE PLAN AND MAP	18
8. REDEVELOPMENT PLAN FIN ANC IN G	20
9. PROVISIONS FOR AMENDING THE PLAN	30
10. CITY OF CHICAGO COMMITMENT TO FAIR EMPLOYMENT	31
10. PRACTICES AND AFFIRMATIVE ACTION	
 APPENDIX A (FIGURES 1 -6)	A-1
APPENDIX B (107th/HALSTED TIF REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION)	B-1
APPENDIX C (107th/HALSTED TIF REDEVELOPMENT PROJECT AREA ELIGIBILITY STUDY)	C-1
 APPENDIX D HOUSING IMPACT STUDY	D-1
APPENDIX E (INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE 107th/HALSTED TIF REDEVELOPMENT PROJECT AREA)	E-1
 APPENDIX F (LAND ACQUISITION BY BLOCK & PARCEL IDENTIFICATION NUMBER	F-1

LIST OF FIGURES

FIGURE 1. REDEVELOPMENT PROJECT AREA BOUNDARY	A-2
FIGURE 2. ADJACENT TIF DISTRICTS AND REDEVELOPMENT AREAS	A-3
FIGURE 3. EXISTING LAND USE	A-4
FIGURE 4. EXISTING ZONING	A-5
FIGURE 5. LAND ACQUISITION OVERVIEW MAP	A-6

FIGURE 6. GENERAL LAND USE PLAN	A-7
FIGURE A. STUDY AREA BOUNDARY	C-3
FIGURE B. BUILDING AGE	C-20
FIGURE C. DILAPIDATION	C-21
FIGURE D. DETERIORATION	C-22
FIGURE E. OBSOLESCENCE	C-23
FIGURE F. VACANCY	C-24
FIGURE G. EXCESSIVE LAND COVERAGE	C-25

LIST OF TABLES

TABLE 1. HISTORIC RESOURCES SURVEY PROPERTIES	8
TABLE 2. BUILDING PERMIT ACTIVITY (2003-2007)	10
TABLE 3. ESTIMATED REDEVELOPMENT PROJECT COSTS	24
TABLE A. COMPARATIVE INCREASE IN EQUALIZED ASSESSED VALUE (EAV)	C-17
TABLE B. DISTRIBUTION OF CONSERVATION AREA ELIGIBILITY CONDITIONS	C-18
TABLE D-1. NUMBER AND TYPE OF RESIDENTIAL UNITS	D-2
TABLE D-2. UNITS BY NUMBER OF ROOMS	D-3
TABLE D-3. UNITS BY NUMBER OF BEDROOMS	D-4
TABLE D-4. RACE AND ETHNICITY CHARACTERISTICS	D-5
TABLE D-5. SURVEY OF AVAILABLE HOUSING UNITS	D-6
TABLE D-6. HOUSEHOLD INCOME	D-9

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 107m/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' Street, to the east by State Street, to the south by 115th Street and to the west by Racine Avenue. The Project Area boundaries are delineated on Figure 1: 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: 107th & Halsted TIF Redevelopment Project Area Eligibility Study (the "Eligibility Study").

1

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;

2

- 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.

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 107th & 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) 107th Street, 2) 111th Street, 3) 115th 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

4

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 111th 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 four existing TIF districts. These include the 119th & 1-57 TIF District, which abuts the Project Area to the west at the intersection of Racine Avenue and 111th Street, the 119th & Halsted TIF District, which abuts the Project Area to the southwest, the 105th and Vincennes TIF District, which abuts the Project Area to the north of 107th Street and west of Halsted Street, and the Roseland/Michigan TIF District, which abuts the Project Area to the east along State Street south of East 110th Place. In addition, one non-adjacent existing TIF redevelopment area is located nearby. The West Pullman TIF District is located to the southwest of the Project Area along 119th Street west of Halsted Street. See Figure 2: 107th & 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.

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 111th Street, 115th Street and 107th 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 111th Street, 115th Street and 107th 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 111th Street at 12,800 ADT; 107th Street at 10,900 ADT; and 115th Street at 12,200 ADT. The area is well served by the expressway system, with nearby interchanges at 119th Street and Ashland Avenue a short distance west and south of the Project Area, and at 99th 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, 111th Street, and 115th Street. No commuter rail stations are located within the Project Area, although a CTA rapid transit station is proposed for a site at 111th 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 (111th 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 104th Street)
5. Kohn Elementary School (10414 South State Street)

7

6. Haley Elementary Academy (11411 South Eggleston Avenue)

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 119th 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.

**Table 1:
Historic Resources Survey Properties**

Address	Architect	Use	Year Built
602 W. 115 th Street	Andrew Hughes	Res	1910's
106 W. 112 th Place	Unknown	Res	1880's
225-227 W. 111 th 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
1 1333 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
Construction Value						
New Construction	2,084,500	453,000	60,000	89,500	102,250	2,789,250
Repairs/Rehab	597,055	309,868	638,900	3,369,872	512,550	5,428,245
Demolition	99,501	16,406	7,625	14	20	123,566
Public/Semi-Public	3,300,000	3,229,960	2,913,000	3,425,000	10,000	12,877,960
	6,081,056	4,009,234	3,619,525	6,884,386	624,820	21,219,021
# Permits Issued						
New Construction	11	3	1	1	1	17
Repairs/Rehab	25	13	21	15	14	88
Demolition	7	8	29	15	20	79
Public/Semi-Public	1	2	1	2	1	7
	44	26	52	33	36	191

Source: City of Chicago Department of Construction and Permits

During this five year period, a total of 191 building permits were issued for property within the Project Area, with a total value of approximately \$21.2 million. Of this total construction value, over half (\$12.8 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 \$5.4 million in construction value was devoted to building repairs and rehabilitation, while \$123,566 was used for building demolition. The dollar value of demolition activity is not indicative of its true cost, since demolition done under permits issued to the City is done with a stated construction value of \$1 to minimize permit fees. Only \$2.7 million in stated construction value was allocated for new construction, either new buildings or new additions to existing buildings. In terms of numbers of permits, demolition permits outnumber permits for new construction by almost five to one, indicating that disinvestment is far greater than new investment. The dollar value of repairs/rehab is an indication of further private sector investment, although a large number of these permits were issued to correct code violations or repair fire damage.

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 4.3% 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. In addition to building permit activity,

the presence of deterioration, dilapidation, vacant buildings and lots, and other blighting conditions is a further indication that public intervention is needed to promote 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.

2. Facilitate the transition of older weak and distressed commercial areas, particularly along 111th Street and 115th 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 111th 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.

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 E 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 111th 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 111th 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 111th Street and the freight railroad line, which is the preferred route for the proposed Red Line extension.
4. Older, obsolete commercial properties located along 111th Street and 115th 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)(II)), 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;

20

- 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;

- 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;
 3. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 4. the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total: (i) cost paid or incurred by the redeveloper for such redevelopment project; (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

22

- 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.

23

Table 3:
ESTIMATED REDEVELOPMENT PROJECT COSTS

Eligible Expense	Estimated Cost
<u>Analysis, Planning, Engineering, Surveys, Legal, etc.</u>	<u>\$ 750,000</u>
<u>Marketing Costs</u>	<u>\$ 600,000</u>
<u>Property Assembly including Acquisition, Site Prep and Demolition, Environmental Remediation</u>	<u>\$ 11,500,000</u>
<u>Rehabilitation of Existing Buildings, Fixtures and Leasehold Improvements, Affordable Housing Construction and Rehabilitation Cost</u>	<u>\$ 6,500,000</u>
<u>Public Works and Improvements, including streets and utilities, parks and open space, public facilities (schools & other public facilities)^{1/1}</u>	<u>\$ 5,000,000</u>
<u>Job Training, Retraining, Welfare-to-Work</u>	<u>\$ 800,000</u>

Capital Costs of Taxing Districts Impacted by the Plan	\$	0
<u>School District's Costs Attributable to Assisted Housing</u>	<u>\$</u>	<u>300,000</u>
<u>Relocation Costs</u>	<u>\$</u>	<u>550,000</u>
Interest Costs Incurred by a Redeveloper, or 50% of Construction or Rehabilitation Cost of Low and Very Low Income Housing	\$	3,500,000
<u>Day Care Services</u>	<u>\$</u>	<u>500,000</u>
TOTAL REDEVELOPMENT PROJECT COSTS ^{m [3]}	\$	30,000,000 ⁴

1 This 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.

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

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

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

24

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.

25

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

26

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

27

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 31st 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

28

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

The Project Area contains 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"/Halsled 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.

31

APPENDIX A

107TH & HALSTED STREET TIF REDEVELOPMENT PROJECT AREA

FIGURES 1-6

A-1

A-2

a>

SZ.

■+>»:.

©

rnTOimi :T]i!..!:[ni ail

LL.ULL!, I'; i .,11LLII11B QIC

mide n¥rainTi7rj] ImiLTjiriTr] irfflttnnim.

isu^JfEEES^ EIKS3BK1 pS|

ii!MIJ OJMOIui anmi!!!:!!! pM

9nu9Av eupey

imi.LfflEiinEii

Sffll WMEMm Eli

Smm mm

i^{-S} u^{3!} I³
*B l s I s s § c ^ i 3 i ^ H |

D

A-4

A-5

A-6

A-7

APPENDIX B

107TH & HALSTED STREET TIF REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION

107^h & 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 107th 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 EX TENSION OF THE NORTH LINE OF 100th PLACE LYING EAST OF STATE STREET;
4. THENCE WEST ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF 100th 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 115th STREET;
6. THENCE WEST ALONG SAID NORTH LINE OF THE 14 FOOT ALLEY LYING SOUTH OF 115th 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 115th STREET AND ALSO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 21 AFORESAID;

B-1

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 115TH STREET;
11. THENCE WEST ALONG SAID NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH 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 115TH 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 115TH 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 115TH 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 115TH 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 115TH STREET;
17. THENCE WEST ALONG SAID NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH 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

B-2

- NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING ALSO THE NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET;
19. THENCE WEST ALONG SAID NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH 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 115TH 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 115TH 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 115TH 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 115TH 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 115TH STREET;
 25. THENCE WEST ALONG SAID CENTER LINE OF THE 20 FOOT ALLEY LYING SOUTH OF 115TH 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 115TH STREET;
 27. THENCE WEST ALONG SAID CENTER LINE OF 115TH ST. TO THE CENTER LINE OF HALSTED STREET;
 28. THENCE NORTH ALONG SAID CENTER LINE OF HALSTED ST. TO THE CENTER LINE OF 114TH STREET;
 29. THENCE WEST ALONG SAID CENTER LINE OF 114TH 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

B-3

- 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;

B-4

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 11¹st STREET;
39. THENCE WEST ALONG SAID CENTER LINE OF 11¹st 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 11¹st STREET;
41. THENCE WEST ALONG THE WESTERLY EXTENSION OF SAID 16 FOOT ALLEY LYING NORTH OF 11¹st 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 107th PLACE;
44. THENCE WEST ALONG SAID CENTER LINE OF 107th 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 107TH STREET;
46. THENCE EAST ALONG SAID CENTER LINE OF 107TH 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 107TH STREET;
48. THENCE EAST ALONG SAID SOUTH LINE OF 107TH 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 107TH STREET;
50. THENCE EAST ALONG SAID CENTER LINE OF 107TH 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 107TH STREET IN THE SOUTHEAST QUARTER OF SECTION 16;
51. ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

APPENDIX C

107TH & 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 107th Street, to the east by State Street, to the south by 115th 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 107th Place and I-57, the boundary extends northeasterly along the I-57 right-of-way to 107th Street, then easterly to State Street, then southerly to the alley south of 115th Street, then westerly to the alley between Emerald Street and Halsted Street, then northerly to the centerline of 115th Street, then westerly to the centerline of Halsted Street, then northerly to 114th 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 southwesterly 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 111th Street, then westerly along 111th Street to Racine Avenue, then northerly along Racine Avenue to 107th 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.

C-1

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.

Bt^H SHIM EI

;jFiTi;j:ni:iiuiiiiiiiin o

.10'!! Iii; I WMMN EI

LWtflJjy eeCIM] [ITiriMIIH]

ILLiifli

HQ

UMM Ei

·1fcnr

rriuiQinir

LiiiniiUiri

item m

IffliDMEE

fan!

irni ainitL

E

1

ItniDiLn]]. [oniiffJimiTD a

3'nnnMii

am

>! fnr.nrra (npnirii nicoiai! an

NiTITTMTrfM'liITl UMM QJILiliB HnnMD MHMP, UWmtt}

_l fmrnr
wwn Bmnnniu LOimiM
nzim wmm raraaiiD Jiiif lit] ami ppp oinnno
MI
irTliiia'NJiJiLiii hi innMi; amm
un
liiiinm nrnn mrj lmluiljh iouien mmmwi lmmiil
gOTiJiiiiiMLiiiD nrniinimi QiilMla

<
111
3
cn

03 T3 C 3

O
00

0

■a

(0
to O
I U

o
CM i
a>
.Q
E
cu

a
CD OT

C-3

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".

C-4

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.

C-5

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.

C-6

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.

C-7

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.

C-8

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.

As discussed in the section titled "Community Context" in Section 2 of this Plan, the Study Area is comprised of more distressed areas along with areas that are relatively more stable. A key objective of this Plan is to contain blight and deterioration and prevent the spread of these conditions to the more stable areas. The designation of the Study Area as a conservation area reflects the presence and distribution of eligibility conditions as well as the key goal of preventing the spread of blight and deterioration.

Age

The Study Area contains a total of 4,379 principal buildings, with 4,070 of these identified as having been 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

C-9

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.

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. The relatively small numbers of blighted buildings belies the significance of dilapidation within the Study Area. Dilapidated buildings are safety hazards and facilitate various types of criminal activity. The presence of dilapidated buildings is a very visible signal of neighborhood decline and serves as a disincentive for property maintenance and reinvestment. Even one dilapidated property on a block can have negative consequences on other properties. The blighting influence of dilapidated buildings is so strong that such buildings cannot be allowed to stand, to perpetuate blight within the neighborhood, and are demolished. For this reason, dilapidated buildings are not found in numbers approaching a majority of properties in a neighborhood. The vast majority of the 432 vacant lots currently within the Study Area were once dilapidated buildings that have been demolished. Dilapidated buildings are part of the progression of physical deterioration, which starts with deferred maintenance, then advances to building deterioration, and finally results in dilapidation, necessitating demolition and producing vacant lots. The concentration of dilapidated buildings is greatest in the eastern portion of the Study Area, which is generally more distressed. Preventing the spread of dilapidation, and other forms of deterioration, is key to achieving the goals of the Plan. Thus, despite of the relatively low numbers of dilapidated buildings, this factor was found to be present to a major degree, and 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

C-IO

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 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.

C-11

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 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

C-12

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.

Vacant buildings and vacant lots are widespread within the Study Area. There are a total of 432 vacant lots and 396 partially or completely vacant buildings within the Study Area. There are a total of 117 tax blocks containing vacant buildings within the Study Area, or 61% of the total number of tax blocks. 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.

Conclusion: This condition was found in 61% 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 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 siding, 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

C-14

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 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 live 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

C-15

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.

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

C-16

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.

Table A

COMPARISON OF EAV GROWTH TO CONSUMER PRICE INDEX (CPI)

* Change from preceding 12 month period 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% of the 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.

C-17

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.

Table B

DISTRIBUTION OF CONSERVATION AREA ELIGIBILITY FACTORS

1	2	3	4	5	6	7	8	9	10	11	12	13
V	V	V						V			V	V
									V			
						V						
			-	-		-	-		-	-		
			-	-		-	-		-	-		

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

C-18

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

Maps B - G

C-19

C-20

C-21

E7J

I II

-fl -11 fl. J I :

Q
Q>D

C-23

C-22

C-24

C-25

APPENDIX D

107™ /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 107th 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 107th 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.

D-1

- 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

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.

D-2

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

I.S. Census Bureau

Source: 2007-2011 American Community Survey,

1 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.

D-3

Table D-3:
UNITS BY NUMBER OF BEDROOMS ²

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

3 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

D-4

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

0

0
3

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.

D-5

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, it is projected that 58 inhabited residential units could potentially be removed during the 23-year life of the 107th 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 107th 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

D-6

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

1	4
2	2
3	
4	5
5	
6	3
7	2
8	2
9	3
	4
	4

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:

D-7

- 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.

D-8

Table D-6
Household Income

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 107th 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.

D-9

APPENDIX E

WITHIN THE 107TH & HALSTED STREET PROJECT AREA

INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY ^{1H} & HALSTED STREET

2012 EAV - \$122,899,900

Property Number

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9

APPENDIX E

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

2012 EAV - \$122,899,900

Property Number

APPENDIX E

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

2012 EAV-\$122,899,900

Property Number

APPENDIX E

WITHIN THE 107th & HALSTED STREET PROJECT AREA

INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY TH & HALSTED STREET

2012 EAV-SI 22,899,900

Property Number

APPENDIX E

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

2012 EAV - \$122,899,900

Property Number

APPENDIX E

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

2012 EAV - \$122,899,900

Property Number

APPENDIX E
INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY
WITHIN THE 107TH & HALSTED STREET PROJECT AREA
2012 EAV-SI 22,899,900

Property Number

E-7

APPENDIX E

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

2012 EAV - \$122,899,900

Property Number

APPENDIX E

INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY

WITHIN THE 107¹¹¹ & HALSTED STREET PROJECT AREA
2012 EAV - \$122,899,900

Property Number

APPENDIX E

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

2012 EAV-\$122,899,900

Property Number

E-IO

APPENDIX E

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

2012 EAV - \$122,899,900

Property Number

APPENDIX E

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

Property Number

r

E-12

APPENDIX E

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

2012 EAV - \$122,899,900

Property Number

C-13

APPENDIX E

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

2012 EAV - \$122,899,900

Property Number

E-14

APPENDIX E

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

2012 EAV-\$122,899,900

Property Number

E-15

APPENDIX E

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

2012 EAV-\$122,899,900

Property Number

E-I6

APPENDIX E

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

2012 EAV-\$122,899,900

Property Number 2012 EAV

#

E-17
APPENDIX E
INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY
WITHIN THE 107^T & HALSTED STREET PROJECT AREA
2012 EAV - \$122,899,900

Property Number

E-18

APPENDIX E

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

2012 EAV - \$122,899,900

Property Number

E-19

APPENDIX E

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

Property Number

E-20

APPENDIX E

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

2012 EAV-\$122,899,900

Property Number

C-21

APPENDIX E

WITHIN THE 107TH & HALSTED STREET PROJECT AREA

INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY ¹¹¹ & HALSTED STREET

2012 EAV-\$122,899,900

Property Number

APPENDIX E

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

2012 EAV - \$122,899,900

Property Number

30925-20-21\$33,047
31025-20-21\$26,047
31025-20-21\$28,059
31025-20-21\$22,512
31025-20-21\$28,045
31025-20-21\$26,047
31025-20-21\$28,297
31025-20-21\$28,353
31025-20-21\$6,904
31025-20-21\$28,589
31025-20-21\$19,937
31125-20-21\$17,052
31125-20-21\$28,881
31125-20-22\$11,635
31125-20-22\$4,206
31125-20-22\$6,451
31125-20-22\$26,810
31125-20-22\$27,461
31125-20-22\$34,428
31125-20-22\$23,092
31125-20-22\$25,525
31225-20-22\$38,720
31225-20-22\$25,163
31225-20-22\$27,551
31225-20-22\$25,525
31225-20-22\$10,005
31225-20-22\$27,436
31225-20-22\$34,601
31225-20-22\$16,642
31225-20-227-015-\$23,129
31225-20-227-020-\$26,359
31325-20-227-021-\$26,861
31325-20-227-022-\$25,166
31325-20-227-023-\$12,276
31325-20-227-024-\$22,397
31325-20-227-025-\$2,067
31325-20-227-026-\$32,792
31325-20-227-027-\$38,605
31325-20-227-028-\$23,247
31325-20-227-029-\$23,870
31325-20-227-030-\$14,785
31425-20-227-031-\$36,678
31425-20-227-032-\$24,290
31425-20-227-033-\$12,565
31425-20-227-034-\$27,399
31425-20-228-004-\$24,066

31425-20-228-001-\$21,000
31425-20-228-005-\$14,592
31425-20-228-006-\$9,913
31425-20-228-007-\$30,244
31425-20-228-008-\$29,922
31425-20-228-009-\$4,770
31525-20-228-010-\$12,325
31525-20-228-011-\$30,904
31525-20-228-012-\$19,291
31525-20-228-013-\$21,816
31525-20-228-014-\$21,765
31525-20-228-015-\$33,162
31525-20-228-016-\$8,724
31525-20-228-017-\$27,745
31525-20-228-018-\$10,158
31525-20-229-001-\$26,622
31625-20-229-002-\$34,904
31625-20-229-003-\$12,569
31625-20-229-004-\$26,157
31625-20-229-005-\$29,274
31625-20-229-006-\$10,211
31625-20-229-007-\$25,234
31625-20-229-008-\$18,883
31625-20-229-009-\$34,545
31625-20-229-010-\$24,670
31625-20-229-011-\$24,670
31725-20-229-012-\$27,756
31725-20-229-013-\$10,148
31725-20-229-014-\$12,133
31725-20-229-015-\$19,423

E-23

APPENDIX E

**INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY
WITHIN THE 107^m & 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	25-21-101-023-0000	\$8,494
3221	25-21-101-024-0000	\$29,021
3222	25-21-101-025-0000	\$23,497
3223	25-21-101-026-0000	\$28,205
3224	25-21-101-027-0000	\$20,626
3225	25-21-101-028-0000	\$39,416
3226	25-21-101-029-0000	\$15,961

3227 25-21-101-030-0000 \$17,903
3228 25-21-101-031-0000 \$40,541
3229 25-21-102-001-0000 \$25,096
3230 25-21-102-003-0000 \$33,438
3231 25-21-102-004-0000 \$5,833
3232 25-21-102-009-0000 \$27,565
3233 25-21-102-010-0000 \$3,753
3234 25-21-102-014-0000 \$24,583
3235 25-21-102-021-0000 \$30,696
3236 25-21-102-022-0000 \$3,191
3237 25-21-102-023-0000 \$30,115
3238 25-21-102-024-0000 \$19,708
3239 25-21-102-025-0000 \$18,945
3240 25-21-102-026-0000 \$6,861
3241 25-21-102-027-0000 \$28,064
3242 25-21-102-029-0000 \$833
3243 25-21-102-030-0000 \$26,947
3244 25-21-102-031-0000 \$30,842
3245 25-21-102-032-0000 \$37,775
3246 25-21-102-033-0000 \$12,824
3247 25-21-102-034-0000 \$6,119
3248 25-21-102-035-0000 \$23,334
3249 25-21-102-036-0000 \$31,599
3250 25-21-102-037-0000 \$25,393
3251 25-21-102-038-0000 \$17,161
3252 25-21-102-039-0000 \$30,643
3253 25-21-102-040-0000 \$9,059
3254 25-21-102-041-0000 \$23,611
3255 25-21-103-001-0000 \$2,022
3256 25-21-103-002-0000 \$10,176
3257 25-21-103-003-0000 \$20,329
3258 25-21-103-004-0000 \$3,131
3259 25-21-103-005-0000 \$26,216
3260 25-21-103-006-0000 \$34,901
3261 25-21-103-007-0000 \$23,867
3262 25-21-103-008-0000 \$32,677
3263 25-21-103-009-0000 \$33,207
3264 25-21-103-010-0000 \$28,634
3265 25-21-103-011-0000 \$31,288
3266 25-21-103 \$38,428
3267 25-21-103 \$30,906
3268 25-21-103 \$24,900
3269 25-21-103 \$33,631
3270 25-21-103 \$3,193
3271 25-21-103 \$26,361
3272 25-21-103 \$27,540

3273 25-21-103\$28,799
3274 25-21-103\$26,151
3275 25-21-103\$20,761
3276 25-21-103\$29,557
3277 25-21-103\$15,984
3278 25-21-103\$61,036
3279 25-21-104\$16,903
3280 25-21-104\$39,943
3281 25-21-104\$25,800
3282 25-21-104\$23,719
3283 25-21-104\$5,364
3284 25-21-104\$104,119
3285 25-21-104\$25,309
3286 25-21-104\$22,986
3287 25-21-104\$3,880
3288 25-21-104\$31,625
3289 25-21-104\$16,500
3290 25-21-104\$4,360
3291 25-21-104\$18,161
3292 25-21-104\$31,330
3293 25-21-104\$15,475
3294 25-21-104\$1,613
3295 25-21-104\$24,117
3296 25-21-104\$26,064
3297 25-21-104\$16,696
3298 25-21-104\$25,539
3299 25-21-104\$29,680
3300 25-21-104\$12,543
3301 25-21-104\$20,604
3302 25-21-104\$25,551
3303 25-21-104\$547
3304 25-21-104\$1,312
3305 25-21-104\$31,139
3306 25-21-104\$24,038
3307 25-21-104\$9,889
3308 25-21-105\$0
3309 25-21-105\$155,248
3310 25-21-105\$9,040
3311 25-21-105\$65,157

E-24

APPENDIX E

**INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY
WITHIN THE 107¹¹¹ & 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	SO
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	25-21-107-027-0000	\$23,382
3402	25-21-107-028-0000	\$75,426
3403	25-21-107-029-0000	\$13,916
3404	25-21-107-030-0000	\$25,517
3405	25-21-107-032-0000	\$47,993
3406	25-21-107-033-0000	\$32,649
3407	25-21-107-034-0000	\$33,196
3408	25-21-107-035-0000	\$20,268
3409	25-21-107-036-0000	\$25,621
3410	25-21-107-037-0000	\$4,329
3411	25-21-107-038-0000	\$3,886
3412	25-21-107-039-0000	\$3,886
3413	25-21-107-040-0000	\$3,886
3414	25-21-107-041-0000	\$66,089
3415	25-21-108-020-0000	\$18,508
3416	25-21-108-021-0000	\$34,413
. 3417	25-21-108-022-0000	\$22,896
3418	25-21-108-023-0000	\$9,418
3419	25-21-108-024-0000	\$20,276
3420	25-21-108-025-0000	\$19,307
3421	25-21-108-026-0000.	\$28,003
3422	25-21-108-027-0000	\$42,634
3423	25-21-108-028-0000	\$4,850
3424	25-21-108-029-0000	\$8,412
3425	25-21-108-030-0000	\$24,086
3426	25-21-108-031-0000	\$25,753
3427	25-21-108-032-0000	\$28,022
3428 .	25-21-108-033-0000	\$16,651
3429	25-21-108-034-0000	\$33,089
3430	25-21-108-037-0000	\$36,801
3431	25-21-108-038-0000	\$208,349
3432	25-21-108-039-0000	\$196,392
3433	25-21-108-040-0000	\$221,393
3434	25-21-109-001-0000	\$7,959
3435	25-21-109-002-0000	\$28,597
3436	25-21-109-003-0000	\$31,423
3437	25-21-109-004-0000	\$32,248
3438	25-21-109-005-0000	\$29,248
3439	25-21-109-006-0000	\$38,773
3440	25-21-109-007-0000	\$9,977
3441	25-21-109-017-0000	\$29,689
3442	25-21-109-018-0000	\$1,947
3443	25-21-109-019-0000	\$18,278
3444	25-21-109-020-0000	\$23,304
3445	25-21-109-021-0000	\$7,058

3445	25-21-109-021-0000	\$7,000
3446	25-21-109-022-0000	\$27,632
3447	25-21-109-023-0000	\$39,926
3448	25-21-109-024-0000	\$8,393
3449	25-21-109-025-0000	\$7,065

E-2 5**APPENDIX E****INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY
WITHIN THE 107th & 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
349025	21-112-028-0000	\$25,466
34925	21-112-029-0000	\$24,159
349025	21-112-030-0000	\$39,511
34925	21-113-001-0000	\$15,456
350025	21-113-002-0000	\$7,771
35025	21-113-003-0000	\$272
35025	21-113-004-0000	\$27.327
35025	21-113-005-0000	\$14,151
35025	21-113-006-0000	\$24.510
35025	21-113-007-0000	\$12,310
350025	21-113-008-0000	\$33,210
35025	21-113-009-0000	\$21,146
350025	21-113-010-0000	\$5.762
35025	21-113-011-0000	\$4.061
351025	21-113-012-0000	\$26,025
35125	21-113-013-0000	\$30,247
35125	21-113-014-0000	\$28,603
35125	21-113-015-0000	\$35,160
35125	21-113-016-0000	\$22,316
35125	21-113-017-0000	\$25,551
351025	21-113-018-0000	\$21,654
35125	21-113-019-0000	\$29,708
351025	21-113-020-0000	\$41,568
35125	21-113-021-0000	\$25,820
352025	21-113-022-0000	\$24,928
35225	21-113-023-0000	\$8,647
35225	21-113-024-0000	\$16,508
35225	21-113-025-0000	\$23,045
35225	21-113-026-0000	\$30,988
35225	21-113-027-0000	\$26,364
352025	21-113-028-0000	\$21,583
35225	21-114-001-0000	\$33,050

35225-21-114-002-0000	\$21,415
35225-21-114-003-0000	\$16,830
35325-21-114-004-0000	\$32,618
35325-21-114-006-0000	\$27,242
35325-21-114-007-0000	\$12,310
35325-21-114-008-0000	\$24,310
35325-21-114-009-0000	\$4,826
35325-21-114-010-0000	\$25,270
35325-21-114-011-0000	\$26,204
35325-21-114-012-0000	\$18,694
35325-21-114-013-0000	\$28,597
35325-21-114-014-0000	\$36,734
35425-21-114-015-0000	\$7,154
35425-21-114-016-0000	\$28,306
35425-21-114-017-0000	\$32,539
35425-21-114-018-0000	\$37,884
35425-21-114-019-0000	\$0
35425-21-114-020-0000	\$0
35425-21-114-021-0000	\$29,403
35425-21-114-022-0000	\$29,484
35425-21-114-023-0000	\$3,880
35425-21-114-024-0000	\$29,470
35525-21-114-025-0000	\$33,763
35525-21-114-026-0000	\$22,201
35525-21-114-027-0000	\$25,105
35525-21-114-028-0000	\$28,294
35525-21-114-029-0000	\$29,972
35525-21-114-030-0000	\$30,730
35525-21-114-031-0000	\$23,183
35525-21-115-001-0000	\$27,307
35525-21-115-002-0000	\$0
35525-21-115-003-0000	\$2,080
35625-21-115-004-0000	\$24,816
35625-21-115-005-0000	\$4,032
35625-21-115-006-0000	\$27,767
35625-21-115-007-0000	\$18,997
35625-21-115-008-0000	\$10,980
35625-21-115-009-0000	\$16,199
35625-21-115-010-0000	\$24,577
35625-21-115-011-0000	\$25,652
35625-21-115-012-0000	\$4,694
35625-21-115-013-0000	\$18,980
35725-21-115-014-0000	\$20,826
35725-21-115-015-0000	\$31,044
35725-21-115-016-0000	\$40,381
35725-21-115-017-0000	\$20,088

35725-21-115-018-0000	\$25,405
35725-21-115-019-0000	\$25,573
35725-21-115-020-0000	\$28,505
35725-21-115-021-0000	\$22,248
35725-21-115-022-0000	\$22,369
35725-21-115-023-0000	\$4,346
35825-21-115-024-0000	\$23,418
35825-21-115-025-0000	\$0
35825-21-115-026-0000	\$23,216
35825-21-115-027-0000	\$24,804
35825-21-115-028-0000	\$17,776
35825-21-115-029-0000	\$16,752
35825-21-115-030-0000	\$17,137
35825-21-115-031-0000	\$27,736

E-26**APPENDIX E****INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY
WITHIN THE 107TH & 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	■ 25-21-1\$25,068	
	0000	
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	SO
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-2 7

APPENDIX E

**INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY
WITHIN THE 107TH & 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 25-21-12.1-023-000 \$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 25-21-122-017-0000 \$10,840
3773 25-21-122-018-0000 \$3,880
3774 25-21-122-019-0000 \$4,121
3775 25-21-122-020-0000 \$22,218
3776 25-21-122-021-0000 \$17,935
3777 25-21-122-022-0000 \$27.630
3778 25-21-122-023-0000 \$34,276
3779 25-21-122-024-0000 \$0
3780 25-21-122-025-0000 \$18,730
3781 25-21-122-026-0000 \$25,172
3782 25-21-122-027-0000 \$4,194
3783 25-21-122-028-0000 \$23,808

37825-21-122-03\$31,745
37825-21-122-03\$22,829
37825-21-122-03\$30,143
37825-21-122-03\$26,816
37825-21-123-00\$17,506
37825-21-123-00\$5,822
37925-21-123-00\$33,232
37925-21-123-00\$26,224
37925-21-123-00\$29,167
37925-21-123-00\$25,461
37925-21-123-00\$33,650
37925-21-123-00\$22,431
37925-21-123-00\$21,892
37925-21-123-01\$13,716
37925-21-123-01\$19,645
37925-21-123-01\$0
38025-21-123-01\$30,612
38025-21-123-01\$22,560
38025-21-123-01\$12,204
38025-21-123-01\$22,063
38025-21-123-01\$20,464
38025-21-123-01\$26,434
38025-21-123-02\$21,682
38025-21-123-02\$7,763
38025-21-123-02\$20,573
38025-21-123-02\$23,208
38125-21-123-02\$22,537
38125-21-123-02\$20,383
38125-21-123-02\$33,572
38125-21-123-02\$0
38125-21-123-02\$28,645
38125-21-123-02\$21,864
38125-21-123-03\$19,631
38125-21-123-03\$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\$10,809
3824 • 25-21-124-010-00\$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-2 8

APPENDIX E

**INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY
WITHIN THE 107th & 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-\$24,066
3912 25-21-127-\$12,556

39125-21-127-\$25,651
39125-21-127-\$24,777
39125-21-127-\$16,050
39125-21-127-\$9,110
39125-21-127-\$16,859
39125-21-127-\$20,256
39125-21-127-\$5,522
39125-21-127-\$26,956
39205-21-127-\$15,705
39225-21-127-\$28,850
39225-21-127-\$5,336
39225-21-127-\$20,279
39225-21-127-\$29,874
39225-21-127-\$18,514
39225-21-127-\$29,044
39225-21-127-\$18,898
39225-21-127-\$25,087
39225-21-127-\$22,476
39305-21-127-\$22,335
39325-21-127-\$20,472
39325-21-127-\$21,861
39325-21-127-\$12,643
39325-21-127-\$33,490
39325-21-127-\$29,167
39325-21-128-\$2,291
39325-21-128-\$19,844
39325-21-128-\$13,438
39325-21-128-\$8,547
39405-21-128-\$25,090
39425-21-128-\$24,336
39425-21-128-\$26,552
39425-21-128-\$14,566
39425-21-128-\$3,190
39425-21-128-\$14,280
39425-21-128-\$16,115
39425-21-128-\$29,947
39425-21-128-\$28,771
39425-21-128-\$41,615
39505-21-128-\$23,918
39525-21-128-\$27,296
39525-21-128-\$21,965
39525-21-128-\$5,869
39525-21-128-\$31,263
39525-21-128-\$30,284
39525-21-128-023-0(\$37,449
39525-21-128-024-0(\$7,645

39525-21-128-025-0(\$478
39525-21-128-026-0(\$24,277
39625-21-128-027-0(\$31,720
39625-21-128-028-0(\$28,056
39625-21-128-029-0(\$26,984
39625-21-128-030-0(\$37,960
39625-21-129-001-0(\$2,069
39625-21-129-002-0(\$19,782
39625-21-129-003-0(\$20,554
39625-21-129-004-0(\$15,702
39625-21-129-005-0(\$12,108
39625-21-129-006-0(\$41,045
39725-21-129-007-0(\$43,941
39725-21-129-008-0(\$33,227
39725-21-129-009-0(\$3,914
39725-21-129-010-0(\$3,914
39725-21-129-011-0(\$34,666
39725-21-129-012-0(\$24,431
39725-21-129-013-0(\$14,498
39725-21-129-014-0(\$12,207
39725-21-129-015-0(\$27,405
39725-21-129-016-0(\$28,353
39825-21-129-017-0(\$18,427
39825-21-129-018-0(\$25,298
39825-21-129-019-0(\$19,928
39825-21-129-020-0(\$19,889
39825-21-129-021-0(\$18,486
39825-21-129-022-0(\$15,638
39825-21-129-023-0(\$34,153
39825-21-129-024-0(\$29,675
39825-21-129-025-0(\$6,993
39825-21-129-026-0(\$9,774
39925-21-129-027-0(\$20,980
39925-21-129-028-0(\$21,954
39925-21-129-029-0(\$28,581
39925-21-130-001-0(\$0
39925-21-130-002-0(\$0
39925-21-130-003-0(\$25,966
39925-21-130-004-0(\$16,974
39925-21-130-005-0(\$0
39925-21-130-006-0(\$30,272
39925-21-130-007-0(\$22,745
40025-21-130-008-0(\$29.978
40025-21-130-009-0(\$24,108

E-29
APPENDIX E
INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY
WITHIN THE 107TH & 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 25-21-200-024-0000 \$15,540
4049 25-21-200-025-0000 \$3,945
4050 25-21-200-026-0000 \$31,684
4051 25-21-200-027-0000 \$25,475
4052 25-21-200-028-0000 \$3,945
4053 25-21-201-001-0000 \$28,070
4054 25-21-201-002-0000 \$24,762
4055 25-21-201-003-0000 \$0
4056 25-21-201-004-0000 \$20,543
4057 25-21-201-005-0000 \$1,870
4058 25-21-201-006-0000 \$14,137
4059 25-21-201-007-0000 \$21,056
4060 25-21-201-008-0000 \$10,092
4061 25-21-201-009-0000 \$0
4062 25-21-201-010-0000 \$20,169
4063 25-21-201-011-0000 \$23,183
4064 25-21-201-012-0000 \$23,598
4065 25-21-201-013-0000 \$0
4066 25-21-201-014-0000 \$0
4067 25-21-201-015-0000 \$3,939
4068 25-21-201-016-0000 \$3,936
4069 25-21-201-017-0000 \$7,233
4070 25-21-201-018-0000 \$16,200
4071 25-21-201-019-0000 \$7,575
4072 25-21-201-020-0000 \$24,274
4073 25-21-201-021-0000 \$20,352
4074 25-21-201-022-0000 \$5,917
4075 25-21-201-023-0000 \$0
4076 25-21-201-024-0000 \$14,022
4077 25-21-201-025-0000 \$8,523
4078 25-21-201-026-0000 \$6,523
4079 25-21-201-027-0000 \$21,710
4080 25-21-201-028-0000 \$15,880
4081 25-21-201-029-0000 \$1,512
4082 25-21-201-030-0000 \$21,606
4083 25-21-201-031-0000 \$31,860

4084 25-21-201-032-0000 \$17,181
4085 25-21-201-033-0000 \$11,523
4086 25-21-201-034-0000 \$25,301
4087 25-21-201-035-0000 \$28,937
4088 25-21-201-036-0000 \$8,167
4089 25-21-201-037-0000 \$15,035
4090 25-21-202-001-0000 \$65,651
4091 25-21-202-002-0000 \$22,680
4092 25-21-202-003-0000 \$7,174
4093 25-21-202-004-0000 \$7,174
4094 25-21-202-005-0000 \$7,828
4095 25-21-202-006-0000 \$0
4096 25-21-202-008-0000 \$8,324
4097 25-21-202-009-0000 \$11,382
4098 25-21-202-010-0000 \$20,694
4099 25-21-202-011-0000 \$24,131
4100 25-21-202-012-0000 \$24,114
4101 25-21-202-013-0000 \$24,131
4102 25-21-202-014-0000 \$25,444
4103 25-21-202-015-0000 \$7,174
4104 25-21-202-016-0000 \$3,586
4105 25-21-202-017-0000 \$0
4106 25-21-202-018-0000 \$18,163
4107 25-21-202-021-0000 \$23,076
4108 25-21-202-022-0000 \$22,857
4109 25-21-202-023-0000 \$23,991
4110 25-21-202-024-0000 \$13,394
4111 25-21-202-025-0000 \$14,468
4112 25-21-202-026-0000 \$28,014
4113 25-21-202-027-0000 \$16,331
4114 25-21-202-028-0000 \$24,235
4115 25-21-202-029-0000 \$25,236
4116 25-21-202-030-0000 \$21,749
4117 25-21-202-031-0000 \$5,835
4118 25-21-202-032-0000 \$25,635
4119 25-21-202-033-0000 \$0
4120 25-21-202-034-0000 \$14,581
4121 25-21-202-035-0000 \$25,615
4122 25-21-202-036-0000 \$18,323
4123 25-21-202-037-0000 \$10,378
4124 25-21-203-001-0000 \$0
4125 25-21-203-002-0000 \$0
4126 25-21-203-003-0000 \$0
4127 25-21-203-004-0000 \$0
4128 25-21-203-005-0000 \$0

4129 25-21-203-006-0000 \$0
4130 25-21-203-007-0000 \$24,120
4131 25-21-203-008-0000 \$0
4132 25-21-203-009-0000 \$26,297
4133 25-21-203-010-0000 \$295,901
4134 25-21-203-011-0000 \$0
4135 25-21-203-012-0000 \$0
4136 25-21-203-013-0000 \$20,447
4137 25-21-203-014-0000 \$0
4138 25-21-203-015-0000 \$0
4139 25-21-203-016-0000 \$35,426

E-30

APPENDIX E

**INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY
WITHIN THE 107TH & 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 319,805
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
#	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	25-21-205-036-0000	\$27,077

4210	25-21-205-038-0000	\$25,817
4211	25-21-205-039-0000	\$24,675
4212	25-21-206-001-0000	\$25,133
4213	25-21-206-002-0000	\$17,201
4214	25-21-206-003-0000	\$44
4215	25-21-206-004-0000	\$5,869
4216	25-21-206-005-0000	\$18,596
4217	25-21-206-006-0000	\$13,582
4218	25-21-206-007-0000	\$10,322
4219	25-21-206-008-0000	\$32,632
4220	25-21-206-009-0000	\$19,726
4221	25-21-206-010-0000	\$12,286
4222	25-21-206-011-0000	\$17,740
4223	25-21-206-012-0000	\$11,124
4224	25-21-206-013-0000	\$31,139
4225	25-21-206-014-0000	\$27,287
4226	25-21-206-015-0000	\$30,191
4227	25-21-206-016-0000	\$17,128
4228	25-21-206-017-0000	\$5,216
4229	25-21-206-018-0000	\$24,510
4230	25-21-206-019-0000	\$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-3 I**APPENDIX E****INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY
WITHIN THE 107TH & 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 25-21-209-017-0000 \$13,778
4323 25-21-209-018-0000 \$3,945
4324 25-21-209-019-0000 \$21,140
4325 25-21-209-020-0000 \$17,280
4326 25-21-209-021-0000 \$0
4327 25-21-209-022-0000 \$15,551
4328 25-21-209-023-0000 \$15,680
4329 25-21-209-024-0000 \$4,803
4330 25-21-209-025-0000 \$18,525
4331 25-21-209-026-0000 \$8,487
4332 25-21-209-027-0000 \$14,272
4333 25-21-209-028-0000 \$25,963
4334 25-21-209-029-0000 \$19,802
4335 25-21-209-030-0000 \$16,312

4336 25-21-209-031-0000 \$19,505
4337 25-21-209-032-0000 \$18,688
4338 25-21-209-033-0000 \$10,574
4339 25-21-209-034-0000 \$11,250
4340 25-21-209-035-0000 \$13,543
4341 25-21-209-036-0000 \$12,347
4342 25-21-209-037-0000 \$23,284
4343 25-21-209-038-0000 \$31,942
4344 25-21-209-039-0000 \$18,677
4345 25-21-210-001-0000 \$11,093
4346 25-21-210-002-0000 \$31,782.
4347 25-21-210-003-0000 \$32,301
4348 25-21-210-004-0000 \$32,405
4349 25-21-210-005-0000 \$18,396
4350 25-21-210-006-0000 \$22,731
4351 25-21-210-007-0000 \$27,725
4352 25-21-210-008-0000 \$21,530
4353 25-21-210-009-0000 \$19,805
4354 25-21-210-010-0000 \$30,292
4355 25-21-210-011-0000 \$5,917
4356 25-21-210-012-0000 \$10,226
4357 25-21-210-013-0000 \$5,362
4358 25-21-210-014-0000 \$45,344
4359 25-21-210-015-0000 \$6,613.
4360 25-21-210-016-0000 \$23,163 .
4361 25-21-210-017-0000 \$25,486
4362 25-21-210-018-0000 \$7,889
4363 25-21-210-019-0000 \$26,878
4364 25-21-210-020-0000 \$1,970
4365 25-21-210-021-0000 \$18,382
4366 25-21-210-022-0000 \$27,068
4367 25-21-210-023-0000 \$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 \$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-32
APPENDIX E
INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY
WITHIN THE 107TH & 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	25-21-212-009-0000	\$21,682
4417	25-21-212-010-0000	\$11,000

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
4441 25-21-213-003-0000\$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\$21.022

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 25-21-215-002-0000\$15,094
4507 25-21-215-003-0000\$0

4507 25-21-215-003-0000 \$20,117
4508 25-21-215-004-0000 \$7,317
4509 25-21-215-005-0000 \$9,626
4510 25-21-215-006-0000 \$0
4511 25-21-215-007-0000 \$11,023
4512 25-21-215-008-0000 \$18,887
4513 25-21-215-009-0000 \$0
4514 25-21-215-010-0000 \$32,363
4515 25-21-215-011-0000 \$22,507
4516 25-21-215-012-0000 \$26,656
4517 25-21-215-013-0000 \$27,683
4518 25-21-215-014-0000 \$4,969
4519 25-21-215-015-0000 \$3,976
4520 25-21-215-016-0000 \$23,197
4521 25-21-215-017-0000 \$25,306
4522 25-21-215-018-0000 \$13,834
4523 25-21-215-019-0000 \$24,330
4524 25-21-215-020-0000 \$35,104
4525 25-21-215-021-0000 \$27,809
4526 25-21-215-022-0000 \$30,242
4527 25-21-215-023-0000 \$19,878
4528 25-21-215-024-0000 \$22,779
4529 25-21-215-025-0000 \$8,801
4530 25-21-215-026-0000 \$26,998
4531 25-21-215-027-0000 \$25,500
4532 25-21-215-028-0000 \$0
4533 25-21-215-029-0000 \$17,493
4534 25-21-215-030-0000 \$10,209
4535 25-21-215-031-0000 \$0
4536 25-21-215-032-0000 \$30,904
4537 25-21-215-033-0000 \$33,948
4538 25-21-215-034-0000 \$13,944
4539 25-21-215-035-0000 \$27,610
4540 25-21-215-036-0000 \$24,010
4541 25-21-215-037-0000 \$0
4542 25-21-215-038-0000 \$42,019
4543 25-21-215-041-0000 \$65,197
4544 25-21-216-001-0000 \$8,159
4545 25-21-216-002-0000 \$17,308
4546 25-21-216-003-0000 \$22,961
4547 25-21-216-004-0000 \$23,808
4548 25-21-216-005-0000 \$12,656
4549 25-21-216-006-0000 \$2,412
4550 25-21-216-007-0000 \$13,391
4551 25-21-216-008-0000 \$11,579

E-3 3

APPENDIX E

**INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY
WITHIN THE 107TH & 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
4587	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
4608 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	25-21-219-007-000\$17,347
4636	25-21-219-008-000\$4,657
4637	25-21-219-009-000\$21,595
4638	25-21-219-010-000\$17.142
4639	25-21-219-011-000\$5,928
4640	25-21-219-012-000\$20,130
4641	25-21-219-013-000\$14,701
4642	25-21-219-014-000\$17,089
4643	25-21-219-015-000\$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	25-21-220-004-0000\$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

E-34
APPENDIX E
INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY
WITHIN THE 107TH & 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
4761 25-21-222-032-0000 \$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 \$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

E-3 5

APPENDIX E

**INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY
WITHIN THE 107TH & 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
4843 25-21-225-021-0000 \$4,295
4844 25-21-225-022-0000 \$11,410

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 25-21-225-034-0000 \$122,074 j
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 \$16,708

4889 25-21-226-02 /-0000 \$10,781
4890 25-21-226-028-0000 \$.00
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 \$13,753
4934 25-21-228-007-0000 \$4,006

4934	25-21-228-00 /-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	565,567
4965	25-21-228-047-0000	5109,113

E-3 6

APPENDIX E

INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE 107™ & 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
4970	25-21-229-006-0000	\$18,828

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\$10,397
5015 25-21-230-005-0000\$22,888

5015	25-21-230-003-0000	\$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	\$39,054
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

APPENDIX E
[E 107™ & HALSTED STREET PROJECT AREA
VLIZED ASSESSED VALUE (EAV) OF PROPERTY ™ & HALSTED STREET
2012 EAV-\$122,899,900

Property Number

5150	25-21-403-010-0000	\$25,638
5151	25-21-404-001-0000	\$51,620
5152	25-21-404-002-0000	\$26,681
5153	25-21-404-003-0000	\$7,668
5154	25-21-404-004-0000	\$5,740
5155	25-21-404-005-0000	\$0
5156	25-21-404-006-0000	\$23,690
5157	25-21-404-007-0000	\$33,729
5158	25-21-404-008-0000	\$8,282
5159	25-21-405-001-0000	\$8,282
5160	25-21-405-002-0000	\$12,802
5161	25-21-405-003-0000	\$3,945
5162	25-21-405-004-0000	\$33,448
5163	25-21-405-005-0000	\$35,233
5164	25-21-405-006-0000	\$40,137
5165	25-21-405-007-0000	\$0
5166	25-21-405-008-0000	\$0
5167	25-21-406-001-0000	\$0
5168	25-21-406-029-0000	\$66,411
5169	25-21-406-055-0000	\$10,139
5170	25-21-407-001-0000	\$23,345
5171	25-21-407-002-0000	\$23,088
5172	25-21-407-003-0000	\$9,679
5173	25-21-407-004-0000	\$12,878
5174	25-21-407-005-0000	\$6,627
5175	25-21-407-006-0000	\$29,523
5176	25-21-407-007-0000	\$1,944
5177	25-21-407-029-0000	\$35,202
5178	25-21-501-001-0000	\$0
5179	25-21-501-002-0000	\$0
5180	25-21-501-003-0000	\$0
5181	25-21-501-005-0000	\$0
5182	25-21-501-006-0000	\$0
5183	25-21-501-007-0000	\$0

Total EAV \$122,899,900

E-3 8

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 111TH ST 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 WENTWODilapidated			
25164280200000		203 W 110TH PL Dilapidated			
25174210050000		906 W 111TH ST Dilapidated			
25211210260000		11338 S NORMALDilapidated			
25164060050000		10721 S LAFAYEIDilapidated			
25212090330000		222W112TH PL Dilapidated			
25163070120000		10737 S EGGLESDilapidated			
25174210030000		914W111TH ST Dilapidated			
25163280040000		11043 S NORMALDilapidated			
25212030160000		26 W 111TH PL Dilapidated			
25212150170000		17 W 112TH PL Dilapidated			
25174290290000		10918 S PEORIA IDilapidated			
25212260120000		11423 S PRINCEIDilapidated			
25164230070000		339 W 110TH ST Dilapidated			
25164140090000		27 W 108TH PL Dilapidated			
25212130350000		11248 S WENTWODilapidated			
25212260130000		11425 S PRINCEIDilapidated			
25212240170000		339 W 114TH ST Dilapidated			
25164280050000		247 W 110TH PL Dilapidated			
25212070390000		10 W 112TH ST Dilapidated			
25163080140000		10857 S HALSTEIDilapidated			

25164230290000	320 W 110TH PL	Dilapidated
25163060250000	10720 S EGGLESD	Dilapidated
25163220230000	11038 S UNION A	Dilapidated
25212220300000	124 W 114TH ST	Dilapidated
25212010070000	239 W 111TH ST	Dilapidated
25211030190000	11138 S WALLACD	Dilapidated
25211200310000	11352 S PARNELI	Dilapidated
25164250160000	125 W 110TH ST	Dilapidated
2S164150280000	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	Redevelopm
25174180010000	10802 S HALSTED ST	Redevelopm
25211240270000	11443 S HALSTED ST	Redevelopm
25174180380000	10812 S HALSTED ST	Redevelopm
25174180020000	10806 S HALSTED ST	Redevelopm
25164170270000	120 W 109TH PL	Vacant Build
25211300110000	11439 S NORMAL AVE	Vacant Build
25174140120000	1123 W 110TH PL	Vacant Build
25174190170000	10921 S GREEN ST	Vacant Build
25164080130000	221 W 108TH ST	Vacant Build
25212130290000	220 W 113TH ST	Vacant Build
25211120060000	11221 S WALLACE ST	Vacant Build

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	138 W 111TH 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	218 W 113TH ST	Vacant Building			
25164060110000	10741 S LAFAYETTE AVE	Vacant Building			
25164250370000	102 W 110TH PL	Vacant Building			
25164150180000	305 W 109TH ST	Vacant Building			
25164230260000	330 W 110TH PL	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 W 111TH ST	Vacant Building			
25212240200000	11412 S HARVARD AVE	Vacant Building			
25214020010000	257 W 115TH 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	10831S 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	28 W 112TH 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	139 W 113TH 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	11251 S PARNELL AVE	Vacant Building
25164110180000	301 W 108TH PL	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	500 W 115TH 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

F-2

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 Build			
25164270250000	318W111TH ST	Vacant Build			
25212060210000	122 W 112TH ST	Vacant Build			
25212230220000	30 W 114TH ST	Vacant Build			
25164160090000	237 W 109TH ST	Vacant Build			
25212290350000	18 W 114TH PL	Vacant Build			
25211150160000	11251 S EGGLESTON AV	Vacant Build			
25174280130000	10817 S SANGAMON ST	Vacant Build			
25212150240000	66 W 113TH ST	Vacant Build			
25174240130000	10707 S SANGAMON ST	Vacant Build			
25212020300000	110 W 111TH PL	Vacant Build			
25212070360000	22 W 112TH ST	Vacant Build			
25163160090000	10904 S EMERALD AVE	Vacant Build			
25212090160000	217 W 112TH ST	Vacant Build			
25212290190000	62 W 114TH PL	Vacant Build			
25212020290000	114 W 111TH PL	Vacant Build			
25164000290000	223 W 107TH ST	Vacant Build			
25164280430000	210 W 111TH ST	Vacant Build			
25164280430000	11021 S GREEN ST	Vacant Building			

25163280010000	11035 S NORMAL AVE	Vacant Build
25164220070000	35 W 109TH PL	Vacant Build
25212290160000	15 W 114TH ST	Vacant Build
25164160220000	236 W 109TH PL	Vacant Build
25164200400000	208 W 110TH ST	Vacant Build
25212290130000	25 W 114TH ST	Vacant Build
25164040030000	119 W 107TH ST	Vacant Build
25174200520000	11007 S MORGAN ST	Vacant Build
25212100160000	146 W 112TH PL	Vacant Build
25212290390000	11408 S STATE ST	Vacant Build
25211290200000	11436 S NORMAL AVE	Vacant Build
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	327W112TH ST	Vacant Building
25212060080000	123 W 111TH PL	Vacant Building
25165000220000	360 W 110TH 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	7 W 111TH 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	216W111TH ST	Vacant Building
25214050050000	111 W 115TH ST	Vacant Building
25212120230000	310 W 113TH ST	Vacant Building

r-3

APPENDIX F

LAND ACQUISITION			BY BLOCK AND		
PARCEL IDENTIFICATION NUMBER					
Property Number	Property Address	Condition	Property Number	Property Address	Condition
25164070310000	310 W 108TH PL	Vacant Build			
25212250190000	11441 S HARVARD AVE	Vacant Build			
25164240510000	239 W 110TH PL	Vacant Build			
25164160210000	240 W 109TH PL	Vacant Build			
25212150410000	11256 S STATE ST	Vacant Build			
25212290370000	11400 S STATE ST	Vacant Build			
25214070010000	23 W 115TH ST	Vacant Build			
25211050200000	11157 S PARNELL AVE	Vacant Build			
25174260290000	10955 S PEORIA ST	Vacant Build			
25164170200000	101 W 109TH ST	Vacant Build			
25164240120000	225W110THST	Vacant Build			
25163060370000	451W107TH ST	Vacant Build			
25164170160000	117 W 109TH ST	Vacant Build			
25212290450000	11416 S STATE ST	Vacant Build			
25212090100000	233 W 112TH ST	Vacant Build			
25212260260000	11430 S YALE AVE	Vacant Build			
25211300120000	11443 S NORMAL AVE	Vacant Build			
25163070170000	10751 S EGGLESTON AVE	Vacant Build			
25211040190000	0	Vacant Build			
25164210180000	144 W 110TH ST	Vacant Build			
25212140170000	146W113THST	Vacant Build			
25212290260000	40 W 114TH PL	Vacant Build			
25212060200000	126 W 112TH ST	Vacant Build			
25164080030000	251 W 108TH ST	Vacant Build			
25164180040000	47 W 109TH ST	Vacant Build			
25212060160000	138W112TH ST	Vacant Build			
25164180050000	43 W 109TH ST	Vacant Build			
25164060320000	10756 S STATE ST	Vacant Build			
25212200130000	107 W 113TH ST	Vacant Build			
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	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
25164020030000	253 W 107TH PL	Vacant Building
25212210370000	56 W 113TH PL	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	Vacant Building
25212120270000	300 W 113TH 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

F-4

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			
25212030070000	11000 S GREEN ST	Vacant Building			

25174220070000	11022 S GREEN ST	Vacant Building
25212280100000	111 W 114TH 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	310 W 109TH 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	47 W 113TH PL	Vacant Building
25174000500000	1143 W 107TH ST	Vacant Building
25212210300000	16 W 113TH PL	Vacant Building
25214040020000	153 W 11STH 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	11013SGREEN 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

F-5

APPENDIX F

LAND ACQUISITION BY BLOCK AND

PARCEL IDENTIFICATION NUMBER

Property Number	Property Address	Condition	Property Number	Property Address	Condition
25164290090000	119 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	11201 S 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	714W111TH 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	106W115TH 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	11211 S 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			
25211000410000	11110 S WALNUT ST	Vacant Building			

25211030140000	11116 S WALLACE ST	vacant Building, Dilapidated
25164200080000	239 W 109TH PL	Vacant Building, Dilapidated
25164270130000	315 W 110TH PL	Vacant Building, Dilapidated
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 W 109TH PL	Vacant Building, Dilapidated
25164080240000	230 W 108TH PL	Vacant Building, Dilapidated
25212250090000	11415 S HARVARD AVE	Vacant

F-6

APPENDIX F

LAND ACQUISITION BY BLOCK AND PARCEL IDENTIFICATION NUMBER

Property Number	Property Address	Condition	Property Number	Property Address	Condition
		Building, Dila			
25212130160000	211 W 112TH PL	Vacant Buildi			
25211150200000	11210 S STEWART AVE	Vacant Buildi			
25164080300000	214 W 108TH ST	Vacant Buildi			
25213010290000	659 W 115TH ST	Vacant Buildi			
25163260150000	11004 S NORMAL AVE	Vacant Buildi			
25211070140000	11125 S EGGLESTON AVE	Vacant Buildi			
25164100300000	10804 S STATE ST	Vacant Buildi			
25211060260000	11132 S EGGLESTON AVE	Vacant Buildi			
25164270170000	11044 S PRINCETON AVE	Vacant Buildi			
25214020020000	253 W 115TH ST	Vacant Buildi			
25212080090000	319 W 112TH ST	Vacant Buildi			
25211060140000	11133 S NORMAL AVE	Vacant Buildi			
25163170030000	10930 S WALLACE ST	Vacant Buildi			
25164240260000	242 W 110TH PL	Vacant Buildi			
25212160280000	11328 S HARVARD AVE	Vacant Buildi			
25164140010000	57 W 108TH PL	Vacant Buildi			
25164160120000	229 W 109TH ST	Vacant Buildi			
25211130190000	11218 S NORMAL AVE	Vacant Buildi			
25212160370000	11356 S HARVARD AVE	Vacant Buildi			
25163060310000	10742 S EGGLESTON	Vacant Building,			
25164030100000	10731 S WENTWORT	Vacant Building,			
25212130260000	232 W 113TH ST	Vacant Building,			
25212180220000	11336 S YALE AVE	Vacant Building,			
25212180020000	253 W 113TH ST	Vacant Building,			
25212010240000	242 W 111TH PL	Vacant Building,			

25212100030000	143 W 112TH ST	Vacant Building,
25211030250000	601W111TH ST	Vacant Building,
25212190060000	11319 S YALE AVE	Vacant Building,
25164000200000	255 W 107TH ST	Vacant Building,
25174140010000	1159 W 110TH PL	Vacant Building,
25212250350000	316 W 115TH ST	Vacant Building,
25163140270000	10830 S EGGLESTON	Vacant Building,
25164110220000	346 W 109TH ST	Vacant Building,
25164080050000	245 W 108TH ST	Vacant Building,
25212050210000	256W112TH ST	Vacant Building,
25211230060000	11319 S EGGLESTON	Vacant Building,
25212190140000	11343 S YALE AVE	Vacant Building,
25164210090000	139 W 109TH PL	Vacant Building,
25212270140000	11426 S WENTWORTH	Vacant Building,

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 Build			
25163150100000	10829 S EGGLESTON AVE	Vacant Build			
25211070380000	11132 S STEWART AVE	Vacant Build			
25174120050000	1149 W 110TH ST	Vacant Build			
25212080100000	317 W 112TH ST	Vacant Build			
25212130270000	228W113TH ST	Vacant Build			
25163250290000	544 W 111TH ST	Vacant Build			
25164290110000	111 W 110TH PL	Vacant Build			
25163210050000	11013 S HALSTED ST	Vacant Build			
25164200120000	229 W 109TH PL	Vacant Build			
25211070100000	11115 S EGGLESTON AVE	Vacant Build			
25212160250000	11316 S HARVARD AVE	Vacant Build			
25211150260000	11228 S STEWART AVE	Vacant Build			
25164050250000	10722 S LAFAYETTE AVE	Vacant Build			
25211270310000	602 W 115TH ST	Vacant Build			
25214020030000	249 W 115TH ST	Vacant Build			
25211130240000	11240 S NORMAL AVE	Vacant Build			
25164200030000	253 W 109TH PL	Vacant Build			
25163250310000	536W111TH ST	Vacant Build			
25212090150000	217W112TH ST	Vacant Building,			
25164280080000	241W 110TH PL	Vacant Building,			
25211270140000	11426 S WENTWORTH	Vacant Building,			

25211070400000	11138 S STEWART AVE	Vacant Building,
25212170080000	11335 S HARVARD AVE	Vacant Building,
25212210220000	42 W 113TH PL	Vacant Building,
25211070340000	11150 S STEWART AVE	Vacant Building,
25212050320000	218 W 112TH ST	Vacant Building,
25164190390000	301 W 109TH ST	Vacant Building,
25164300120000	29 W 110TH PL	Vacant Building,
25211070110000	11117 S EGGLESTON AVE	Vacant Building,
25164110310000	322 W 109TH ST	Vacant Building,
25212250040000	315 W 114TH ST	Vacant Building,
25211070390000	11136 S STEWART AVE	Vacant Building,
25163070180000	10755 S EGGLESTON AVE	Vacant Building,
25164140020000	53 W 108TH PL	Vacant Building,
25163190320000	10942 S EGGLESTON AVE	Vacant Building,
25212160290000	11330 S HARVARD AVE	Vacant Building,
25213020060000	11512 S WALLACE ST	Vacant Building,
25163240170000	11038 S WALLACE ST	Vacant Building,
25174120470000	1107 W 110TH ST	Vacant Building,

F-8

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	230 W 110TH 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	246 W 115TH ST	Vacant Building,			
25212010330000	214 W 111TH PL	Vacant Building,			
25211190250000	11328 S WALLACE ST	Vacant Building,			
25163090430000	10845 S EMERALD AVE	Vacant Building,			
25163090430000	11012 S STEWART AVE	Vacant Building,			

25163230200000	11040 S LOWE AVE	Vacant Building, Dilapidated
25212190010000	225 W 113TH ST	Vacant Building, Dilapidated
25163230190000	11040 S LOWE AVE	Vacant Building, Dilapidated
25164260390000	17 W 110TH ST	Vacant Building, Dilapidated
25212070110000	35 W 111TH PL	Vacant Building, Dilapidated
25164050260000	10726 S LAFAYETTE AVE	Vacant Building, Dilapidated
25211070330000	11148 S STEWART AVE	Vacant Building, Dilapidated
25212180050000	243 W 113TH ST	Vacant Building, Dilapidated
25164270260000	314W111TH ST	Vacant Building, Dilapidated
25212090360000	212 W 112TH PL	Vacant Building, Dilapidated
25212220320000	116 W 114TH ST	Vacant Building, Dilapidated
25164160100000	235 W 109TH ST	Vacant Building, Dilapidated
25174140020000	1155 W 110TH PL	Vacant Building, Dilapidated
25212190110000	11333 S YALE AVE	Vacant Building, Dilapidated
25211150070000	11219 S EGGLESTON AVE	Vacant Building, Dilapidated
25211070320000	11144 S STEWART AVE	Vacant Building, Dilapidated
25164220210000	38W110TH ST	Vacant Building, Dilapidated
25211030240000	615 W 111TH ST	Vacant Building, Dilapidated
25164120280000	218 W 109TH ST	Vacant Building, Dilapidated
25212080080000	323 W 112TH ST	Vacant Building, Dilapidated
25164170320000	100 W 109TH PL	Vacant Building, Dilapidated
25164190080000	325 W 109TH PL	Vacant Building, Dilapidated

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, Dilapidated			
25211150150000	11247 S EGGLESTON AVE	Vacant Building, Dilapidated			
25211150300000	11240 S STEWART AVE	Vacant Building, Dilapidated			
25163060230000	10714 S EGGLESTON AVE	Vacant Building, Dilapidated			
25212160130000	11343 S STEWART AVE	Vacant Building, Dilapidated			
25163140010000	10801 S NORMAL AVE	Vacant Building, Dilapidated			
25164000440000	310 W 107TH PL	Vacant Building, Dilapidated			
25212090350000	216 W 112TH PL	Vacant Building, Dilapidated			
25212240020000	11405 S STEWART AVE	Vacant Building, Dilapidated			
25163230070000	11035 S UNION AVE	Vacant Building, Dilapidated			
25211150050000	11213 S EGGLESTON AVE	Vacant Building, Dilapidated			
25212080080000	323 W 112TH ST	Vacant Building, Dilapidated			

25212010040000	245 W 111TH ST	Vacant Building
25211060270000	11134 S EGGLESTON AVE	Vacant Building
25211050250000	11130 S NORMAL AVE	Vacant Building
25212250360000	312W115THST	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	139W111TH 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 W111TH 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

1-10

APPENDIX F**LAND ACQUISITION BY BLOCK AND
PARCEL IDENTIFICATION NUMBER**

Property Number	Property Address	Condition	Property Number	Property Address	Condition
25164270110000	321 W 110TH PL	Vacant Lot			
25164170030000	10909 S WENTWORTH	Vacant Lot			
25214040070000	139 W 115TH ST	Vacant Lot			
25211060360000	11154 S EGGLESTON	Vacant Lot			
25164210010000	10933 S WENTWORTH	Vacant Lot			
25202050290000	11158 S HALSTED ST	Vacant Lot			
25212060270000	100 W 112TH ST	Vacant Lot			
25212190370000	11358 S WENTWORTH	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	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	1126 W 110TH PL	Vacant Lot			
25212160350000	11350 S HARVARD AVE	Vacant Lot			
25212050080000	233 W 111TH PL	Vacant Lot			
25212070060000	53 W 111TH PL	Vacant Lot			
25164080250000	228 W 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	10821 S WENTWORTH	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	Vacant Lot			
25212170270000	11334 S PRINCETON	Vacant Lot			
25212300360000	52 W 115TH ST	Vacant Lot			
25212040160000	336 W 112TH ST	Vacant Lot			

25212060040000	137 W 111TH PL	Vacant Lot
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 AVE	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	128 W 113TH ST	Vacant Lot
25212270120000	11420 S WENTWORTH AVE	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 AVE	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 W 111TH PL	Vacant Lot
25212080270000	309 W 112TH ST	Vacant Lot

F-1

APPENDIX F

LAND	ACQUISITION	BY	BLOCK	AND
------	-------------	----	-------	-----

PARCEL IDENTIFICATION NUMBER

Property Number	Property Address	Condition	Property Number	Property Address	Condition
25212190180000	11355 S WENTWORTH AVE	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	32W112TH ST	Vacant Lot			
25164110330000	318W109TH 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 AVE	Vacant Lot			
25164220060000	39 W 109TH PL	Vacant Lot			
25164000630000	10720 S WENTWORTH AVE	Vacant Lot			
25212010170000	209 W 111TH ST	Vacant Lot			
25164070325	W 108TH ST	Vacant Lot			
2516406010730	S STATE ST	Vacant Lot			
2521121011330	S NORMAL AVE	Vacant Lot			
2521207042	W 112TH ST	Vacant Lot			

25164110332 W 109TH ST	Vacant Lot
2521227011422 S WENTWORTH AVE	Vacant Lot
251741201137W110TH ST	Vacant Lot
2516402010744 S WENTWORTH AVE	Vacant Lot
2521208011225 S STEWART AVE	Vacant Lot
25212050217 W 111TH PL	Vacant Lot
25164210128 W 110TH ST	Vacant Lot
251741201157W110TH ST	Vacant Lot
25214000335 W 115TH ST	Vacant Lot
25212120320W113THST	Vacant Lot
25212140124 W 113TH ST	Vacant Lot
25212160335 W 113TH ST	Vacant Lot
25163240624 W 111TH ST	Vacant Lot
2517423011014 S HALSTED ST	Vacant Lot
25164090139 W 108TH ST	Vacant Lot
2521225011429 S HARVARD AVE	Vacant Lot
2516412010846 S WENTWORTH AVE	Vacant Lot
25164080222 W 108TH PL	Vacant Lot
2516422028 W 110TH ST	Vacant Lot
2521107011114 S STEWART AVE	Vacant Lot
2516426019 W 110TH ST	Vacant Lot
25212010219 W 111TH ST	Vacant Lot
25164120231 W 108TH PL	Vacant Lot
25212280107 W 114TH ST	Vacant Lot
2516412010844 S WENTWORTH AVE	Vacant Lot
25212250304 W 115TH ST	Vacant Lot
2516321011035 S HALSTED ST	Vacant Lot
25213020613 W 115TH ST	Vacant Lot
2516405055 W 107TH ST	Vacant Lot
2516430045 W 111TH ST	Vacant Lot
2521222011361 S WENTWORTH AVE	Vacant Lot
25214020239 W 115TH ST	Vacant Lot
25202040841 W 111TH ST	Vacant Lot

F-12

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	346W114TH ST	Vacant Lot			
25164240240000	222 W 112TH ST	Vacant Lot			

25164240340000	222 W 110TH PL	vacant Lot
25164110240000	340 W 109TH ST	Vacant Lot
25212280150000	11433 S WENTWORTH	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	251 W 108TH PL	Vacant Lot
25212300150000	9 W 114TH PL	Vacant Lot
25164230180000	352 W 110TH PL	Vacant Lot
25212010190000	201 W 111TH ST	Vacant Lot
25212300250000	30W115TH ST	Vacant Lot
25164050240000	10718 S LAFAYETTE	Vacant Lot
25164150210000	354 W 109TH PL	Vacant Lot
25164030040000	10711 S WENTWORTH	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	26 W 110TH 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	Vacant Lot
25212050140000	219 W 111TH PL	Vacant Lot
25164060160000	10700 S STATE ST	Vacant Lot
25212060170000	136W112TH ST	Vacant Lot
25211230020000	11305 S EGGLESTON	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	640 W 115TH ST	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
25164000070000	327 W 107TH ST	Vacant Lot
25211010180000	11116 S UNION AVE	Vacant Lot
25164260210000	38 W 110TH PL	Vacant Lot
25164150050000	340 W 108TH ST	Vacant Lot

25164150250000	342 W 109TH PL	Vacant Lot
25212300260000	26W115TH 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	138W115TH 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	402 W 111TH ST	Vacant Lot
25212300190000	46 W 115TH ST	Vacant Lot
25164300340000	18W111TH 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

r-i 3

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	10741 S WENTWORTH	Vacant Lot			
25164090080000	10823 S WENTWORTH	Vacant Lot			
25164240330000	224 W 110TH PL	Vacant Lot			
25163210150000	11037 S HALSTED ST	Vacant Lot			
25212280270000	138W115TH 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	338 W 113TH ST	Vacant Lot
25163210010000	11003 S HALSTED ST	Vacant Lot
25164150110000	329 W 109TH ST	Vacant Lot
25164030230000	10716 S LA SALLE S	Vacant Lot
25211060090000	11115 S NORMAL AVE	Vacant Lot
25212170120000	11332 S PRINCETON	Vacant Lot
25164190310000	300 W 110TH ST	Vacant Lot
25164090310000	112 W 108TH PL	Vacant Lot
25164260030000	47 W 110TH ST	Vacant Lot
25174140130000	1121 W 110TH PL	Vacant Lot
25212060260000	104 W 112TH ST	Vacant Lot
25212000250000	306 W 111TH 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 AV	Vacant Lot
25212130110000	223 W 112TH PL	Vacant Lot
25212080040000	335 W 112TH ST	Vacant Lot
25164120370000	10848 S WENTWORTH	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	315W112TH 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
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
25164190230000	324 W 110TH ST	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

F-14