



Office of the City Clerk

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Chicago, IL 60602
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Legislation Text

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CHICAGO April 2.2014 To the President and

Members of the City Council: Your Committee on Finance having had under consideration

One (1) ordinance authorizing the establishment of the 107th/Halsted Tax Increment Financing
Redevelopment Project Area.

- A. An ordinance approving a Redevelopment Plan for the 107th/Halsted Tax Increment
Financing Redevelopment Project Area.

02014-1959

Having had the same under advisement, begs leave to report and recommend that your Honorable Body pass
the proposed Ordinance Transmitted Herewith

This recommendation was concurred in by (afviva voce vote^)
of members of the committee with dissenting vote(s)I-

Respectfully submitted

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Chairman
Document No.

REPORT OF THE COMMITTEE ON FINANCE TO THE CITY COUNCIL CITY OF CHICAGO

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

March 5, 2014

TO THE HONORABLE, THE CITY COUNCIL OF THE
CITY OF CHICAGO

Ladies and Gentlemen:

At the request of the Commissioner of Planning and Development, I transmit herewith ordinances establishing the 107th/Halsted TIF District.

Your favorable consideration of these ordinances will be appreciated.

Mayor

Very truly yours,

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**AN ORDINANCE OF THE CITY OF CHICAGO, ILLINOIS
APPROVING A REDEVELOPMENT PLAN FOR THE
107th "/>HALSTED REDEVELOPMENT PROJECT AREA**

WHEREAS, it is desirable and in the best interest of the citizens of the City of Chicago, Illinois (the "City") for the City to implement tax increment allocation financing ("Tax Increment Allocation Financing") pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended (the "Act"), for a proposed redevelopment project area to be known as the 107th/Halsted Redevelopment Project Area (the "Area") described in Section 2 of this ordinance, to be redeveloped pursuant to a proposed redevelopment plan and project attached hereto as Exhibit A (the "Plan"); and

WHEREAS, by authority of the Mayor and the City Council of the City (the "City Council," referred to herein collectively with the Mayor as the "Corporate Authorities") and pursuant to Section 5/11-74.4-5(a) of the Act, the City's Department of Planning and Development established an interested parties registry and March 15, 2013, published in a newspaper of general circulation within the City a notice that interested persons may register in order to receive information on the proposed designation of the Area or the approval of the Plan; and

WHEREAS, notice of a public meeting (the "Public Meeting") was made pursuant to notices from the City's Commissioner of the Department of Planning and Development, given on dates not less than 15 days before the date of the Public Meeting: (i) on July 1, 2013 by certified mail to all taxing districts having real property in the proposed Area and to all entities requesting that information that have taken the steps necessary to register to be included on the interested parties registry for the proposed Area in accordance with Section 5/11-74.4-4.2 of the Act, and (ii) with a good faith effort, on July 3, 2013 by regular mail to all residents and the last known persons who paid property taxes on real estate in the proposed Area (which good faith effort was satisfied by such notice being mailed to each residential address and the person or persons in whose name property taxes were paid on real property for the last preceding year located in the proposed Area), which to the extent necessary to effectively communicate such notice, was given in English and in other languages; and

WHEREAS, the Public Meeting was held in compliance with the requirements of Section 5/11-74.4-6 (e) of the Act on July 18, 2013 at 6:00 p.m. at Sheldon Heights Church 11325 South Halsted Street, Chicago, Illinois; and

WHEREAS, the Plan (including the related eligibility report attached thereto as an exhibit and, if applicable, the feasibility study and the housing impact study) was made available for public inspection and review pursuant to Section 5/11-74.4-5(a) of the Act since September 27, 2013, as amended on October 8, 2013, being a date not less than 10 days before the meeting of the Community Development Commission of the City ("Commission") at which the

Commission adopted Resolution 13-CDC-39 on December 10, 2013 fixing the time and place for a public hearing ("Hearing"), at the offices of the City Clerk and the City's Department of Planning and Development; and

WHEREAS, pursuant to Section 5/11-74.4-5(a) of the Act, notice of the availability of the Plan (including the related eligibility report attached thereto as an exhibit and, if applicable, the feasibility study and the housing impact study) was sent by mail on October 15, 2013, which is within a reasonable time after the adoption by the Commission of Resolution 13-CDC-39 to: (a) all residential addresses that, after a good faith effort, were determined to be (i) located within the Area and (ii) located within 750 feet of the boundaries of the Area (or, if applicable, were determined to be the 750 residential addresses that were closest to the boundaries of the Area); and (b) organizations and residents that were registered interested parties for such Area; and

WHEREAS, due notice of the Hearing was given pursuant to Section 5/11-74.4-6 of the Act, said notice being given to all taxing districts having property within the Area and to the Department of Commerce and Community Affairs of the State of Illinois by certified mail on December 16, 2013, by publication in the Chicago Sun-Times on January 15, 2014 and January 22, 2014, by certified mail to taxpayers within the Area on January 26, 2014 and

WHEREAS, a meeting of the joint review board established pursuant to Section 5/11-74.4-5(b) of the Act (the "Board") was convened upon the provision of due notice on January 10, 2014 at 10:00 a.m., to review the matters properly coming before the Board and to allow it to provide its advisory recommendation regarding the approval of the Plan, designation of the Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Area, and other matters, if any, properly before it; and

WHEREAS, pursuant to Sections 5/11-74.4-4 and 5/11-74.4-5 of the Act, the Commission held the Hearing concerning approval of the Plan, designation of the Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Area pursuant to the Act on February 11, 2014; and

WHEREAS, the Commission has forwarded to the City Council a copy of its Resolution 14-CDC-2 attached hereto as Exhibit B, adopted on February 11, 2014, recommending to the City Council approval of the Plan, among other related matters; and

WHEREAS, the Corporate Authorities have reviewed the Plan (including the related eligibility report attached thereto as an exhibit and, if applicable, the feasibility study and the housing impact study), testimony from the Public Meeting and the Hearing, if any, the recommendation of the Board, if any, the recommendation of the Commission and such other matters or studies as the Corporate Authorities have deemed necessary or appropriate to make the findings set forth herein, and are generally informed of the conditions existing in the Area; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

Section 1. Recitals. The above recitals are incorporated herein and made a part hereof.

Section 2. The Area. The Area is legally described in Exhibit C attached hereto and incorporated herein. The street location (as near as practicable) for the Area is described in Exhibit D attached hereto and incorporated herein. The map of the Area is depicted on Exhibit E attached hereto and incorporated herein.

Section 3. Findings. The Corporate Authorities hereby make the following findings as required pursuant to Section 5/11 -74.4-3 (n) of the Act: .

a. The Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be expected to be developed without the adoption of the Plan;

b. The Plan:

i) conforms to the comprehensive plan for the development of the City as a whole; or

ii) either (A) conforms to the strategic economic development or redevelopment plan issued by the Chicago Plan Commission or (B) includes land uses that have been approved by the Chicago Plan Commission;

c. The Plan meets all of the requirements of a redevelopment plan as defined in the Act and, as set forth in the Plan, the estimated date of completion of the projects described therein and retirement of all obligations issued to finance redevelopment project costs is not later than December 31 of the year in which the payment to the municipal treasurer as provided in subsection (b) of Section 11 -74.4-8 of 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, and, as required pursuant to Section 5/11-74.4-7 of the Act, no such obligation shall have a maturity date greater than 20 years;

d. Within the Plan:

(i) as provided in Section 5/11-74.4-3(n)(5) of the Act, the housing impact study: a) includes data on residential unit type, room type, unit occupancy, and racial and ethnic composition of the residents; and b) identifies the number and location of inhabited residential units in the Area that are to be or may be removed, if any, the City's plans for relocation assistance for those residents in the Area whose residences are to be removed, the availability of replacement housing for such residents and the type, location, and cost of the replacement housing, and the type and extent of relocation assistance to be provided;

List of Attachments

Exhibit A: Exhibit B:

Exhibit C: Exhibit D: Exhibit E:

The Plan

CDC Resolution recommending to City Council approval of a redevelopment plan, designation of a redevelopment project area and adoption of tax increment allocation financing

Legal description of the Area

Street location of the Area

Map of the Area

Exhibit A The Plan

107 /HALSTED TIF REDEVELOPMENT PLAN AND PROJECT

Prepared for: The City of Chicago

By:
Camiros, Ltd.

Date August 15,2013 Revised February 28,2014

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1. INTRODUCTION

This document presents a Tax Increment Redevelopment Plan and Project (the "Plan") under the requirements

of the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as amended (the "Act") for the 107th/Halsted TIF Redevelopment Project Area (the "Project Area") located in the City of Chicago, Illinois (the "City"). The Project Area encompasses properties in the area generally bounded to the north by 107th 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: J07¹¹ & Halsted TIF Redevelopment Project Area Eligibility Study (the "Eligibility Study").

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Tax Increment Financing

In adopting the Act, the Illinois State Legislature found at Section 5/1 1-74.4-2(a) that:

and also found at Section 5/1 1-74.4-2(b) that:

In order to use the tax increment financing technique, a municipality must first establish that the proposed redevelopment project area meets the statutory criteria for designation as a "blighted area," or a "conservation area." A redevelopment plan must then be prepared which describes the development or redevelopment program intended to be undertaken to reduce or eliminate those conditions which qualified the redevelopment

project area as a "blighted area" or "conservation area," or combination thereof, and thereby enhance the tax bases of the taxing districts which extend into the redevelopment project area. The statutory requirements are set out at 65 ILCS 5/11-74.4-3. et seq.

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

- 1) the redevelopment project area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the redevelopment plan;
- 2) the redevelopment plan and project conform to the comprehensive plan for the development of the municipality as a whole, or, for municipalities with a population of 100,000 or more, regardless of when the redevelopment plan and project was adopted, the redevelopment plan and project either (i) conforms to the strategic economic development or redevelopment plan issued by the designated planning authority of the municipality, or (ii) includes land uses that have been approved by the planning commission of the municipality;

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

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

current tax rate to arrive at the Incremental Property Taxes. A decline in current EAV does not result in a negative Incremental Property Tax.

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

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

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) IIIth 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

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

This Plan seeks to encourage neighborhood conservation and revitalization by: 1) replacing older, deteriorated, and substandard housing with newer housing units consistent with current residential standards; 2) facilitating the transition of weak commercial areas into strong residential and mixed-use areas; 3) strengthening the Halsted Street commercial corridor, which is the most viable commercial district in the Project Area; 4) facilitate future 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 & I-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 areas 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.

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Current Land Use and Zoning

The distribution of the various types of land use in the Project Area is represented in Figure 3: Existing Land Use, found in Appendix A. The pattern of existing land use within the Project Area consists primarily of residential uses, interspersed with commercial, mixed-use, public, institutional and light industrial uses. In addition, approximately 15% of land in the Project Area consists of vacant land or vacant buildings. The most significant area of commercial use is located along the Halsted Street corridor. Smaller areas of commercial use exist along IIIth 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 IIIth 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)

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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 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 for issued to correct code violations or repair fire damage.

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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.
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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").

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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

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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 575 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

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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;

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- b) The costs of marketing sites within the Project Area to prospective businesses, developers and investors;
- c) Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
- d) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;
- e) Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification subject to the limitations in Section 11-74.4-3(q)(4) of the Act;
- f) Costs of job training and retraining projects including the cost of welfare to work programs implemented by businesses located within the Project Area;
- g) Financing costs including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued thereunder including interest accruing during the estimated period of construction of any redevelopment project for which such

obligations are issued and for a period not exceeding 36 months following completion and including reasonable reserves related thereto;

- h) To the extent the City by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Plan.
- i) An elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;
- j) Relocation costs to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law or by Section 74.4-3(n)(7) of the Act (see Relocation section);
- k) Payment in lieu of taxes, as defined in the Act;

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- l) Costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs; (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the Project Area; and (ii) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and the taxing district or taxing districts, which agreement describes the program to be undertaken including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40, and 3-40.1 of the Public Community College Act, 110 ILCS 805/3-37, 805/3-38, 805/3-40 and 805/3-40.1, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, 105 ILCS 5/10-22.20a and 5/10-23.3a;
- m) Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - 1. such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 - 2. such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 - 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

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

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

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Table 3:

ESTIMATED REDEVELOPMENT PROJECT COSTS

Eligible Expense	Estimated Cost
1. <u>Professional and Administrative</u>	<u>\$750,000</u>
2. <u>Marketing Costs</u>	<u>\$600,000</u>
3. <u>Property Assembly and Site Prep</u>	<u>\$11,500,000</u>
4. <u>Rehabilitation of Existing Buildings</u>	<u>\$6,500,000</u>
5. <u>Construction of Public Facilities and Improvements</u> ¹	<u>\$5,000,000</u>
6. <u>Job Training</u>	<u>\$800,000</u>
7. <u>Financing Costs</u>	<u>\$300,000</u>
8. <u>Relocation Costs</u>	<u>\$550,000</u>
9. <u>Interest Costs</u>	<u>\$3,500,000</u>
10. Day Care Services	\$500,000
10. TOTAL REDEVELOPMENT PROJECT COSTS ^{[2][3]}	\$ 30,000,000 ⁴

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

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.

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.

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.

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

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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.

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.

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

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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 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

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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 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

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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 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

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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 107th/Halsted Redevelopment Project Area Tax Increment Financing Housing Impact Study, and is attached as Appendix D to this Plan.

9. PROVISIONS FOR AMENDING THE PLAN

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

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

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

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

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

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APPENDIX A

107TH & HALSTED STREET TIF REDEVELOPMENT PROJECT AREA

FIGURES 1-6

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A-2

A-3

A-4

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APPENDIX B

107TH & HALSTED STREET TIF REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION

107th & 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 EXTENSION 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;

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

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NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING ALSO THE NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 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

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THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

30. THENCE NORTH ALONG SAID SOUTHERLY EXTENSION OF THE CENTER LINE OF THE 16 FOOT ALLEY LYING WEST OF GREEN STREET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 30 IN SHELDON HEIGHTS WEST FIFTH ADDITION AFORESAID;
31. THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 30 IN SHELDON HEIGHTS WEST FIFTH ADDITION AFORESAID AND THE WESTERLY EXTENSION THEREOF TO THE SOUTHEAST CORNER OF LOT 31 IN SHELDON HEIGHTS WEST FIFTH ADDITION AFORESAID;
32. THENCE CONTINUING WEST ALONG THE SOUTH LINE OF SAID LOT 31 IN SAID SHELDON HEIGHTS WEST FIFTH ADDITION AND THE WESTERLY EXTENSION THEREOF TO THE SOUTHWEST CORNER OF SHELDON HEIGHTS WEST FIFTH ADDITION AFORESAID;
33. THENCE NORTH ALONG THE WEST LINE OF SAID SHELDON HEIGHTS WEST FIFTH ADDITION, BEING ALSO THE WEST LINE OF AN 8 FOOT ALLEY LYING WEST OF PEORIA STREET, TO THE EASTERLY EXTENSION OF A LINE 16 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF LOTS 19 AND 20 IN THE SIXTH ADDITION TO SHELDON HEIGHTS WEST, BEING A SUBDIVISION OF PART OF THE EAST TWO THIRDS OF THE WEST THREE EIGHTS OF THE NORTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;
34. THENCE WEST ALONG SAID EASTERLY EXTENSION AND SAID LINE 16 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF LOTS 19 AND 20 IN THE SIXTH ADDITION TO SHELDON HEIGHTS WEST, TO THE SOUTHWESTERLY LINE OF SAID SIXTH ADDITION TO SHELDON HEIGHTS WEST SUBDIVISION, SAID SOUTHWESTERLY LINE BEING A LINE 8 FEET SOUTHWEST OF AND PARALLEL WITH THE SOUTHWESTERLY LINE OF LOTS 20 THROUGH 23, INCLUSIVE IN SIXTH ADDITION TO SHELDON HEIGHTS WEST AFORESAID;
35. THENCE NORTHWEST ALONG SAID SOUTHWESTERLY LINE OF SIXTH ADDITION TO SHELDON HEIGHTS WEST SUBDIVISION TO THE POINT OF INTERSECTION OF SAID SOUTHWESTERLY LINE WITH THE WEST LINE OF SAID SIXTH ADDITION TO SHELDON HEIGHTS WEST SUBDIVISION, SAID POINT BEING 1,032.98 FEET SOUTH OF THE NORTH LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20 AFORESAID;
36. THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20 AFORESAID, SAID POINT BEING 1,188.76 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 20 AS MEASURED ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20 AFORESAID;

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37. THENCE SOUTH ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20 TO THE NORTHEASTERLY LINE OF THE PENN CENTRAL RAIL

- ROAD RIGHT OF WAY;
38. THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF THE PENN CENTRAL RAIL ROAD RIGHT OF WAY, TO THE CENTER LINE OF 111TH STREET;
 39. THENCE WEST ALONG SAID CENTER LINE OF 111TH 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 111TH STREET;
 41. THENCE WEST ALONG THE WESTERLY EXTENSION OF SAID 16 FOOT ALLEY LYING NORTH OF 111TH 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.

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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 1-57, the boundary extends northeasterly along the 1-57 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 IIIth 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.

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

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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 I-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 5/1 1-74.4-2(b)) ...the eradication of blighted areas and the treatment and improvement of conservation areas by... redevelopment projects is hereby declared to be essential to the public interest.

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

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

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Conservation Areas

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

1. Dilapidation
2. Obsolescence
3. Deterioration

4. Presence of structures below minimum code standards
5. Illegal use of individual structures
6. Excessive vacancies
7. Lack of ventilation, light or sanitary facilities
8. Inadequate utilities
9. Excessive land coverage and overcrowding of structures and community facilities
10. Deleterious land use or layout
11. Environmental clean-up requirements
12. Lack of community planning
13. Lagging or declining equalized assessed value

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

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

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2. ELIGIBILITY STUDIES AND ANALYSIS

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

1. Exterior survey of the condition and use of each building;

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

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

Building Condition Evaluation

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

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

Building Components Evaluated

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

Primary Structural Components

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

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Secondary Components

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

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

Building Component Classification

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

Sound

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

Minor Deficient

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

Major Deficient

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

Dilapidated

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

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Final Building Rating

Sound

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

Deteriorated

Deteriorated buildings contain defects that collectively are not easily correctable and cannot be accomplished in the course of normal maintenance. Buildings classified as deteriorated have more than one

minor defect, but no major defects.

Dilapidated

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

Eligibility Determination

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

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

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

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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" on Page 6 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

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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 D.

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

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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 dilapidation is shown graphically on Figure E.

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 F.

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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

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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 dilapidation is shown graphically on Figure G.

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.

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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 H. 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 4 as representing an increased risk of fire exhibit the following characteristics:

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

These characteristics clearly represent an increased risk of fire and do not meet modern standards for fire suppression. Current zoning standards require at least a three foot side yard for each building, and current building codes typically require more separation, depending on construction type, openings and other factors. In addition, residential buildings without adequate separation impact livability and market desirability. It is noteworthy that the areas

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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 five properties were found to evidence deleterious land use, which took the form of incompatible uses in residential areas

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

11. Environmental Clean-Up Requirements

As defined in the Act, "environmental clean-up" means that the area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or Federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area. Existing data was not

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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 .-Comparison of

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EA V Growth to Consumer Price Index (CPI)) compares the annual change in EAV of the Study Area with the change in the Consumer Price Index (CPI).

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)

Year	Total EAV of Study Area		CPI Change, January; All Urban Consumers		Is the Study Area growing at a rate less than the CPI?
	EAV	Change	Index Level	Change*	
2012	\$122,899,900	-20.00%	230.280	1.6%	Yes
2011	\$153,676,943	-6.50%	226.665	2.9%	Yes
2010	\$164,402,950	0.10%	230.223	1.6%	Yes
2009	\$164,177,595	7.10%	216.687	2.6%	No
2008	\$153,240,696	5.80%	211.143	0.04%	No
2007	\$144,816,841		211.080		

* 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.

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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 ARE ELIGIBILITY FACTORS

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

Not Present or Not Documented				V	V		V	V					
Total Affected Tax Blocks	85	93	158	-	-	117	-	-	62	-	-	192	192
% of Blocks Affected	44%	48%	82%	-	-	61%	-	-	32%	-	-	100%	100%

Conservation Area Eligibility Factors Legend

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

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

Maps B - G

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APPENDIX D

107th /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.

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

Part H - 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 4,028 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 D-1: Number and Type of Residential Units.

Table D-1:
NUMBER AND TYPE OF RESIDENTIAL UNITS

Building Type	Total Number of Buildings	Total Number of Units	Total Number of Inhabited Units
Single-Family	3,650	3,650	3,266
Multi-Family	344	930	758
Mixed-Use (Residential Above)	34	74	50
Total	4,028	4,654	4,074

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 D-2: Units by Number of Rooms, and in Table D-3: Units by Number of Bedrooms.

Table D-2:
UNITS BY NUMBER OF ROOMS

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

Total **100.0%** **4,654**

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

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.

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Table D-3:

UNITS BY NUMBER OF BEDROOMS ²

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

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

² 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 D-4: Race and Ethnicity Characteristics, within this section. The methodology to determine this information is described below.

Methodology

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

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

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

Table D-4:
RACE AND ETHNICITY CHARACTERISTICS

Race	Percentage (2007-2011 Estimate)	Estimated Residents
White	2.2%	311
Black or African American	96.8%	13,806
American Indian and Alaska Native	0.0%	0
Asian	.2%	22
Native Hawaiian and Other Pacific Islander	0.0%	0
Some Other Race	0.0%	3
Two or More Races	.8%	117
Total	100.0%	14,259
Hispanic Origin	Percentage (2007-2011 Estimate)	Estimated Residents
Hispanic	1.1%	152
Non-Hispanic	98.9%	14,107
Total	100.0%	14,259

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

PART II - POTENTIAL HOUSING IMPACT

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

Number and Location of Units That May Be Removed

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

There is a possibility that over the 23-year life of the Project Area, some inhabited residential units may be removed as a result of implementing the Plan. In order to meet the statutory requirement of defining the number and location of inhabited residential units that may be removed, a methodology was established that would provide a rough, yet reasonable, estimate. This methodology is described below.

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Methodology

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

1. Step one counts all inhabited residential units previously identified on any underlying acquisition maps. Because there are no underlying redevelopment areas or land acquisition maps, the number of inhabited residential units that may be removed due to previously identified acquisition is zero.
2. Step two counts the number of inhabited residential units contained within buildings that are dilapidated as defined by the Act. From the survey conducted by Applied Real Estate Analysis, Inc. with assistance from Camiros, Ltd., 176 buildings containing residential units 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

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

Table D-5:

SURVEY OF AVAILABLE HOUSING UNITS

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

Source: Camiros, Ltd.

Relocation Assistance

Although the removal or displacement of housing units is not a goal of the Plan, it is possible that a small number of units may be removed in the process of implementing the Plan. If the removal or displacement of

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

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

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- a. "Very low-income household" means a single-person, family or unrelated persons living together whose adjusted income is not more than 50 percent of the median income of the area of residence, adjusted for family size, as so determined by HUD;
- b. "Low-income household" means a single-person, family or unrelated persons living together whose adjusted income is more than 50 percent but less than 80 percent of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the United States Department of Housing and Urban Development (HUD) for purposes of Section 8 of the United States Housing Act of 1937;
- c. "Moderate-income household" means a single person, family or unrelated persons living together whose adjusted income is more than 80 percent but less than 120 percent of the median income of the area of residence, adjusted for family size, as such adjusted income and median income for the area are determined from time to time by HUD for purposes of Section 8 of the United States Housing Act of 1937; and
- d. "Affordable housing" means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30 percent of the maximum allowable income for such households, as applicable.

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

It is estimated that 36.4 percent of the households within the Project Area may be classified as very low-income; 23 percent may be classified as low-income; 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 D-6: Household Income.

D-8**Table D-6**
Household Income

Household Income Category	Annual Income Range (2011 Inflation-Adjusted)	Percentage of Households	Number of Households
Very Low-Income	\$0 - \$27,299	36.4%	1,481
Low-Income	\$27,300 - \$43,678	23.0%	935
Moderate-Income	\$43,679-\$65,518	19.2%	783
Above Moderate-Income	\$65,519 or more	21.4%	875
Total		100.0%	4,074

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.

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APPENDIX E

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

2012 EAV-\$122,899,900

Property Number

1	25-16-300-006-0000	\$0
2	25-16-300-007-0000	\$0
3	25-16-300-008-0000	\$0
4	25-16-300-009-0000	\$0
5	25-16-300-010-0000	\$32,043
6	25-16-300-011-0000	\$32,043
7	25-16-300-012-0000	\$16,575
8	25-16-300-013-0000	\$36,066
9	25-16-300-014-0000	\$0
10	25-16-300-015-0000	\$0
11	25-16-300-016-0000	\$0
12	25-16-300-017-0000	\$0
13	25-16-300-018-0000	\$0
14	25-16-300-019-0000	\$0
15	25-16-300-020-0000	\$0
16	25-16-300-021-0000	\$0
17	25-16-300-022-0000	\$0
18	25-16-300-023-0000	\$0
19	25-16-300-032-0000	\$11,087
20	25-16-300-033-0000	\$22,164
21	25-16-300-034-0000	\$18,017
22	25-16-300-035-0000	\$5,543
23	25-16-300-036-0000	\$24,100
24	25-16-300-037-0000	\$33,185
25	25-16-300-038-0000	\$22,504
26	25-16-300-039-0000	\$24,024
27	25-16-300-040-0000	\$0
28	25-16-300-041-0000	\$0
29	25-16-301-001-0000	\$19,524
30	25-16-301-002-0000	\$18,060

31	25-16-301-003-0000	\$19,235
32	25-16-301-004-0000	\$7,565
33	25-16-301-005-0000	\$7,565
34	25-16-301-006-0000	\$23,533
35	25-16-301-007-0000	\$40,002
36	25-16-301-008-0000	\$25,186
37	25-16-301-012-0000	\$23,654
38	25-16-301-013-0000	\$12,461
39	25-16-301-014-0000	\$23,735
40	25-16-301-015-0000	\$29,619
41	25-16-301-016-0000	\$20,223
42	25-16-301-017-0000	\$10,432
43	25-16-301-018-0000	\$8,321
44	25-16-301-019-0000	\$24,611
45	25-16-301-020-0000	\$0
46	25-16-301-021-0000	\$19,493
47	25-16-301-022-0000	\$19,213
48	25-16-301-023-0000	\$27,399
49	25-16-301-024-0000	\$2,329
50	25-16-301-025-0000	\$15,834
51	25-16-301-026-0000	\$29,703
52	25-16-301-027-0000	\$15,683
53	25-16-301-028-0000	\$1,915
54	25-16-301-029-0000	\$18,780
55	25-16-301-030-0000	\$21,159
56	25-16-301-031-0000	\$27,834
57	25-16-301-032-0000	\$21,151
58	25-16-301-033-0000	\$21,005
59	25-16-301-034-0000	\$29,908
60	25-16-301-035-0000	\$20,213
61	25-16-302-001-0000	\$31,271
62	25-16-302-002-0000	\$5,535
63	25-16-302-003-0000	\$27,273
64	25-16-302-004-0000	\$24,352
65	25-16-302-005-0000	\$13,738
66	25-16-302-006-0000	\$27,910
67	25-16-302-007-0000	\$19,841
68	25-16-302-008-0000	\$18,915
69	25-16-302-009-0000	\$27,416
70	25-16-302-010-0000	\$30,430
71	25-16-302-011-0000	\$11,491
72	25-16-302-012-0000	\$24,936
73	25-16-302-013-0000	\$24,386
74	25-16-302-014-0000	\$12,440
75	25-16-302-015-0000	\$14,176

76	25-16-302-016-0000	\$13,658
77	25-16-302-017-0000	\$2,793
78	25-16-302-018-0000	\$20,663
79	25-16-302-019-0000	\$15,416
80	25-16-302-020-0000	\$16,029
81	25-16-302-021-0000	\$7,342
82	25-16-302-022-0000	\$27,245
83	25-16-302-023-0000	\$7,266
84	25-16-302-024-0000	\$28,937
85	25-16-302-025-0000	\$9,379
86	25-16-302-026-0000	\$29,201
87	25-16-302-027-0000	\$19,948
88	25-16-302-028-0000	\$17,832
89	25-16-302-029-0000	\$14,634
90	25-16-302-030-0000	\$29,888
91	25-16-302-031-0000	\$32,570
92	25-16-302-032-0000	\$30,985
93	25-16-302-033-0000	\$23,303
94	25-16-303-001-0000	\$34,430
95	25-16-303-002-0000	\$3,401
96	25-16-303-003-0000	\$31,195
97	25-16-303-004-0000	\$25,177
98	25-16-303-007-0000	\$27,711
99	25-16-303-008-0000	\$24,030
100	25-16-303-009-0000	\$8,447
101	25-16-303-010-0000	\$22,896
102	25-16-303-011-0000	\$19,184
103	25-16-303-012-0000	\$18,228
104	25-16-303-013-0000	\$24,165
105	25-16-303-014-0000	\$24,874
106	25-16-303-015-0000	\$29,448
107	25-16-303-016-0000	\$26,218
108	25-16-303-017-0000	\$18,318
109	25-16-303-018-0000	\$10,348
110	25-16-303-019-0000	\$25,018
111	25-16-303-020-0000	\$3,893
112	25-16-303-021-0000	\$17,728
113	25-16-303-022-0000	\$17,486
114	25-16-303-023-0000	\$31,731
115	25-16-303-024-0000	\$26,600
116	25-16-303-029-0000	\$21,614
117	25-16-303-032-0000	\$2,178
118	25-16-303-033-0000	\$22,820
119	25-16-303-034-0000	\$28,544
120	25-16-303-035-0000	\$24,981
121	25-16-303-036-0000	\$11,296

12225-16-303-037-0000	\$23,472
12325-16-303-038-0000	\$13,048
12425-16-303-039-0000	\$34,245
12525-16-304-001-0000	\$29,338
12625-16-304-005-0000	\$29,187
12725-16-304-006-0000	\$26,134
12825-16-304-007-0000	\$33,490
12925-16-304-008-0000	\$18,472
13025-16-304-009-0000	\$6,313
13125-16-304-010-0000	\$22,327
13225-16-304-011-0000	\$27,977
13325-16-304-012-0000	\$20,699
13425-16-304-013-0000	\$26,403
13525-16-304-014-0000	\$32,133
13625-16-304-015-0000	\$9,026
13725-16-304-016-0000	\$21,780
13825-16-304-017-0000	\$25,559

E-1**APPENDIX E****INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY
WITHIN THE 107TH & HALSTED STREET PROJECT AREA****2012 EAV - \$122,899,900****Property Number**

139	25-16-304-018-0000	\$31,984
140	25-16-304-019-0000	\$24,092
141	25-16-304-023-0000	\$6,161
142	25-16-304-024-0000	\$36,108
143	25-16-304-026-0000	\$25,109
144	25-16-304-027-0000	\$22,878
145	25-16-304-031-0000	\$1,577
146	25-16-304-032-0000	\$3,081
147	25-16-304-033-0000	\$11,199
148	25-16-304-034-0000	\$0
149	25-16-304-035-0000	\$27,927
150	25-16-304-038-0000	\$42,903
151	25-16-304-039-0000	\$44,463
152	25-16-304-040-0000	\$12,169
153	25-16-304-041-0000	\$25,881
154	25-16-305-001-0000	\$27,534
155	25-16-305-002-0000	\$4,733
156	25-16-305-003-0000	\$30,811
157	25-16-305-004-0000	\$4,484

158	25-16-305-005-0000	\$8,378
159	25-16-305-006-0000	\$31,939
160	25-16-305-016-0000	\$4,621
161	25-16-305-017-0000	\$8,737
162	25-16-305-020-0000	\$20,624
163	25-16-305-021-0000	\$20,175
164	25-16-305-022-0000	\$35,825
165	25-16-305-023-0000	\$37,626
166	25-16-305-024-0000	\$29,431
167	25-16-305-025-0000	\$18,284
168	25-16-305-026-0000	\$23,547
169	25-16-305-027-0000	\$10,226
170	25-16-305-032-0000	\$28,892
171	25-16-305-033-0000	\$44,460
172	25-16-305-034-0000	\$32,522
173	25-16-305-035-0000	\$30,890
174	25-16-305-036-0000	\$42,471
175	25-16-305-037-0000	\$38,341
176	25-16-305-038-0000	\$40,283
177	25-16-306-011-0000	\$30,539
178	25-16-306-012-0000	\$28,929
179	25-16-306-013-0000	\$7,344
180	25-16-306-014-0000	\$24,630
181	25-16-306-015-0000	\$20,933
182	25-16-306-016-0000	\$22,439
183	25-16-306-017-0000	\$16,171
184	25-16-306-018-0000	\$18,895
185	25-16-306-019-0000	\$21,631
186	25-16-306-020-0000	\$30,497
187	25-16-306-021-0000	\$20,986
188	25-16-306-022-0000	\$17,868
189	25-16-306-023-0000	\$23,239
190	25-16-306-024-0000	\$11,483
191	25-16-306-025-0000	\$24,858
192	25-16-306-026-0000	\$0
193	25-16-306-027-0000	\$21,098
194	25-16-306-028-0000	\$1,934
195	25-16-306-029-0000	\$13,932
196	25-16-306-030-0000	\$19,535
197	25-16-306-031-0000	\$22,209
198	25-16-306-032-0000	\$4,657
199	25-16-306-033-0000	\$24,064
200	25-16-306-034-0000	\$26,513
201	25-16-306-035-0000	\$22,442
202	25-16-306-036-0000	\$19,765

203	25-16-306-037-0000	\$26,875
204	25-16-306-038-0000	\$20,533
205	25-16-306-039-0000	\$24,566
206	25-16-306-040-0000	\$31,378
207	25-16-306-041-0000	\$28,460
208	25-16-306-042-0000	\$33,235
209	25-16-306-043-0000	\$6,766
210	25-16-307-003-0000	\$20,371
211	25-16-307-004-0000	\$71,540
212	25-16-307-005-0000	\$25,461
213	25-16-307-006-0000	\$22,083
214	25-16-307-007-0000	\$24,939
215	25-16-307-008-0000	\$25,105
216	25-16-307-009-0000	\$24,611
217	25-16-307-010-0000	\$17,611
218	25-16-307-011-0000	\$22,989
219	25-16-307-012-0000	\$17,925
220	25-16-307-013-0000	\$9,849
221	25-16-307-014-0000	\$11,238
222	25-16-307-015-0000	\$25,649
223	25-16-307-016-0000	\$22,560
224	25-16-307-017-0000	\$24,816
225	25-16-307-018-0000	\$25,573
226	25-16-307-019-0000	\$26,193
227	25-16-307-022-0000	\$94,953
228	25-16-307-023-0000	\$0
229	25-16-307-024-0000	\$49,606
230	25-16-307-025-0000	\$166,650
231	25-16-308	\$598,188
232	25-16-308	\$0
233	25-16-308	\$0
234	25-16-308	\$0
235	25-16-308	\$0
236	25-16-308	\$0
237	25-16-308	\$0
238	25-16-308	\$0
239	25-16-308	\$16,898
240	25-16-308	\$53,752
241	25-16-308	\$53,752
242	25-16-308	\$16,898
243	25-16-308	\$41,930
244	25-16-308	\$21,780
245	25-16-308	\$10,991
246	25-16-308	\$8,381
247	25-16-308	\$20,439
248	25-16-308	\$27,991

249	25-16-308\$16,713
250	25-16-308\$15,565
251	25-16-308\$21,592
252	25-16-308\$1,309
253	25-16-308\$14,602
254	25-16-308\$28,482
255	25-16-308\$28,592
256	25-16-308\$28,398
257	25-16-308\$1,720
258	25-16-308\$12,826
259	25-16-308\$16,398
260	25-16-308\$20,725
261	25-16-308\$0
262	25-16-309\$23,312
263	25-16-309\$23,185
264	25-16-309\$9,404
265	25-16-309\$21,564
266	25-16-309\$19,704
267	25-16-309\$28,034
268	25-16-309\$29,377
269	25-16-309\$10,158
270	25-16-309\$30,303
271	25-16-309\$22,246
272	25-16-309\$23,396
273	25-16-309\$27,590
274	25-16-309\$25,441
275	25-16-309\$19,117
276	25-16-309\$26,106

APPENDIX E

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

2012 EAV - \$122,899,900

Property Number

277	25-16-309-026-	\$9,058
	0000	
278	25-16-309-027-	\$16,014
	0000	
279	25-16-309-028-	\$25,276
	0000	
280	25-16-309-029-	\$25,034
	0000	
281	25-16-309-030-	\$19,272
	0000	
282	25-16-309-032-	\$16,757
	0000	
283	25-16-309-033-	\$21,432
	0000	
284	25-16-309-034-	\$19,810
	0000	

285	25-16-309-036- 0000	\$19,165
286	25-16-309-037- 0000	\$20,641
287	25-16-309-038- 0000	\$27,063
288	25-16-309-039- 0000	\$24,044
289	25-16-309-040- 0000	\$14,847
290	25-16-309-041- 0000	\$21,432
291	25-16-309-042- 0000	\$3,259
292	25-16-309-043- 0000	\$28,929
293	25-16-309-044- 0000	\$28,626
294	25-16-309-045- 0000	\$29,582
295	25-16-310-001- 0000	\$0
296	25-16-310-002- 0000	\$0
297	25-16-310-003- 0000	\$0
298	25-16-311-003- 0000	\$23,199
299	25-16-311-004- 0000	\$23,637
300	25-16-311-005- 0000	\$30,637
301	25-16-311-006- 0000	\$24,353
302	25-16-311-007- 0000	\$32,534
303	25-16-311-008- 0000	\$12,426
304	25-16-311-009- 0000	\$30,062
305	25-16-311-010- 0000	\$2,512
306	25-16-311-011- 0000	\$19,465
307	25-16-311-012- 0000	\$18,349
308	25-16-311-013- 0000	\$23,334
309	25-16-311-014- 0000	\$14,412
310	25-16-311-015- 0000	\$25,079
311	25-16-311-016- 0000	\$20,888
312	25-16-311-020- 0000	\$23,940
313	25-16-311-021- 0000	\$26,802
314	25-16-311-022- 0000	\$4,046
315	25-16-311-024- 0000	\$22,335
316	25-16-311-025- 0000	\$23,500
317	25-16-311-026- 0000	\$27,694
318	25-16-311-027- 0000	\$28,595
319	25-16-311-028- 0000	\$23,348
320	25-16-311-029- 0000	\$38,195

321	0000 25-16-311-030-	\$34,997
322	0000 25-16-311-031-	\$20,745
323	0000 25-16-311-032-	\$707
324	0000 25-16-311-033-	\$21,432
325	0000 25-16-311-034-	\$23,783
326	0000 25-16-311-035-	\$23,713
327	0000 25-16-311-036-	\$12,891
328	0000 25-16-311-038-	\$73
329	0000 25-16-311-039-	\$14,024
330	0000 25-16-311-040-	\$28,866
331	0000 25-16-311-041-	\$40,765
332	0000 25-16-311-042-	\$13,233
333	0000 25-16-312-001-	\$36,526
334	0000 25-16-312-002-	\$26,594
335	0000 25-16-312-003-	\$22,893
336	0000 25-16-312-006-	\$32,795
337	0000 25-16-312-007-	\$8,500
338	0000 25-16-312-008-	\$22,147
339	0000 25-16-312-009-	\$23,884
340	0000 25-16-312-010-	\$28,398
341	0000 25-16-312-011-	\$25,180
342	0000 25-16-312-013-	\$29,268
343	0000 25-16-312-014-	\$31,083
344	0000 25-16-312-023-	\$23,048
345	0000 25-16-312-029-	\$15,998
346	0000 25-16-312-033-	\$24,684
347	0000 25-16-312-034-	\$31,021
348	0000 25-16-312-035-	\$27,094
349	0000 25-16-312-036-	\$17,680
350	0000 25-16-312-037-	\$3,421
351	0000 25-16-312-038-	\$25,430
352	0000 25-16-312-039-	\$21,858
353	0000 25-16-312-040-	\$38,807
354	0000 25-16-312-041-	\$14,181
355	0000 25-16-312-042-	\$45,198
356	0000 25-16-312-043-	\$26,013

357	25-16-312-044- 0000	\$25,152
358	25-16-313-014- 0000	\$9,065
359	25-16-313-016- 0000	\$20,200
360	25-16-313-017- 0000	\$28,923
361	25-16-313-018- 0000	\$37,141
362	25-16-313-019- 0000	\$26,423
363	25-16-313-020- 0000	\$29,389
364	25-16-313-021- 0000	\$2,891
365	25-16-313-022- 0000	\$20,812
366	25-16-313-023- 0000	\$28,536
367	25-16-313-024- 0000	\$10,139
368	25-16-313-025- 0000	\$29,801
369	25-16-313-026-0000	\$2,283
370	25-16-313-027-0000	\$19,089
371	25-16-313-028-0000	\$2,849
372	25-16-313-029-0000	\$22,445
373	25-16-313-030-0000	\$35,651
374	25-16-313-031-0000	\$17,900
375	25-16-313-034-0000	\$32,724
376	25-16-313-036-0000	\$10,689
377	25-16-313-037-0000	\$11,723
378	25-16-313-038-0000	\$31,872
379	25-16-313-039-0000	\$23,393
380	25-16-313-040-0000	\$27,537
381	25-16-313-041-0000	\$4,021
382	25-16-313-042-0000	\$9,099
383	25-16-313-043-0000	\$3,081
384	25-16-313-044-0000	\$24,835
385	25-16-313-045-0000	\$8,767
386	25-16-314-001-0000	\$26,648
387	25-16-314-002-0000	\$17,490
388	25-16-314-003-0000	\$12,518
389	25-16-314-004-0000	\$29,397
390	25-16-314-005-0000	\$23,491
391	25-16-314-006-0000	\$28,920
392	25-16-314-007-0000	\$25,399
393	25-16-314-008-0000	\$674
394	25-16-314-009-0000	\$19,459
395	25-16-314-010-0000	\$25,441
396	25-16-314-011-0000	\$20,834
397	25-16-314-012-0000	\$18,797
398	25-16-314-013-0000	\$24,700
399	25-16-314-014-0000	\$7,031

40025-16-314-015-0000	\$6,748
40125-16-314-016-0000	\$21,814
40225-16-314-017-0000	\$20,416
40325-16-314-018-0000	\$19,179
40425-16-314-019-0000	\$8,548
40525-16-314-020-0000	\$18,256
40625-16-314-021-0000	\$4,657
40725-16-314-022-0000	\$16,357
40825-16-314-023-0000	\$16,867
40925-16-314-024-0000	\$31,886
41025-16-314-025-0000	\$20,784
41125-16-314-026-0000	\$21,418
41225-16-314-027-0000	\$22,793
41325-16-314-028-0000	\$17,633
41425-16-314-029-0000	\$27,731

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

Property Number

415	25-16-314-030-0000	\$15,439
416	25-16-314-031-0000	\$28,165
417	25-16-314-032-0000	\$16,216
418	25-16-314-033-0000	\$19,880
419	25-16-314-034-0000	\$20,728
420	25-16-314-035-0000	\$26,123
421	25-16-315-001-0000	\$25,441
422	25-16-315-002-0000	\$13,074
423	25-16-315-003-0000	\$17,484
424	25-16-315-004-0000	\$12,319
425	25-16-315-005-0000	\$25,214
426	25-16-315-006-0000	\$26,190
427	25-16-315-007-0000	\$21,603
428	25-16-315-008-0000	\$5,262
429	25-16-315-009-0000	\$24,835
430	25-16-315-010-0000	\$21,659
431	25-16-315-011-0000	\$27,206
432	25-16-315-012-0000	\$7,737
433	25-16-315-013-0000	\$19,802
434	25-16-315-014-0000	\$23,239
435	25-16-315-015-0000	\$19,836
436	25-16-315-016-0000	\$24,970
437	25-16-315-017-0000	\$26,356

438 25-16-315-018-0000 \$24,246
439 25-16-315-019-0000 \$22,812
440 25-16-315-020-0000 \$13,244
441 25-16-315-024-0000 \$127,080
442 25-16-315-025-0000 \$6,933
443 25-16-315-026-0000 \$16,258
444 25-16-315-027-0000 \$35,842
445 25-16-316-001-0000 \$749,280
446 25-16-316-002-0000 \$718,744
447 25-16-316-007-0000 \$2,619
448 25-16-316-008-0000 \$21,659
449 25-16-316-009-0000 \$31,367
450 25-16-316-014-0000 \$32,248
451 25-16-316-015-0000 \$32,472
452 25-16-316-016-0000 \$23,822
453 25-16-316-017-0000 \$7,342
454 25-16-316-018-0000 \$27,935
455 25-16-316-019-0000 \$30,564
456 25-16-316-020-0000 \$28,614
457 25-16-316-021-0000 \$33,182
458 25-16-316-022-0000 \$36,119
459 25-16-316-023-0000 \$33,070
460 25-16-316-024-0000 \$36,770
461 25-16-316-025-0000 \$29,052
462 25-16-316-026-0000 \$45,052
463 25-16-316-027-0000 \$32,102
464 25-16-316-028-0000 \$32,735
465 25-16-316-029-0000 \$22,156
466 25-16-316-030-0000 \$35,157
467 25-16-316-031-0000 \$37,138
468 25-16-316-032-0000 \$42,679
469 25-16-316-033-0000 \$12,283
470 25-16-316-034-0000 \$26,465
471 25-16-316-035-0000 \$37,435
472 25-16-317-002-0000 \$19,241
473 25-16-317-003-0000 \$27,677
474 25-16-317-004-0000 \$36,046
475 25-16-317-005-0000 \$24,762
476 25-16-317-006-0000 \$22,686
477 25-16-317-007-0000 \$38,518
478 25-16-317-008-0000 \$25,169
479 25-16-317-009-0000 \$17,655
480 25-16-317-010-0000 \$17,939
481 25-16-317-011-0000 \$18,982
482 25-16-317-012-0000 \$33,824

483	25-16-317-013-0000	\$17,411
484	25-16-317-014-0000	\$22,792
485	25-16-317-015-0000	\$25,876
486	25-16-317-016-0000	\$30,935
487	25-16-317-017-0000	\$26,426
488	25-16-317-018-0000	\$16,572
489	25-16-317-019-0000	\$0
490	25-16-317-020-0000	\$30,404
491	25-16-317-021-0000	\$23,096
492	25-16-317-022-0000	\$16,829
493	25-16-317-023-0000	\$13,404
494	25-16-317-024-0000	\$7,980
495	25-16-317-025-0000	\$37,040
496	25-16-317-026-0000	\$30,079
497	25-16-317-027-0000	\$3,890
498	25-16-317-028-0000	\$33,221
499	25-16-317-029-0000	\$38,681
500	25-16-317-030-0000	\$23,160
501	25-16-317-031-0000	\$1,577
502	25-16-317-032-0000	\$3,156
503	25-16-318-004-0000	\$14,620
504	25-16-318-005-0000	\$28,415
505	25-16-318-006-0000	\$30,082
506	25-16-318-007-0000	\$13,060
507	25-16-318-008-0000	\$20,379
508	25-16-318-009-0000	\$29,102
509	25-16-318-010-0000	\$36,321
510	25-16-318-011-0000	\$23,247
511	25-16-318-012-0000	\$19,956
512	25-16-318-013-0000	\$26,058
513	25-16-318-014-0000	\$19,872
514	25-16-318-015-0000	\$19,838
515	25-16-318-016-0000	\$32,584
516	25-16-318-017-0000	\$2,855
517	25-16-318-018-0000	\$15,038
518	25-16-318-019-0000	\$1,063
519	25-16-318-020-0000	\$22,346
520	25-16-318-021-0000	\$28,687
521	25-16-318-022-0000	\$31,151
522	25-16-318-023-0000	\$2,448
523	25-16-318-025-0000	\$46,708
524	25-16-318-026-0000	\$25,680
525	25-16-318-027-0000	\$2,980
526	25-16-318-028-0000	\$23,193
527	25-16-318-029-0000	\$3,303
528	25-16-318-030-0000	\$27,918

529	25-16-318-031-0000	\$29,156
530	25-16-318-032-0000	\$5,832
531	25-16-318-033-0000	\$27,851
532	25-16-318-034-0000	\$18,611
533	25-16-318-035-0000	\$23,904
534	25-16-318-036-0000	\$20,713
535	25-16-318-037-0000	\$27,450
536	25-16-318-038-0000	\$29,313
537	25-16-318-039-0000	\$40,429
538	25-16-318-040-0000	\$22,981
539	25-16-318-041-0000	\$26,861
540	25-16-318-042-0000	\$23,906
541	25-16-318-043-0000	\$24,830
542	25-16-318-044-0000	\$7,729
543	25-16-318-045-0000	\$23,076
544	25-16-318-046-0000	\$31,891
545	25-16-318-047-0000	\$20,220
546	25-16-318-048-0000	\$38,240
547	25-16-318-049-0000	\$30,766
548	25-16-318-050-0000	\$32,023
549	25-16-318-051-0000	\$31,956
550	25-16-318-052-0000	\$27,428
551	25-16-318-053-0000	\$29,080
552	25-16-318-054-0000	\$23,789

E-4

APPENDIX E

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

2012 EAV - \$122,899,900

Property Number

553	25-16-318-056- 0000	\$5,984
554	25-16-318-057- 0000	\$32,469
555	25-16-318-060- 0000	\$20,520
556	25-16-318-061- 0000	\$25,301
557	25-16-318-062- 0000	\$20,523
558	25-16-318-063- 0000	\$19,947
559	25-16-318-065- 0000	\$29,195
560	25-16-318-066- 0000	\$5,081
561	25-16-318-067- 0000	\$20,287

562	25-16-318-068-	\$21,050
	0000	
563	25-16-319-001-	\$29,636
	0000	
564	25-16-319-002-	\$23,572
	0000	
565	25-16-319-003-	\$14,397
	0000	
566	25-16-319-004-	\$33,028
	0000	
567	25-16-319-005-	\$26,763
	0000	
568	25-16-319-006-	\$12,691
	0000	
569	25-16-319-007-	\$26,190
	0000	
570	25-16-319-008-	\$28,059
	0000	
571	25-16-319-009-	\$26,993
	0000	
572	25-16-319-010-	\$14,131
	0000	
573	25-16-319-011-	\$22,686
	0000	
574	25-16-319-012-	\$20,155
	0000	
575	25-16-319-013-	\$11,614
	0000	
576	25-16-319-014-	\$6,811
	0000	
577	25-16-319-015-	\$18,842
	0000	
578	25-16-319-016-	\$27,307
	0000	
579	25-16-319-017-	\$29,877
	0000	
580	25-16-319-018-	\$0
	0000	
581	25-16-319-019-	\$5,352
	0000	
582	25-16-319-020-	\$25,127
	0000	
583	25-16-319-021-	\$25,172
	0000	
584	25-16-319-022-	\$17,762
	0000	
585	25-16-319-023-	\$5,102
	0000	
586	25-16-319-024-	\$8,733
	0000	
587	25-16-319-025-	\$20,543
	0000	
588	25-16-319-026-	\$20,860
	0000	
589	25-16-319-027-	\$20,543
	0000	
590	25-16-319-028-	\$26,350
	0000	
591	25-16-319-029-	\$15,711
	0000	
592	25-16-319-030-	\$19,336
	0000	
593	25-16-319-031-	\$11,387
	0000	
594	25-16-319-032-	\$32,492
	0000	
595	25-16-319-033-	\$17,762
	0000	
596	25-16-319-034-	\$4,939
	0000	
597	25-16-319-035-	\$20,458
	0000	

598	0000 25-16-319-036- \$11,752 0000
599	25-16-319-037-00\$23,744
600	25-16-320-001-00\$18,822
601	25-16-320-002-00\$24,072
602	25-16-320-003-00\$24,392
603	25-16-320-004-00\$23,177
604	25-16-320-005-00\$29,386
605	25-16-320-006-00\$27,843
606	25-16-320-007-00\$15,635
607	25-16-320-008-00\$18,186
608	25-16-320-009-00\$11,564
609	25-16-320-010-00\$16,564
610	25-16-320-011-00\$200,657
611	25-16-320-013-00\$20,655
612	25-16-320-014-00\$12,459
613	25-16-320-015-00\$12,821
614	25-16-320-016-00\$3,690
615	25-16-320-017-00\$2,365
616	25-16-320-018-00\$27,815
617	25-16-320-019-00\$14,910
618	25-16-320-020-00\$0
619	25-16-320-022-00\$23,118
620	25-16-320-023-00\$104,351
621	25-16-321-001-00\$12,171
622	25-16-321-002-00\$6,248
623	25-16-321-003-00\$6,248
624	25-16-321-004-00\$6,248
625	25-16-321-005-00\$15,058
626	25-16-321-006-00\$29,728
627	25-16-321-007-00\$37,606
628	25-16-321-008-00\$37,606
629	25-16-321-009-00\$37,606
630	25-16-321-010-00\$37,606
631	25-16-321-011-00\$16,957
632	25-16-321-012-00\$16,957
633	25-16-321-013-00\$16,957
634	25-16-321-014-00\$16,564
635	25-16-321-015-00\$16,564
636	25-16-321-016-00\$38,754
637	25-16-321-017-00\$38,754
638	25-16-321-018-00\$89,426
639	25-16-321-019-00\$89,426
640	25-16-321-020-00\$12,600
641	25-16-321-021-00\$17,653
642	25-16-321-022-00\$21,631

643 25-16-321-023-00\$29,347
644 25-16-321-024-00\$35,362
645 25-16-321-025-0\$110
646 25-16-321-026-0\$12,773
647 25-16-321-027-0\$21,297
648 25-16-321-028-0\$28,064
649 25-16-321-029-0\$28,199
650 25-16-321-030-0\$27,169
651 25-16-321-031-0\$1,989
652 25-16-321-032-0\$0
653 25-16-321-033-0\$30,497
654 25-16-321-034-0\$36,936
655 25-16-321-039-0\$570,421
656 25-16-322-001-0\$34,220
657 25-16-322-002-0\$3,381
658 25-16-322-003-0\$25,763
659 25-16-322-004-0\$21,403
660 25-16-322-005-0\$22,725
661 25-16-322-006-0\$21,522
662 25-16-322-007-0\$33,109
663 25-16-322-008-0\$25,705
664 25-16-322-009-0\$24,193
665 25-16-322-010-0\$31,238
666 25-16-322-011-0\$32,525
667 25-16-322-012-0\$20,980
668 25-16-322-013-0\$20,054
669 25-16-322-014-0\$18,739
670 25-16-322-015-0\$28,308
671 25-16-322-016-0\$20,671
672 25-16-322-017-0\$24,288
673 25-16-322-018-0\$28,755
674 25-16-322-019-0\$5,521
675 25-16-322-020-0\$35,098
676 25-16-322-021-0\$18,761
677 25-16-322-022-0\$18,206
678 25-16-322-023-0\$19,934
679 25-16-322-024-0\$0
680 25-16-322-025-0\$0
681 25-16-322-026-0\$0
682 25-16-322-033-0\$27,650
683 25-16-322-035-0\$43,983
684 25-16-322-036-0\$44,141
685 25-16-322-037-0\$44,138
686 25-16-322-038-0\$44,138
687 25-16-322-039-0\$37,126
688 25-16-323-001-0\$32,301

689 25-16-323-002-C\$4,136
690 25-16-323-003-C\$23,985

APPENDIX E

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

2012 EAV - \$122,899,900

Property Number

691	25-16-323-005-	\$29,234
	0000	
692	25-16-323-006-	\$38,305
	0000	
693	25-16-323-007-	\$19,844
	0000	
694	25-16-323-008-	\$17,355
	0000	
695	25-16-323-009-	\$5,521
	0000	
696	25-16-323-010-	\$33,583
	0000	
697	25-16-323-011-	\$21,783
	0000	
698	25-16-323-012-	\$34,537
	0000	
699	25-16-323-013-	\$1,934
	0000	
700	25-16-323-014-	\$19,933
	0000	
701	25-16-323-015-	\$28,401
	0000	
702	25-16-323-016-	\$24,243
	0000	
703	25-16-323-017-	\$27,245
	0000	
704	25-16-323-018-	\$23,553
	0000	
705	25-16-323-019-	\$25,716
	0000	
706	25-16-323-020-	\$6,377
	0000	
707	25-16-323-022-	\$26,442
	0000	
708	25-16-323-023-	\$22,630
	0000	
709	25-16-323-024-	\$25,321
	0000	
710	25-16-323-025-	\$30,867
	0000	
711	25-16-323-026-	\$1,622
	0000	
712	25-16-323-027-	\$21,828
	0000	
713	25-16-323-028-	\$15,618
	0000	
714	25-16-323-029-	\$26,342
	0000	
715	25-16-323-030-	\$27,057
	0000	
716	25-16-323-031-	\$16,487
	0000	
717	25-16-324-001-	\$33,117
	0000	
718	25-16-324-002-	\$28,763
	0000	
719	25-16-324-003-	\$22,330
	0000	

720	25-16-324-006- 0000	\$2,335
721	25-16-324-007- 0000	\$28,547
722	25-16-324-008- 0000	\$30,101
723	25-16-324-010- 0000	\$24,675
724	25-16-324-011- 0000	\$23,264
725	25-16-324-012- 0000	\$29,911
726	25-16-324-013- 0000	\$24,768
727	25-16-324-014- 0000	\$27,747
728	25-16-324-015- 0000	\$16,146
729	25-16-324-016- 0000	\$22,016
730	25-16-324-017- 0000	\$20,717
731	25-16-324-018- 0000	\$20,119
732	25-16-324-019- 0000	\$6,574
733	25-16-324-020- 0000	\$384
734	25-16-324-021- 0000	\$19,187
735	25-16-324-022- 0000	\$28,224
736	25-16-324-023- 0000	\$26,889
737	25-16-324-024-00	\$25,814
738	25-16-324-025-00	\$48,127
739	25-16-324-026-00	\$28,250
740	25-16-324-028-00	\$34,015
741	25-16-324-029-00	\$29,661
742	25-16-324-030-00	\$17,807
743	25-16-324-031-00	\$0
744	25-16-324-032-00	\$31,232
745	25-16-324-033-00	\$26,563
746	25-16-324-034-00	\$31,482
747	25-16-325-001-00	\$2,376
748	25-16-325-002-00	\$22,400
749	25-16-325-003-00	\$0
750	25-16-325-004-00	\$23,654
751	25-16-325-005-00	\$10,259
752	25-16-325-006-00	\$18,929
753	25-16-325-007-00	\$11,547
754	25-16-325-008-00	\$23,208
755	25-16-325-009-00	\$3,204
756	25-16-325-010-00	\$29,947
757	25-16-325-011-00	\$14,329
758	25-16-325-012-00	\$40,583
759	25-16-325-013-00	\$37,699
760	25-16-325-014-00	\$20,178

761	25-16-325-015-00\$32,587
762	25-16-325-016-00\$21,379
763	25-16-325-017-00\$27,467
764	25-16-325-018-00\$28,830
765	25-16-325-019-00\$22,776
766	25-16-325-020-00\$28,323
767	25-16-325-021-00\$24,409
768	25-16-325-022-00\$18,023
769	25-16-325-023-00\$32,890
770	25-16-325-024-00\$21,999
771	25-16-325-025-00\$30,068
772	25-16-325-026-00\$18,879
773	25-16-325-027-00\$25,220
774	25-16-325-028-00\$4,594
775	25-16-325-029-00\$19,036
776	25-16-325-030-00\$0
777	25-16-325-031-00\$27,338
778	25-16-325-032-00\$12,720
779	25-16-326-001-00\$19,395
780	25-16-326-002-00\$33,221
781	25-16-326-003-00\$12,310
782	25-16-326-004-00\$32,775
783	25-16-326-005-00\$17,170
784	25-16-326-006-00\$25,991
785	25-16-326-007-00\$31,950
786	25-16-326-008-00\$14,148
787	25-16-326-009-00\$14,692
788	25-16-326-010-00\$4,630
789	25-16-326-011-00\$34,082
790	25-16-326-012-00\$23,194
791	25-16-326-013-00\$93
792	25-16-326-014-00\$24,678
793	25-16-326-015-00\$22,950
794	25-16-326-016-00\$16,575
795	25-16-326-017-00\$20,077
796	25-16-326-018-00\$26,732
797	25-16-326-019-00\$26,606
798	25-16-326-020-00\$17,412
799	25-16-326-021-00\$6,570
800	25-16-326-022-00\$17,148
801	25-16-326-023-00\$24,956
802	25-16-326-024-00\$14,244
803	25-16-326-025-00\$26,502
804	25-16-326-026-00\$22,358
805	25-16-326-027-00\$24,165
806	25-16-326-028-00\$16,050

807	25-16-326-029-€\$26,067
808	25-16-326-030-€\$14,914
809	25-16-326-031-€\$20,989
810	25-16-326-032-€\$15,650
811	25-16-326-033-€\$7,689
812	25-16-326-034-€\$10,290
813	25-16-326-035-€\$21,480
814	25-16-327-001-€\$31,142
815	25-16-327-002-€\$25,924
816	25-16-327-003-€\$35,929
817	25-16-327-004-€\$21,516
818	25-16-327-005-€\$27,907
819	25-16-327-006-€\$26,451
820	25-16-327-007-€\$31,616
821	25-16-327-008-€\$17,658
822	25-16-327-009-€\$16,637
823	25-16-327-010-€\$19,622
824	25-16-327-011-€\$8,607
825	25-16-327-012-€\$28,331
826	25-16-327-013-€\$30,881
827	25-16-327-014-€\$25,778
828	25-16-327-015-€\$14,121

APPENDIX E

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

2012 EAV - \$122,899,900

Property Number

829	25-16-327-016-	\$26,207
	0000	
830	25-16-327-017-	\$24,134
	0000	
831	25-16-328-001-	\$23,452
	0000	
832	25-16-328-002-	\$26,109
	0000	
833	25-16-328-003-	\$16,197
	0000	
834	25-16-328-004-	\$25,626
	0000	
835	25-16-328-005-	\$27,096
	0000	
836	25-16-328-006-	\$19,987
	0000	
837	25-16-328-007-	\$197
	0000	
838	25-16-328-008-	\$18,399
	0000	
839	25-16-328-009-	\$4,419
	0000	
840	25-16-328-010-	\$0
	0000	
841	25-16-328-011-	\$20,899
	0000	

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

878	25-16-332-002-	\$30,623
	0000	
879	25-16-332-003-	\$22,408
	0000	
880	25-16-332-004-	\$11,608
	0000	
881	25-16-332-005-	\$3,965
	0000	
882	25-16-332-006-	\$3,792
	0000	
883	25-16-332-007-	\$23,662
	0000	
884	25-16-332-008-	\$38,771
	0000	
885	25-16-332-009-	\$29,880
	0000	
886	25-16-332-010-	\$43,512
	0000	
887	25-16-332-011-	\$30,646
	0000	
888	25-16-332-012-	\$2,464,338
	0000	
889	25-16-332-013-	\$3,623,118
	0000	
890	25-16-400-001-	\$115,372
	0000	
891	25-16-400-002-	\$15,167
	0000	
892	25-16-400-003-	\$3,945
	0000	
893	25-16-400-004-	\$18,155
	0000	
894	25-16-400-005-	\$12,886
	0000	
895	25-16-400-006-	\$20,590
	0000	
896	25-16-400-007-	\$5,917
	0000	
897	25-16-400-008-	\$20,759
	0000	
898	25-16-400-009-	\$17,998
	0000	
899	25-16-400-010-	\$19,897
	0000	
900	25-16-400-011-	\$20,301
	0000	
901	25-16-400-012-	\$2,761
	0000	
902	25-16-400-013-	\$18,422
	0000	
903	25-16-400-014-	\$0
	0000	
904	25-16-400-015-	\$16,216
	0000	
905	25-16-400-016-	\$16,216
	0000	
906	25-16-400-017-	\$14,003
	0000	
907	25-16-400-018-	\$17,970
	0000	
908	25-16-400-019-	\$14,884
	0000	
909	25-16-400-020-	\$18,410
	0000	
910	25-16-400-021-	\$16,646
	0000	
911	25-16-400-022-	\$0
	0000	
912	25-16-400-023-	\$18,618
	0000	
913	25-16-400-024-	\$24,684
	0000	

914	0000 25-16-400-025-	\$17,563
915	0000 25-16-400-026-	\$18,093
916	0000 25-16-400-027-	\$15,714
917	0000 25-16-400-028-	\$25,012
918	0000 25-16-400-029-	\$5,917
919	0000 25-16-400-030-	\$24,715
920	0000 25-16-400-031-	\$3,945
921	25-16-400-032-0000	\$15,041
922	25-16-400-033-0000	\$0
923	25-16-400-034-0000	\$4,606
924	25-16-400-040-0000	\$10,826
925	25-16-400-041-0000	\$0
926	25-16-400-042-0000	\$16,688
927	25-16-400-043-0000	\$3,945
928	25-16-400-044-0000	\$16,354
929	25-16-400-045-0000	\$3,945
930	25-16-400-046-0000	\$14,511
931	25-16-400-047-0000	\$16,202
932	25-16-400-049-0000	\$11,463
933	25-16-400-050-0000	\$21,025
934	25-16-400-051-0000	\$13,520
935	25-16-400-052-0000	\$21,687
936	25-16-400-053-0000	\$0
937	25-16-400-054-0000	\$0
938	25-16-400-055-0000	\$0
939	25-16-400-056-0000	\$0
940	25-16-400-057-0000	\$0
941	25-16-400-058-0000	\$0
942	25-16-400-059-0000	\$7,233
943	25-16-400-060-0000	\$26,047
944	25-16-400-061-0000	\$0
945	25-16-400-062-0000	\$757
946	25-16-400-063-0000	\$7,233
947	25-16-400-064-0000	\$0
948	25-16-400-066-0000	\$22,936
949	25-16-400-067-0000	\$1,343
950	25-16-400-068-0000	\$631
951	25-16-400-069-0000	\$38,108
952	25-16-400-070-0000	\$58,662
953	25-16-401-001-0000	\$67,466
954	25-16-401-002-0000	\$16,373
955	25-16-401-003-0000	\$13,228
956	25-16-401-004-0000	\$13,167
957	25-16-401-005-0000	\$0

958	25-16-401-006-0000	\$8,840
959	25-16-401-007-0000	\$16,402
960	25-16-401-008-0000	\$0
961	25-16-401-009-0000	\$18,722
962	25-16-401-010-0000	\$13,621
963	25-16-401-011-0000	\$5,260
964	25-16-401-012-0000	\$20,416
965	25-16-401-013-0000	\$16,042
966	25-16-401-014-0000	\$4,177

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APPENDIX E

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

2012 EAV - \$122,899,900

Property Number

967	25-16-401-015- 0000	\$0
968	25-16-401-016- 0000	\$0
969	25-16-401-017- 0000	\$0
970	25-16-401-018- 0000	\$0
971	25-16-401-023- 0000	\$0
972	25-16-401-024- 0000	\$0
973	25-16-401-025- 0000	\$73,495
974	25-16-402-001- 0000	\$10,041
975	25-16-402-002- 0000	\$0
976	25-16-402-003- 0000	\$17,484
977	25-16-402-004- 0000	\$8,683
978	25-16-402-005- 0000	\$19,757
979	25-16-402-006- 0000	\$4,733
980	25-16-402-007- 0000	\$11,556
981	25-16-402-008- 0000	\$4,733
982	25-16-402-009- 0000	\$0
983	25-16-402-010- 0000	\$4,733
984	25-16-402-011- 0000	\$12,185
985	25-16-402-012- 0000	\$0
986	25-16-402-013- 0000	\$11,301
987	25-16-402-014- 0000	\$20,245

988	25-16-402-015- 0000	\$0
989	25-16-402-016- 0000	\$22,206
990	25-16-402-017- 0000	\$12,603
991	25-16-402-018- 0000	\$11,350
992	25-16-402-019- 0000	\$11,093
993	25-16-402-020- 0000	\$20,068
994	25-16-402-023- 0000	\$0
995	25-16-402-024- 0000	\$12,440
996	25-16-402-025- 0000	\$23,500
997	25-16-402-026- 0000	\$9,348
998	25-16-402-027- 0000	\$4,733
999	25-16-402-028- 0000	\$4,733
1000	25-16-402-029- 0000	\$18,020
1001	25-16-402-030- 0000	\$36,515
1002	25-16-402-031- 0000	\$5,748
1003	25-16-402-032- 0000	\$19,563
1004	25-16-402-033- 0000	\$4,733
1005	25-16-402-034- 0000	\$10,866
1006	25-16-402-035- 0000	\$19,101
1007	25-16-402-036- 0000	\$21,592
1008	25-16-402-037- 0000	\$15,397
1009	25-16-402-038- 0000	\$17,271
1010	25-16-402-039- 0000	\$5,099
1011	25-16-403-001- 0000	\$152,771
1012	25-16-403-002- 0000	\$0
1013	25-16-403-003-00	\$8,804
1014	25-16-403-004-00	\$4,685
1015	25-16-403-005-00	\$0
1016	25-16-403-006-00	\$4,812
1017	25-16-403-007-00	\$22,498
1018	25-16-403-008-00	\$21,115
1019	25-16-403-009-00	\$14,729
1020	25-16-403-010-00	\$24,201
1021	25-16-403-011-00	\$7,477
1022	25-16-403-012-00	\$0
1023	25-16-403-013-00	\$5,774
1024	25-16-403-014-00	\$13,876
1025	25-16-403-015-00	\$15,880
1026	25-16-403-016-00	\$23,435

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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

E-10

APPENDIX E

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

2012 EAV - \$122,899,900

Property Number

E-11
APPENDIX E

INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY

WITHIN THE 107TH & HALSTED STREET PROJECT AREA
2012 EAV - \$122,899,900

Property Number

E-I2
APPENDIX E

INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY
WITHIN THE 107^{1,1} & HALSTED STREET PROJECT AREA

2012 EAV - \$122,899,900

Property Number

E-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
i

APPENDIX E

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

2012 EAV - \$122,899,900

Property Number

E-16

APPENDIX E

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

2012 EAV - \$122,899,900

Property Number

#

E-17

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

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

E-21

APPENDIX E

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

2012 EAV - \$122,899,900

Property Number

E-22

APPENDIX E

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

2012 EAV - \$122,899,900

Property Number

e-i:

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

Property Number

E-24

APPENDIX E

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

2012 EAV - \$122,899,900

Property Number

E-25

APPENDIX E

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

2012 EAV - \$122,899,900

Property Number

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

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	25-21-121-023- 0000	\$23,250
3743	25-21-121-024- 0000	\$7,828
3744	25-21-121-025- 0000	\$18,379
3745	25-21-121-026- 0000	\$27,422
3746	25-21-121-027- 0000	\$17,841
3747	25-21-121-028- 0000	\$22,201
3748	25-21-121-029- 0000	\$28,704
3749	25-21-121-030- 0000	\$19,923
3750	25-21-121-031- 0000	\$40,785
3751	25-21-121-036- 0000	\$42,948
3752	25-21-121-037- 0000	\$27,147
3753	25-21-121-038- 0000	\$0
3754	25-21-121-039- 0000	\$19,923
3755	25-21-121-040- 0000	\$35,384
3756	25-21-122-001- 0000	\$30,432

3757	25-21-122-002-	\$10,660
	0000	
3758	25-21-122-003-	\$23,278
	0000	
3759	25-21-122-004-	\$30,881
	0000	
3760	25-21-122-005-	\$20,237
	0000	
3761	25-21-122-006-	\$26,740
	0000	
3762	25-21-122-007-	\$26,246
	0000	
3763	25-21-122-008-	\$6,899
	0000	
3764	25-21-122-009-	\$26,490
	0000	
3765	25-21-122-010-	\$27,739
	0000	
3766	25-21-122-011-	\$21,398
	0000	
3767	25-21-122-012-	\$23,898
	0000	
3768	25-21-122-013-	\$18,772
	0000	
3769	25-21-122-014-	\$505
	0000	
3770	25-21-122-015-	\$14,377
	0000	
3771	25-21-122-016-	\$14,377
	0000	
3772	25-21-122-017-00	\$10,840
3773	25-21-122-018-00	\$3,880
3774	25-21-122-019-00	\$4,121
3775	25-21-122-020-00	\$22,218
3776	25-21-122-023-00	\$17,935
3777	25-21-122-027-00	\$27,630
3778	25-21-122-028-00	\$34,276
3779	25-21-122-029-00	\$0
3780	25-21-122-030-00	\$18,730
3781	25-21-122-031-00	\$25,172
3782	25-21-122-032-00	\$4,194
3783	25-21-122-033-00	\$23,808
3784	25-21-122-034-00	\$31,745
3785	25-21-122-035-00	\$22,829
3786	25-21-122-037-00	\$30,143
3787	25-21-122-038-00	\$26,816
3788	25-21-123-001-00	\$17,506
3789	25-21-123-002-00	\$5,822
3790	25-21-123-003-00	\$33,232
3791	25-21-123-004-00	\$26,224
3792	25-21-123-005-00	\$29,167
3793	25-21-123-006-00	\$25,461
3794	25-21-123-007-00	\$33,650
3795	25-21-123-008-00	\$22,431
3796	25-21-123-009-00	\$21,892
3797	25-21-123-010-00	\$13,716
3798	25-21-123-011-00	\$19,645

3799 25-21-123-012-00\$0
3800 25-21-123-013-00\$30,612
3801 25-21-123-014-00\$22,560
3802 25-21-123-015-00\$12,204
3803 25-21-123-017-00\$22,063
3804 25-21-123-018-00\$20,464
3805 25-21-123-019-00\$26,434
3806 25-21-123-020-00\$21,682
3807 25-21-123-021-00\$7,763
3808 25-21-123-022-00\$20,573
3809 25-21-123-023-00\$23,208
3810 25-21-123-024-00\$22,537
3811 25-21-123-025-00\$20,383
3812 25-21-123-026-00\$33,572
3813 25-21-123-027-00\$0
3814 25-21-123-028-00\$28,645
3815 25-21-123-029-00\$21,864
3816 25-21-123-030-00\$19,631
3817 25-21-123-031-00\$29,930
3818 25-21-123-034-C\$9,233
3819 25-21-123-035-C\$32,615
3820 25-21-124-006-C\$28,008
3821 25-21-124-007-C\$36,063
3822 25-21-124-008-C\$23,550
3823 25-21-124-009-C\$10,809
3824 25-21-124-010-C\$24,552
3825 25-21-124-011-C\$15,254
3826 25-21-124-012-C\$19,801
3827 25-21-124-013-C\$23,671
3828 25-21-124-014-C\$18,082
3829 25-21-124-015-C\$8,401
3830 25-21-124-016-C\$25,278
3831 25-21-124-017-C\$31,936
3832 25-21-124-023-C\$24,518
3833 25-21-124-024-C\$25,584
3834 25-21-124-025-C\$29,989
3835 25-21-124-026-C\$31,695
3836 25-21-124-027-C\$128,064
3837 25-21-124-028-C\$103,083
3838 25-21-124-029-C\$383,817
3839 25-21-124-030-C\$86,112
3840 25-21-124-031-C\$80,672
3841 25-21-125-005-C\$18,003
3842 25-21-125-006-C\$24,156
3843 25-21-125-007-C\$22,276
3844 25-21-125-008-C\$33,157

3845	25-21-125-009-C\$21,264
3846	25-21-125-010-C\$29,835
3847	25-21-125-011-C\$20,655
3848	25-21-125-012-C\$18,514
3849	25-21-125-013-C\$17,276
3850	25-21-125-014-C\$43,442
3851	25-21-125-015-C\$21,973
3852	25-21-125-016-C\$26,387
3853	25-21-125-017-C\$26,981
3854	25-21-125-018-C\$602
3855	25-21-125-019-C\$19,965
3856	25-21-125-020-C\$20,531
3857	25-21-125-021-C\$20,531
3858	25-21-125-022-C\$23,438
3859	25-21-125-023-C\$3,560
3860	25-21-125-024-C\$1,945
3861	25-21-125-025-C\$2,348
3862	25-21-125-026-C\$24,734
3863	25-21-125-027-C\$77,766

E-28**APPENDIX E****INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY
WITHIN THE 107™ & HALSTED STREET PROJECT AREA****2012 EAV - \$122,899,900****Property Number**

3864	25-21-125-029-	\$27,442
	0000	
3865	25-21-125-030-	\$27,453
	0000	
3866	25-21-125-031-	\$32,149
	0000	
3867	25-21-125-039-	\$13,774
	0000	
3868	25-21-125-040-	\$30,676
	0000	
3869	25-21-125-041-	\$21,894
	0000	
3870	25-21-125-042-	\$33,207
	0000	
3871	25-21-125-043-	\$5,288
	0000	
3872	25-21-125-044-	\$6,711
	0000	
3873	25-21-126-001-	\$23,272
	0000	
3874	25-21-126-002-	\$7,813
	0000	
3875	25-21-126-003-	\$33,600
	0000	
3876	25-21-126-004-	\$28,104
	0000	

3877	25-21-126-005-	\$2,348
	0000	
3878	25-21-126-006-	\$15,739
	0000	
3879	25-21-126-007-	\$816
	0000	
3880	25-21-126-008-	\$28,331
	0000	
3881	25-21-126-009-	\$0
	0000	
3882	25-21-126-010-	\$29,722
	0000	
3883	25-21-126-011-	\$28,558
	0000	
3884	25-21-126-012-	\$21,934
	0000	
3885	25-21-126-013-	\$28,617
	0000	
3886	25-21-126-014-	\$26,973
	0000	
3887	25-21-126-015-	\$29,324
	0000	
3888	25-21-126-016-	\$31,569
	0000	
3889	25-21-126-017-	\$29,762
	0000	
3890	25-21-126-018-	\$18,079
	0000	
3891	25-21-126-019-	\$23,068
	0000	
3892	25-21-126-020-	\$13,492
	0000	
3893	25-21-126-021-	\$19,959
	0000	
3894	25-21-126-022-	\$18,895
	0000	
3895	25-21-126-023-	\$23,208
	0000	
3896	25-21-126-024-	\$27,080
	0000	
3897	25-21-126-026-	\$22,981
	0000	
3898	25-21-126-029-	\$24,987
	0000	
3899	25-21-126-030-	\$23,387
	0000	
3900	25-21-126-031-	\$26,774
	0000	
3901	25-21-126-032-	\$25,399
	0000	
3902	25-21-126-033-	\$5,204
	0000	
3903	25-21-126-034-	\$18,542
	0000	
3904	25-21-126-035-	\$20,908
	0000	
3905	25-21-127-001-	\$30,890
	0000	
3906	25-21-127-002-	\$20,733
	0000	
3907	25-21-127-003-	\$22,767
	0000	
3908	25-21-127-004-	\$30,087
	0000	
3909	25-21-127-005-	\$21,967
	0000	
3910	25-21-127-006-	\$24,066
	0000	
3911	25-21-127-007-	\$12,556
	0000	
3912	25-21-127-008-	\$25,651
	0000	

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

3949	25-21-128-016-	\$41,615
	0000	
3950	25-21-128-017-	\$23,918
	0000	
3951	25-21-128-018-	\$27,296
	0000	
3952	25-21-128-019-	\$21,965
	0000	
3953	25-21-128-020-	\$5,869
	0000	
3954	25-21-128-021-	\$31,263
	0000	
3955	25-21-128-022-	\$30,284
	0000	
3956	25-21-128-023-	\$37,449
	0000	
3957	25-21-128-024-	\$7,645
	0000	
3958	25-21-128-025-	\$478
	0000	
3959	25-21-128-026-	\$24,277
	0000	
3960	25-21-128-027-	\$31,720
	0000	
3961	25-21-128-028-	\$28,056
	0000	
3962	25-21-128-029-	\$26,984
	0000	
3963	25-21-128-030-	\$37,960
	0000	
3964	25-21-129-001-	\$2,069
	0000	
3965	25-21-129-002-	\$19,782
	0000	
3966	25-21-129-003-	\$20,554
	0000	
3967	25-21-129-004-	\$15,702
	0000	
3968	25-21-129-005-	\$12,108
	0000	
3969	25-21-129-006-	\$41,045
	0000	
3970	25-21-129-007-	\$43,941
	0000	
3971	25-21-129-008-	\$33,227
	0000	
3972	25-21-129-009-	\$3,914
	0000	
3973	25-21-129-010-	\$3,914
	0000	
3974	25-21-129-011-	\$34,666
	0000	
3975	25-21-129-012-	\$24,431
	0000	
3976	25-21-129-013-	\$14,498
	0000	
3977	25-21-129-014-	\$12,207
	0000	
3978	25-21-129-015-	\$27,405
	0000	
3979	25-21-129-016-	\$28,353
	0000	
3980	25-21-129-017-	\$18,427
	0000	
3981	25-21-129-018-	\$25,298
	0000	
3982	25-21-129-019-	\$19,928
	0000	
3983	25-21-129-020-	\$19,889
	0000	
3984	25-21-129-021-	\$18,486
	0000	

3985	25-21-129-022-	\$15,638
	0000	
3986	25-21-129-023-	\$34,153
	0000	
3987	25-21-129-024-	\$29,675
	0000	
3988	25-21-129-025-	\$6,993
	0000	
3989	25-21-129-026-	\$9,774
	0000	
3990	25-21-129-027-	\$20,980
	0000	
3991	25-21-129-028-	\$21,954
	0000	
3992	25-21-129-029-	\$28,581
	0000	
3993	25-21-130-001-	SO
	0000	
3994	25-21-130-002-	\$0
	0000	
3995	25-21-130-003-	\$25,966
	0000	
3996	25-21-130-004-	\$16,974
	0000	
3997	25-21-130-005-	\$0
	0000	
3998	25-21-130-006-	\$30,272
	0000	
3999	25-21-130-007-	\$22,745
	0000	
4000	25-21-130-008-	\$29,978
	0000	
4001	25-21-130-009-	\$24,108
	0000	

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-	\$27,994
	0000	
4003	25-21-130-011-	\$20,632
	0000	
4004	25-21-130-012-	\$26,089
	0000	
4005	25-21-130-013-	\$24,131
	0000	
4006	25-21-130-014-	\$16,940
	0000	
4007	25-21-130-015-	\$17,782
	0000	
4008	25-21-130-016-	\$3,914
	0000	
4009	25-21-130-017-	\$4,951
	0000	
4010	25-21-130-018-	\$19,024
	0000	
4011	25-21-130-019-	\$21,755
	0000	
4012	25-21-130-022-	\$32,287
	0000	

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	25-21-200-024-00	\$15,540

4049 25-21-200-025-00\$3,945
4050 25-21-200-026-00\$31,684
4051 25-21-200-027-00\$25,475
4052 25-21-200-028-00\$3,945
4053 25-21-201-001-00\$28,070
4054 25-21-201-002-00\$24,762
4055 25-21-201-003-00\$0
4056 25-21-201-004-00\$20,543
4057 25-21-201-005-00\$1,870
4058 25-21-201-006-00\$14,137
4059 25-21-201-007-00\$21,056
4060 25-21-201-008-00\$10,092
4061 25-21-201-009-00\$0
4062 25-21-201-010-00\$20,169
4063 25-21-201-011-00\$23,183
4064 25-21-201-012-00\$23,598
4065 25-21-201-013-00\$0
4066 25-21-201-014-00\$0
4067 25-21-201-015-00\$3,939
4068 25-21-201-016-00\$3,936
4069 25-21-201-017-00\$7,233
4070 25-21-201-018-00\$16,200
4071 25-21-201-019-00\$7,575
4072 25-21-201-020-00\$24,274
4073 25-21-201-021-00\$20,352
4074 25-21-201-022-00\$5,917
4075 25-21-201-023-00\$0
4076 25-21-201-024-00\$14,022
4077 25-21-201-025-00\$8,523
4078 25-21-201-026-00\$6,523
4079 25-21-201-027-00\$21,710
4080 25-21-201-028-00\$15,880
4081 25-21-201-029-00\$1,512
4082 25-21-201-030-00\$21,606
4083 25-21-201-031-00\$31,860
4084 25-21-201-032-00\$17,181
4085 25-21-201-033-00\$11,523
4086 25-21-201-034-00\$25,301
4087 25-21-201-035-00\$28,937
4088 25-21-201-036-00\$8,167
4089 25-21-201-037-00\$15,035
4090 25-21-202-001-00\$65,651
4091 25-21-202-002-00\$22,680
4092 25-21-202-003-00\$7,174
4093 25-21-202-004-00\$7,174
4094 25-21-202-005-C\$7,828

4095	25-21-202-006-0\$0
4096	25-21-202-008-0\$8,324
4097	25-21-202-009-0\$11,382
4098	25-21-202-010-0\$20,694
4099	25-21-202-011-0\$24,131
4100	25-21-202-012-0\$24,114
4101	25-21-202-013-0\$24,131
4102	25-21-202-014-0\$25,444
4103	25-21-202-015-0\$7,174
4104	25-21-202-016-0\$3,586
4105	25-21-202-017-0\$0
4106	25-21-202-018-0\$18,163
4107	25-21-202-021-0\$23,076
4108	25-21-202-022-0\$22,857
4109	25-21-202-023-0\$23,991
4110	25-21-202-024-0\$13,394
4111	25-21-202-025-0\$14,468
4112	25-21-202-026-0\$28,014
4113	25-21-202-027-0\$16,331
4114	25-21-202-028-0\$24,235
4115	25-21-202-029-0\$25,236
4116	25-21-202-030-0\$21,749
4117	25-21-202-031-0\$5,835
4118	25-21-202-032-0\$25,635
4119	25-21-202-033-0\$0
4120	25-21-202-034-0\$14,581
4121	25-21-202-035-0\$25,615
4122	25-21-202-036-0\$18,323
4123	25-21-202-037-0\$10,378
4124	25-21-203-001-0\$0
4125	25-21-203-002-0\$0
4126	25-21-203-003-0\$0
4127	25-21-203-004-0\$0
4128	25-21-203-005-0\$0
4129	25-21-203-006-0\$0
4130	25-21-203-007-0\$24,120
4131	25-21-203-008-0\$0
4132	25-21-203-009-0\$26,297
4133	25-21-203-010-0\$295,901
4134	25-21-203-011-0\$0
4135	25-21-203-012-0\$0
4136	25-21-203-013-0\$20,447
4137	25-21-203-014-0\$0
4138	25-21-203-015-0\$0
4139	25-21-203-016-0\$35,426

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	\$19,805
4144	25-21-203-021- 0000	\$38,036
4145	25-21-203-024- 0000	\$44,413
4146	25-21-203-025- 0000	\$44,651
4147	25-21-204-001- 0000	\$7,196
4148	25-21-204-002- 0000	\$5,917
4149	25-21-204-003- 0000	\$5,917
4150	25-21-204-005- 0000	\$5,444
4151	25-21-204-006- 0000	\$0
4152	25-21-204-007- 0000	\$5,443
4153	25-21-204-008- 0000	\$14,856
4154	25-21-204-009- 0000	\$0
4155	25-21-204-010- 0000	\$3,945
4156	25-21-204-011- 0000	\$18,570
4157	25-21-204-012- 0000	\$3,945
4158	25-21-204-013- 0000	\$23,873
4159	25-21-204-014- 0000	\$12,942
4160	25-21-204-015- 0000	\$9,710
4161	25-21-204-016- 0000	\$4,929
4162	25-21-204-017- 0000	\$581
4163	25-21-204-018- 0000	\$15,995
4164	25-21-204-019- 0000	\$18,071
4165	25-21-204-020- 0000	\$23,890
4166	25-21-204-021- 0000	\$4,180
4167	25-21-204-022- 0000	\$8,066
4168	25-21-204-023- 0000	\$21,640
4169	25-21-204-024- 0000	\$17,891
4170	25-21-204-025- 0000	\$13,043

4171	25-21-204-026-	\$49,819
	0000	
4172	25-21-204-027-	\$3,945
	0000	
4173	25-21-204-028-	\$5,307
	0000	
4174	25-21-205-001-	\$24,148
	0000	
4175	25-21-205-002-	\$20,318
	0000	
4176	25-21-205-003-	\$4,559
	0000	
4177	25-21-205-004-	\$21,704
	0000	
4178	25-21-205-005-	\$14,449
	0000	
4179	25-21-205-006-	\$0
	0000	
4180	25-21-205-007-	\$3,945
	0000	
4181	25-21-205-008-	\$471
	0000	
4182	25-21-205-009-	\$4,764
	0000	
4183	25-21-205-010-	\$0
	0000	
4184	25-21-205-011-	\$0
	0000	
4185	25-21-205-012-	\$8,879
	0000	
4186	25-21-205-013-00	\$3,301
4187	25-21-205-014-00	\$3,945
4188	25-21-205-015-00	\$3,945
4189	25-21-205-016-00	\$12,558
4190	25-21-205-017-00	\$16,441
4191	25-21-205-018-00	\$4,385
4192	25-21-205-019-00	\$13,024
4193	25-21-205-020-00	\$23,242
4194	25-21-205-021-00	\$19,987
#	Properly Number 2012 EAV	
4195	25-21-205-022-00	\$15,321
4196	25-21-205-023-00	\$14,704
4197	25-21-205-024-00	\$0
4198	25-21-205-025-00	\$25,924
4199	25-21-205-026-00	\$13,758
4200	25-21-205-027-00	\$27,234
4201	25-21-205-028-00	\$10,482
4202	25-21-205-029-00	\$19,777
4203	25-21-205-030-00	\$9,160
4204	25-21-205-031-00	\$19,611
4205	25-21-205-032-00	\$10,734
4206	25-21-205-033-00	\$19,799
4207	25-21-205-034-00	\$20,197
4208	25-21-205-035-00	\$3,945
4209	25-21-205-036-00	\$27,077
4210	25-21-205-038-00	\$25,817
4211	25-21-205-039-00	\$24,675

4212	25-21-206-001-00\$25,133
4213	25-21-206-002-00\$17,201
4214	25-21-206-003-00\$44
4215	25-21-206-004-00\$5,869
4216	25-21-206-005-00\$18,596
4217	25-21-206-006-00\$13,582
4218	25-21-206-007-00\$10,322
4219	25-21-206-008-00\$32,632
4220	25-21-206-009-00\$19,726
4221	25-21-206-010-00\$12,286
4222	25-21-206-011-00\$17,740
4223	25-21-206-012-00\$11,124
4224	25-21-206-013-00\$31,139
4225	25-21-206-014-00\$27,287
4226	25-21-206-015-00\$30,191
4227	25-21-206-016-00\$17,128
4228	25-21-206-017-00\$5,216
4229	25-21-206-018-00\$24,510
4230	25-21-206-019-00\$10,451
4231	25-21-206-020-C\$13,433
4232	25-21-206-021-C\$11,171
4233	25-21-206-022-C\$14,867
4234	25-21-206-023-C\$18,949
4235	25-21-206-024-C\$17,482
4236	25-21-206-025-C\$27,933
4237	25-21-206-026-C\$3,914
4238	25-21-206-027-C\$4,579
4239	25-21-207-001-C\$0
4240	25-21-207-002-C\$0
4241	25-21-207-003-C\$11,138
4242	25-21-207-004-C\$23,651
4243	25-21-207-005-C\$28,530
4244	25-21-207-006-C\$4,929
#	Property Number2012 EAV
4245	25-21-207-007-C\$28,982
4246	25-21-207-008-C\$5,869
4247	25-21-207-009-C\$30,110
4248	25-21-207-010-C\$37,949
4249	25-21-207-011-C\$22,024
4250	25-21-207-012-C\$18,845
4251	25-21-207-013-C\$30,404
4252	25-21-207-014-C\$7,286
4253	25-21-207-015-C\$11,983
4254	25-21-207-016-C\$15,989
4255	25-21-207-017-C\$30,500
4256	25-21-207-018-C\$19,791

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

E-31**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-	\$26,793
	0000	
4277	25-21-207-039-	\$12,126
	0000	
4278	25-21-207-040-	\$12,763
	0000	
4279	25-21-207-041-	\$8,060
	0000	
4280	25-21-208-001-	\$19,451
	0000	
4281	25-21-208-002-	\$6,770
	0000	
4282	25-21-208-003-	\$6,419
	0000	
4283	25-21-208-004-	\$4,733
	0000	
4284	25-21-208-005-	\$3,945
	0000	
4285	25-21-208-006-	\$7,830
	0000	
4286	25-21-208-007-	\$15,500
	0000	
4287	25-21-208-008-	\$21,836
	0000	
4288	25-21-208-009-	\$7,830
	0000	

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-	\$25,486
	0000	
4362	25-21-210-018-	\$7,889
	0000	
4363	25-21-210-019-	\$26,878
	0000	
4364	25-21-210-020-	\$1,970
	0000	
4365	25-21-210-021-	\$18,382
	0000	
4366	25-21-210-022-	\$27,068
	0000	
4367	25-21-210-023-	\$1,970
	0000	
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	\$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-	\$30,163
	0000	
4436	25-21-212-030-	\$14,317
	0000	
4437	25-21-212-031-	\$19,036
	0000	
4438	25-21-212-032-	\$8,910
	0000	
4439	25-21-213-001-	\$29,894
	0000	
4440	25-21-213-002-	\$19,406
	0000	
4441	25-21-213-003-	\$0
	0000	
4442	25-21-213-004-	\$32,840
	0000	
4443	25-21-213-005-	\$0
	0000	
4444	25-21-213-006-	\$18,781
	0000	
4445	25-21-213-007-	\$3,945
	0000	
4446	25-21-213-008-	\$0
	0000	
4447	25-21-213-009-	\$5,207
	0000	
4448	25-21-213-010-	\$148
	0000	
4449	25-21-213-011-	\$3,945
	0000	
4450	25-21-213-012-	\$15,190
	0000	
4451	25-21-213-013-	\$10,644
	0000	
4452	25-21-213-014-	\$4,885
	0000	
4453	25-21-213-015-	\$0
	0000	
4454	25-21-213-016-	\$14,628
	0000	
4455	25-21-213-017-	\$0
	0000	
4456	25-21-213-018-	\$20,916
	0000	
4457	25-21-213-020-	\$28,693
	0000	
4458	25-21-213-021-	\$5,917
	0000	
4459	25-21-213-022-	\$18,778
	0000	
4460	25-21-213-023-00	\$33,395
4461	25-21-213-024-00	\$0
4462	25-21-213-025-00	\$21,230
4463	25-21-213-026-00	\$21,353
4464	25-21-213-027-00	\$16,295
4465	25-21-213-028-00	\$22,983
4466	25-21-213-029-00	\$17,238
4467	25-21-213-030-00	\$13,141
4468	25-21-213-031-00	\$26,283
4469	25-21-213-032-00	\$0
4470	25-21-213-033-00	\$18,929
4471	25-21-213-034-00	\$27,144
4472	25-21-213-035-00	\$27,826
4473	25-21-213-036-00	\$7,258

4474 25-21-213-037-00\$7,679
4475 25-21-213-038-00\$10,075
4476 25-21-214-001-00\$34,304
4477 25-21-214-002-00\$10,282
4478 25-21-214-003-00\$20,655
4479 25-21-214-004-00\$0
4480 25-21-214-005-00\$46,082
4481 25-21-214-006-00\$20,066
4482 25-21-214-007-00\$5,917
4483 25-21-214-008-00\$38,381
4484 25-21-214-011-00\$31,981
4485 25-21-214-012-00\$1,970
4486 25-21-214-013-00\$28,219
4487 25-21-214-014-00\$19,878
4488 25-21-214-015-00\$27,686
4489 25-21-214-016-00\$27,599
4490 25-21-214-017-00\$11,068
4491 25-21-214-018-00\$0
4492 25-21-214-019-00\$21,323
4493 25-21-214-020-00\$22,282
4494 25-21-214-021-00\$36,215
4495 25-21-214-022-00\$5,917
4496 25-21-214-023-00\$5,917
4497 25-21-214-024-00\$23,836
4498 25-21-214-025-00\$3,945
4499 25-21-214-026-00\$0
4500 25-21-214-027-00\$16,410
4501 25-21-214-028-00\$10,793
4502 25-21-214-029-00\$14,802
4503 25-21-214-030-00\$21,081
4504 25-21-214-031-00\$13,804
4505 25-21-215-001-00\$0
4506 25-21-215-002-C\$15,094
4507 25-21-215-003-C\$20,717
4508 25-21-215-004-C\$7,317
4509 25-21-215-005-C\$9,626
4510 25-21-215-006-C\$0
4511 25-21-215-007-C\$11,023
4512 25-21-215-008-C\$18,887
4513 25-21-215-009-C\$0
4514 25-21-215-010-C\$32,363
4515 25-21-215-011-C\$22,507
4516 25-21-215-012-C\$26,656
4517 25-21-215-013-C\$27,683
4518 25-21-215-014-C\$4,969
4519 25-21-215-015-C\$3,976

4520	25-21-215-016-C\$23,197-
4521	25-21-215-017-C\$25,306
4522	25-21-215-018-C\$13,834
4523	25-21-215-019-C\$24,330
4524	25-21-215-020-C\$35,104
4525	25-21-215-021-C\$27,809
4526	25-21-215-022-C\$30,242
4527	25-21-215-023-C\$19,878
4528	25-21-215-024-C\$22,779
4529	25-21-215-025-C\$8,801
4530	25-21-215-026-C\$26,998
4531	25-21-215-027-C\$25,500
4532	25-21-215-028-C\$0
4533	25-21-215-029-C\$17,493
4534	25-21-215-030-C\$10,209
4535	25-21-215-031-C\$0
4536	25-21-215-032-C\$30,904
4537	25-21-215-033-C\$33,948
4538	25-21-215-034-C\$13,944
4539	25-21-215-035-C\$27,610
4540	25-21-215-036-C\$24,010
4541	25-21-215-037-C\$0
4542	25-21-215-038-C\$42,019
4543	25-21-215-041-C\$65,197
4544	25-21-216-001-C\$8,159
4545	25-21-216-002-C\$17,308
4546	25-21-216-003-C\$22,961
4547	25-21-216-004-C\$23,808
4548	25-21-216-005-C\$12,656
4549	25-21-216-006-C\$2,412
4550	25-21-216-007-C\$13,391
4551	25-21-216-008-C\$11,579

E-33**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-	\$15,953
	0000	
4553	25-21-216-010-	\$19,805
	0000	
4554	25-21-216-011-	\$14,971
	0000	

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-	\$15,562
	0000	
4592	25-21-217-012-	\$0
	0000	
4593	25-21-217-016-	\$21,628
	0000	
4594	25-21-217-017-	\$3,880
	0000	
4595	25-21-217-018-	SO
	0000	
4596	25-21-217-019-	\$923
	0000	
4597	25-21-217-020-	\$4,183
	0000	
4598	25-21-217-021-00	\$4,632
4599	25-21-217-022-00	\$5,403
4600	25-21-217-023-00	\$3,901
4601	25-21-217-024-00	\$0
4602	25-21-217-025-00	\$14,553
4603	25-21-217-026-00	\$3,788
4604	25-21-217-027-00	\$0
4605	25-21-217-028-00	\$21,067
4606	25-21-217-029-00	\$17,706
4607	25-21-218-001-00	\$23,320
4608	25-21-218-002-00	\$28,323
4609	25-21-218-003-00	\$0
4610	25-21-218-004-00	\$6,924
4611	25-21-218-005-00	\$23,242
4612	25-21-218-006-00	\$8,417
4613	25-21-218-007-00	\$22,481
4614	25-21-218-014-00	\$0
4615	25-21-218-015-00	\$6,015
4616	25-21-218-016-00	\$29,922
4617	25-21-218-017-00	\$9,295
4618	25-21-218-018-00	\$29,737
4619	25-21-218-019-00	\$4,699
4620	25-21-218-020-00	\$23,912
4621	25-21-218-021-00	\$34,430
4622	25-21-218-022-00	\$11,239
4623	25-21-218-023-00	\$12,485
4624	25-21-218-024-00	\$3,880
4625	25-21-218-025-00	\$21,266
4626	25-21-218-026-00	\$0
4627	25-21-218-027-00	\$12,704
4628	25-21-218-028-00	\$0
4629	25-21-219-001-00	\$25,315
4630	25-21-219-002-00	\$11,281
4631	25-21-219-003-00	\$20,820
4632	25-21-219-004-00	\$1,243
4633	25-21-219-005-00	\$19,081
4634	25-21-219-006-00	\$26,008

4635 25-21-219-007-00\$17,347
4636 25-21-219-008-00\$4,657
4637 25-21-219-009-00\$21,595
4638 25-21-219-010-00\$17,142
4639 25-21-219-011-00\$5,928
4640 25-21-219-012-00\$20,130
4641 25-21-219-013-00\$14,701
4642 25-21-219-014-00\$17,089
4643 25-21-219-015-00\$3,880
4644 25-21-219-016-00\$23,688
4645 25-21-219-017-00\$3,880
4646 25-21-219-018-00\$7,449
4647 25-21-219-019-00\$31,740
4648 25-21-219-020-00\$6,832
4649 25-21-219-021-00\$3,880
4650 25-21-219-022-00\$21,979
4651 25-21-219-023-00\$20,930
4652 25-21-219-024-00\$4,528
4653 25-21-219-025-00\$21,306
4654 25-21-219-026-00\$15,302
4655 25-21-219-027-00\$12,254
4656 25-21-219-028-00\$35,508
4657 25-21-219-029-00\$26,603
4658 25-21-219-030-00\$637
4659 25-21-219-031-00\$0
4660 25-21-219-032-00\$24,224
4661 25-21-219-033-00\$16,023
4662 25-21-219-034-00\$18,851
4663 25-21-219-035-00\$21,020
4664 25-21-219-036-00\$19,471
4665 25-21-219-037-00\$6,212
4666 25-21-220-001-00\$10,679
4667 25-21-220-002-00\$3,945
4668 25-21-220-003-00\$3,945
4669 25-21-220-004-00\$32,306
4670 25-21-220-005-00\$31,299
4671 25-21-220-006-00\$496
4672 25-21-220-009-00\$9,468
4673 25-21-220-010-00\$36,431
4674 25-21-220-011-00\$17,717
4675 25-21-220-012-00\$385
4676 25-21-220-013-00\$16,887
4677 25-21-220-014-00\$4,531
4678 25-21-220-015-00\$39,691
4679 25-21-220-016-00\$0
4680 25-21-220-017-00\$0

4681	25-21-220-018-C\$30,354
4682	25-21-220-019-C\$13,450
4683	25-21-220-020-C\$21,266
4684	25-21-220-021-C\$31,616
4685	25-21-220-022-C\$3,945
4686	25-21-220-023-C\$0
4687	25-21-220-024-C\$38,891
4688	25-21-220-025-C\$6,181
4689	25-21-220-026-C\$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-	\$25,803
	0000	
4691	25-21-220-028-	\$35,216
	0000	
4692	25-21-220-029-	\$392
	0000	
4693	25-21-220-031-	\$5,207
	0000	
4694	25-21-221-001-	\$3,945
	0000	
4695	25-21-221-002-	\$47,210
	0000	
4696	25-21-221-003-	\$20,969
	0000	
4697	25-21-221-004-	\$7,889
	0000	
4698	25-21-221-005-	\$13,315
	0000	
4699	25-21-221-006-	\$20,497
	0000	
4700	25-21-221-007-	\$7,889
	0000	
4701	25-21-221-008-	\$16,151
	0000	
4702	25-21-221-009-	\$20,234
	0000	
4703	25-21-221-010-	\$31,886
	0000	
4704	25-21-221-011-	\$13,105
	0000	
4705	25-21-221-012-	\$10,412
	0000	
4706	25-21-221-013-	\$0
	0000	
4707	25-21-221-014-	\$29,689
	0000	
4708	25-21-221-015-	\$37,062
	0000	
4709	25-21-221-016-	\$19,342
	0000	
4710	25-21-221-017-	\$3,945
	0000	

4711	25-21-221-020-	\$15,049
	0000	
4712	25-21-221-022-	\$9,270
	0000	
4713	25-21-221-023-	\$14,508
	0000	
4714	25-21-221-024-	\$30,003
	0000	
4715	25-21-221-025-	\$10,282
	0000	
4716	25-21-221-026-	\$9,337
	0000	
4717	25-21-221-027-	\$15,347
	0000	
4718	25-21-221-028-	\$16,452
	0000	
4719	25-21-221-029-	\$8,537
	0000	
4720	25-21-221-030-	\$37,438
	0000	
4721	25-21-221-031-	\$0
	0000	
4722	25-21-221-032-	\$9,766
	0000	
4723	25-21-221-033-	\$24,790
	0000	
4724	25-21-221-034-	\$21,401
	0000	
4725	25-21-221-035-	\$18,977
	0000	
4726	25-21-221-036-	\$33,743
	0000	
4727	25-21-221-037-	\$11,660
	0000	
4728	25-21-221-038-	\$13,355
	0000	
4729	25-21-221-039-	\$3,945
	0000	
4730	25-21-222-001-	\$10,677
	0000	
4731	25-21-222-002-	\$10,677
	0000	
4732	25-21-222-003-	\$13,938
	0000	
4733	25-21-222-004-	\$36,504
	0000	
4734	25-21-222-005-	\$36,442
	0000	
4735	25-21-222-006-	\$27,436
	0000	
4736	25-21-222-009-00	\$11,697
4737	25-21-222-010-00	\$8,261
4738	25-21-222-011-00	\$29,206
4739	25-21-222-012-00	\$9,295
4740	25-21-222-013-00	\$1,970
4741	25-21-222-014-00	\$3,612
4742	25-21-222-015-00	\$10,516
4743	25-21-222-022-00	\$3,914
4744	25-21-222-023-00	\$3,976
4745	25-21-222-024-00	\$5,796
4746	25-21-222-025-00	\$12,347
4747	25-21-222-026-00	\$11,873
4748	25-21-222-027-00	\$23,138
4749	25-21-222-028-00	\$11,907

4750 25-21-222-029-00\$707
4751 25-21-222-030-00\$27,986
4752 25-21-222-031-00\$4,969
4753 25-21-222-032-00\$37,648
4754 25-21-222-033-00\$5,917
4755 25-21-222-034-00\$12,628
4756 25-21-222-035-00\$14,718
4757 25-21-222-036-00\$3,945
4758 25-21-222-037-00\$4,377
4759 25-21-222-038-00\$5,757
4760 25-21-222-039-00\$21,628
4761 25-21-222-040-00\$20,649
4762 25-21-222-041-00\$10,549
4763 25-21-222-042-00\$12,664
4764 25-21-222-043-00\$95
4765 25-21-223-006-00\$23,474
4766 25-21-223-007-00\$8,147
4767 25-21-223-008-00\$0
4768 25-21-223-017-00\$17,117
4769 25-21-223-018-00\$26,580
4770 25-21-223-019-00\$5,869
4771 25-21-223-020-00\$23,929
4772 25-21-223-021-00\$7,103
4773 25-21-223-022-00\$13,287
4774 25-21-223-023-00\$28,236
4775 25-21-223-024-00\$31,897
4776 25-21-223-029-00\$19,395
4777 25-21-223-030-00\$2,836
4778 25-21-223-032-00\$0
4779 25-21-223-033-00\$885,234
4780 25-21-223-034-80\$0
4781 25-21-223-034-80\$0
4782 25-21-223-035-(\$0
4783 25-21-223-036-(\$0
4784 25-21-224-001-(\$581
4785 25-21-224-002-(\$19,462
4786 25-21-224-003-(\$16,775
4787 25-21-224-004-(\$24,628
4788 25-21-224-005-(\$1,939
4789 25-21-224-006-(\$10,330
4790 25-21-224-007-(\$15,838
4791 25-21-224-008-(\$9,135
4792 25-21-224-009-(\$13,761
4793 25-21-224-010-(\$16,547
4794 25-21-224-011-(\$11,615
4795 25-21-224-012-(\$22,613

4796	25-21-224-013-	(\$3,880
4797	25-21-224-014-	(\$20,108
4798	25-21-224-015-	(\$4,733
4799	25-21-224-016-	(\$8,885
4800	25-21-224-017-	(\$15,400
4801	25-21-224-018-	(\$16,898
4802	25-21-224-019-	(\$379
4803	25-21-224-020-	(\$1,173
4804	25-21-224-021-	(\$15,666
4805	25-21-224-022-	(\$11,901
4806	25-21-224-023-	(\$20,043
4807	25-21-224-024-	(\$3,880
4808	25-21-224-025-	(\$45,569
4809	25-21-224-026-	(\$19,412
4810	25-21-224-027-	(\$17,804
4811	25-21-224-028-	(\$18,419
4812	25-21-224-029-	(\$8,444
4813	25-21-224-030-	(\$0
4814	25-21-224-031-	(\$0
4815	25-21-224-032-	(\$3,945
4816	25-21-224-033-	(\$4,573
4817	25-21-224-035-	(\$20,714
4818	25-21-224-036-	(\$13,419
4819	25-21-224-037-	(\$34,268
4820	25-21-224-038-	(\$35,174
4821	25-21-224-039-	(\$587
4822	25-21-224-040-	(\$24,423
4823	25-21-225-001-	(\$7,575
4824	25-21-225-002-	(\$19,154
4825	25-21-225-003-	(\$2,298
4826	25-21-225-004-	(\$20,268
4827	25-21-225-005-	(\$19,019

E-35**APPENDIX E****INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY
WITHIN THE 107TM & HALSTED STREET PROJECT AREA****2012 EAV - \$122,899,900****Property Number**

4828	25-21-225-006-	\$5,512
	0000	
4829	25-21-225-007-	\$5,630
	0000	
4830	25-21-225-008-	\$3,788
	0000	

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	\$11,419
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
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-	\$26,962
	0000	
4868	25-21-226-006-	\$27,806
	0000	
4869	25-21-226-007-	\$13,391
	0000	
4870	25-21-226-008-	\$13,391
	0000	
4871	25-21-226-009-	\$9,730
	0000	
4872	25-21-226-010-	\$0
	0000	
4873	25-21-226-011-	\$19,620
	0000	
4874^	25-21-226-012-	\$15,330
	0000	
4875	25-21-226-013-	\$3,880
	0000	
4876	25-21-226-014-	\$27,725
	0000	
4877	25-21-226-015-	\$3,852
	0000	
4878	25-21-226-016-	\$8,576
	0000	
4879	25-21-226-017-	\$13,991
	0000	
4880	25-21-226-018-	\$16,068
	0000	
4881	25-21-226-019-	\$7,690
	0000	
4882	25-21-226-020-	\$11,865
	0000	
4883	25-21-226-021-	\$3,880
	0000	
4884	25-21-226-022-	\$14,182
	0000	
4885	25-21-226-023-	\$16,909
	0000	
4886	25-21-226-024-	\$6,708
	0000	
4887	25-21-226-025-	\$16,281
	0000	
4888	25-21-226-026-	\$12,117
	0000	
4889	25-21-226-027-	\$10,781
	0000	
4890	25-21-226-028-	\$0
	0000	
4891	25-21-226-029-	\$12,297
	0000	
4892	25-21-226-030-	\$31,936
	0000	
4893	25-21-226-031-	\$5,039
	0000	
4894	25-21-226-032-	\$12,838
	0000	
4895	25-21-226-033-	\$25,562
	0000	
4896	25-21-226-034-	\$21,328
	0000	
4897	25-21-226-035-	\$5,917
	0000	
4898	25-21-226-036-	\$9,792
	0000	
4899	25-21-226-037-	\$0
	0000	
4900	25-21-226-038-	\$4,694
	0000	
4901	25-21-227-001-	\$0
	0000	
4902	25-21-227-002-	\$4,006
	0000	

4903	25-21-227-003-	\$16,146
	0000	
4904	25-21-227-004-	\$16,935
	0000	
4905	25-21-227-005-	\$2,866
	0000	
4906	25-21-227-006-	\$24,574
	0000	
4907	25-21-227-007-	\$17,754
	0000	
4908	25-21-227-008-	\$8,114
	0000	
4909	25-21-227-009-	\$19,221
	0000	
4910	25-21-227-010-	\$11,946
	0000	
4911	25-21-227-011-	\$22,798
	0000	
4912	25-21-227-012-	\$0
	0000	
4913	25-21-227-013-	\$5,822
	0000	
4914	25-21-227-014-	\$21,474
	0000	
4915	25-21-227-015-	\$18,217
	0000	
4916	25-21-227-016-	\$11,910
	0000	
4917	25-21-227-017-	\$17,717
	0000	
4918	25-21-227-018-	\$16,646
	0000	
4919	25-21-227-019-	\$22,288
	0000	
49225-21-227-022-0000		\$7,361
49225-21-227-023-0000		\$0
49225-21-227-024-0000		\$0
49225-21-227-025-0000		\$0
49225-21-227-026-0000		\$0
49225-21-227-027-0000		\$0
49225-21-227-028-0000		\$0
49225-21-227-029-0000		\$8,796
49225-21-228-001-0000		\$172,993
49225-21-228-002-0000		\$0
49325-21-228-003-0000		\$11,772
49325-21-228-004-0000		\$3,945
49325-21-228-005-0000		\$29,795
49325-21-228-006-0000		\$13,753
49325-21-228-007-0000		\$4,896
49325-21-228-008-0000		\$11,040
49325-21-228-009-0000		\$3,945
49325-21-228-010-0000		\$30,303
49325-21-228-011-0000		\$5,917
49325-21-228-012-0000		\$4,377
49425-21-228-013-0000		\$21,987
49425-21-228-015-0000		\$7,513
49425-21-228-016-0000		\$3,776
49425-21-228-017-0000		\$3,776

49425-21-228-018-0000	\$0
49425-21-228-019-0000	\$0
49425-21-228-021-0000	\$0
49425-21-228-022-0000	\$14,266
49425-21-228-023-0000	\$207,513
49425-21-228-024-0000	\$12,471
49525-21-228-025-0000	\$11,965
49525-21-228-026-0000	\$15,125
49525-21-228-027-0000	\$5,917
49525-21-228-028-0000	\$0
49525-21-228-031-0000	\$10,316
49525-21-228-034-0000	\$6,756
49525-21-228-037-0000	\$30,472
49525-21-228-038-0000	\$4,452
49525-21-228-039-0000	\$5,443
49525-21-228-040-0000	\$1,970
49625-21-228-042-0000	\$19,757
49625-21-228-043-0000	\$21,118
49625-21-228-044-0000	\$14,973
49625-21-228-045-0000	\$20,341
49625-21-228-046-0000	\$65,567
49625-21-228-047-0000	\$109,113

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

4966	25-21-229-002-	\$7,383
	0000	
4967	25-21-229-003-	\$0
	0000	
4968	25-21-229-004-	\$19,928
	0000	
4969	25-21-229-005-	\$26,070
	0000	
4970	25-21-229-006-	\$18,820
	0000	
4971	25-21-229-007-	\$0
	0000	
4972	25-21-229-008-	\$25,155
	0000	
4973	25-21-229-009-	\$30,676
	0000	
4974	25-21-229-010-	\$27,282
	0000	
4975	25-21-229-011-	\$24,496
	0000	
4976	25-21-229-012-	\$0
	0000	

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

5013	25-21-230-003- 0000	\$15,723
5014	25-21-230-004- 0000	\$10,397
5015	25-21-230-005- 0000	\$23,999
5016	25-21-230-006- 0000	\$23,531
5017	25-21-230-007- 0000	\$5,869
5018	25-21-230-008- 0000	\$8,044
5019	25-21-230-009- 0000	\$14,962
5020	25-21-230-010- 0000	\$22,487
5021	25-21-230-011- 0000	\$19,527
5022	25-21-230-012- 0000	\$19,033
5023	25-21-230-013- 0000	\$1,891
5024	25-21-230-014- 0000'	\$0
5025	25-21-230-015- 0000	\$13,559
5026	25-21-230-016- 0000	\$3,914
5027	25-21-230-017- 0000	\$0
5028	25-21-230-019- 0000	\$3,914
5029	25-21-230-020- 0000	\$0
5030	25-21-230-021- 0000	\$14,945
5031	25-21-230-022- 0000	\$28,297
5032	25-21-230-023- 0000	\$9,817
5033	25-21-230-024- 0000	\$16,817
5034	25-21-230-025- 0000	\$5,479
5035	25-21-230-026- 0000	\$20,930
5036	25-21-230-027- 0000	\$14,370
5037	25-21-230-028- 0000	\$21,737
5038	25-21-230-029- 0000	\$23,615
5039	25-21-230-030- 0000	\$12,530
5040	25-21-230-031- 0000	\$18,304
5041	25-21-230-032- 0000	\$36,380
5042	25-21-230-033- 0000	\$63,087
5043	25-21-230-034- 0000	\$11,671
5044	25-21-230-035- 0000	\$91,900
5045	25-21-230-036- 0000	\$15,083
5046	25-21-300-007- 0000	\$322,846
5047	25-21-300-008- 0000	\$3,804
5048	25-21-300-018- 0000	\$1,956

5049	25-21-300-019- 0000	\$19,286
5050	25-21-300-020- 0000	\$11,047
5051	25-21-300-021- 0000	\$42,488
5052	25-21-300-022- 0000	\$25,828
5053	25-21-300-023- 0000	\$30,014
5054	25-21-300-029- 0000	\$392,352
5055	25-21-301-001- 0000	\$23,275
5056	25-21-301-002- 0000	\$25,534
5057	25-21-301-003- 0000	\$23,169
5058	25-21-301-016-0000	\$46,054
5059	25-21-301-017-0000	\$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

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APPENDIX E

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

2012 EAV - \$122,899,900

Property Number

5104	25-21-308-010-00	\$36,229
5105	25-21-308-028-00	\$523,051
5106	25-21-309-001-00	\$21,241
5107	25-21-309-002-00	\$0
5108	25-21-309-003-00	\$4,354
5109	25-21-309-004-00	\$4,326
5110	25-21-309-005-00	\$12,996
5111	25-21-309-006-00	\$22,941
5112	25-21-309-007-00	\$13,683 ■
5113	25-21-309-011-00	\$25,896
5114	25-21-309-017-00	\$37,314
5115	25-21-309-035-00	\$21,898
5116	25-21-309-036-00	\$24,036
5117	25-21-400-001-00	\$3,391
5118	25-21-400-002-00	\$2,966
5119	25-21-400-003-00	\$21,412
5120	25-21-400-004-00	\$3,908
5121	25-21-400-005-00	\$15,599
5122	25-21-400-006-00	\$20,063
5123	25-21-400-007-00	\$0

5124 25-21-400-046-00\$8,796
5125 25-21-401-003-00\$16,575
5126 25-21-401-004-00\$18,999
5127 25-21-401-005-00\$15,341
5128 25-21-401-006-00\$0
5129 25-21-401-007-00\$0
5130 25-21-401-039-00\$29,930
5131 25-21-401-040-00\$17,933
5132 25-21-401-041-00\$4,063
5133 25-21-401-042-00\$0
5134 25-21-402-001-00\$13,598
5135 25-21-402-002-00\$16,253
5136 25-21-402-003-00\$15,964
5137 25-21-402-004-00\$3,945
5138 25-21-402-005-00\$3,945
5139 25-21-402-006-00\$9,205
5140 25-21-402-007-00\$4,851
5141 25-21-403-001-00\$38,656
5142 25-21-403-002-00\$3,945
5143 25-21-403-003-00\$27,139
5144 25-21-403-004-00\$27,139
5145 25-21-403-005-00\$16,646
5146 25-21-403-006-00\$13,223
5147 25-21-403-007-00\$3,945
5148 25-21-403-008-00\$3,628
5149 25-21-403-009-00\$9,390
5150 25-21-40\$25,638
0000
5151 25-21-40\$51,620
0000
5152 25-21-40\$26,681
0000
5153 25-21-40\$7,668
0000
5154 25-21-40\$5,740
0000
5155 25-21-40\$0
0000
5156 25-21-40\$23,690
0000
5157 25-21-40\$33,729
0000
5158 25-21-40\$8,282
0000
5159 25-21-40\$8,282
0000
5160 25-21-40\$12,802
0000
5161 25-21-40\$3,945
0000
5162 25-21-40\$33,448
0000
5163 25-21-40\$35,233
0000
5164 25-21-40\$40,137
0000
5165 25-21-40\$0
0000

5166 ~~~~
 25-21-40\$0
 0000
5167 25-21-40\$0
 0000
5168 25-21-40\$66,411
 0000
5169 25-21-40\$10,139
 0000
5170 25-21-40\$23,345
 0000
5171 25-21-40\$23,088
 0000
5172 25-21-40\$9,679
 0000
5173 25-21-40\$12,878
 0000
5174 25-21-40\$6,627
 0000
5175 25-21-40\$29,523
 0000
5176 25-21-40\$1,944
 0000
5177 25-21-40\$35,202
 0000
5178 25-21-50\$0
 0000
5179 25-21-50\$0
 0000
5180 25-21-50\$0
 0000
5181 25-21-50\$0
 0000
5182 25-21-50\$0
 0000
5183 25-21-50\$0
 0000

Total EA\$122,899,900

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APPENDIX F

LAND NUMBER	ACQUISITION	BY	BLOCK	AND	PARCEL	IDENTIFICATION
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Property Address

F-1

APPENDIX F

LAND
AND
NUMBER

ACQUISITION
PARCEL

BY

BLOCK
IDENTIFICATION

Ref. No.	PIN	Property Address	Condition
1	25163060180000	10743 S NORMAL AVE	Vacant Building
2	25163060230000	10714 S EGGLESTON AVE	Vacant Building
3	25163060310000	10742 S EGGLESTON AVE	Vacant Building
4	25163060320000	10744 S EGGLESTON AVE	Vacant Lot
5	25163070180000	10755 S EGGLESTON AVE	Vacant Building

6	25163070190000	10757 S EGGLESTON AVE	Vacant Building
7	25163070220000	400W108THST	Vacant Lot
8	25163070250000	405W107THST	Vacant Lot
9	25163090170000	10814 S UNION AVE	Vacant Building
10	25163090430000	10845 S EMERALD AVE	Vacant Building
11	25163120290000	10832 S PARNELL AVE	Vacant Building
12	25163140010000	10801 S NORMAL AVE	Vacant Building
13	25163140240000	10820 S EGGLESTON AVE	Vacant Building
14	25163150100000	10829 S EGGLESTON AVE	Vacant Building
15	25163150250000	405W108TH ST	Vacant Lot
16	25163150260000	405W108TH ST	Vacant Lot
17	25163150270000	410W109TH ST	Vacant Lot
18	25163160090000	10904 S EMERALD AVE	Vacant Building
19	25163170030000	10930 S WALLACE ST	Vacant Building
20	25163170210000	10921 S LOWE AVE	Vacant Building
21	25163210010000	11003 S HALSTED ST	Vacant Lot
22	25163210020000	11005 S HALSTED ST	Vacant Lot
23	25163210030000	11007 S HALSTED ST	Vacant Lot
24	25163210040000	11009 S HALSTED ST	Vacant Lot
25	25163210050000	11013 S HALSTED ST	Vacant Building
26	25163210060000	11013 S HALSTED ST	Vacant Building
27	25163210140000	11035 S HALSTED ST	Vacant Lot
28	25163210150000	11037 S HALSTED ST	Vacant Lot
29	25163220350000	714W111THST	Vacant Building
30	25163230070000	11035 S UNION AVE	Vacant Building
31	25163230090000	11043 S UNION AVE	Vacant Lot
32	25163230200000	11040 S LOWE AVE	Vacant Building
33	25163240190000	624W111TH ST	Vacant Lot
34	25163250290000	544W111TH ST	Vacant Building
35	25163250310000	536W111THST	Vacant Lot
36	25163270160000	432W110TH PL	Vacant Building
37	25163280010000	11035 S NORMAL AVE	Vacant Building
38	25163290050000	402 W 111TH ST	Vacant Lot
39	25164000070000	327 W 107TH ST	Vacant Lot
40	25164000180000	261 W 107TH PL	Vacant Building
41	25164000200000	255 W 107TH ST	Vacant Building
42	25164000230000	243 W 107TH ST	Vacant Lot
43	25164000250000	239W107THST	Vacant Building
44	25164000290000	223W107THST	Vacant Lot
45	25164000310000	217W107TH ST	Vacant Lot
46	25164000440000	310W107TH PL	Vacant Building
47	25164000470000	300W107TH ST	Vacant Building
48	25164000520000	250W107TH PL	Vacant Building
49	25164000630000	10720 S WENTWORTH AVE	Vacant Lot
50	25164020030000	253W107TH PL	Vacant Building

51	25164020060000	241 W 107TH PL	Vacant Lot
52	25164020080000	233W107TH PL	Vacant Lot
53	25164020100000	229W107TH PL	Vacant Lot
54	25164020140000	219 W 107TH PL	Vacant Lot
55	25164020330000	10744 S WENTWORTH AVE	Vacant Lot
56	25164030040000	10711 S WENTWORTH AVE	Vacant Lot
57	25164030060000	10717 S WENTWORTH AVE	Vacant Lot
58	25164030080000	10723 S WENTWORTH AVE	Vacant Lot
59	25164030100000	10731 S WENTWORTH AVE	Vacant Lot
60	25164030130000	10741 S WENTWORTH AVE	Vacant Lot
61	25164030220000	10712 S LA SALLE ST	Vacant Lot
62	25164030230000	10716 SLA SALLE ST	Vacant Lot
63	25164030250000	10724 SLA SALLE ST	Vacant Building
64	25164030340000	140W108THST	Vacant Lot
65	25164040030000	119W107THST	Vacant Building
66	25164040060000	107W107THST	Vacant Building
67	25164040080000	101 W 107TH ST	Vacant Building
68	25164040270000	10726 S PERRY AVE	Vacant Lot
69	25164040380000	10740 S PERRY AVE	Vacant Lot
70	25164040390000	10744 S PERRY AVE	Vacant Building
71	25164050020000	55W107TH ST	Vacant Lot
72	25164050040000	47 W 107TH ST	Vacant Lot
73	25164050240000	10718 S LAFAYETTE AVE	Vacant Lot
74	25164050250000	10722 S LAFAYETTE AVE	Vacant Building
75	25164050260000	10726 S LAFAYETTE AVE	Vacant Building
76	25164050330000	10746 S LAFAYETTE AVE	Vacant Lot
77	25164050370000	10742 S LAFAYETTE AVE	Vacant Lot
78	25164060060000	10725 S LAFAYETTE AVE	Vacant Building
79	25164060110000	10741 S LAFAYETTE AVE	Vacant Building
80	25164060160000	10700 S STATE ST	Vacant Lot
81	25164060210000	10718 S STATE ST	Vacant Building
82	25164060220000	10722 S STATE ST	Vacant Building
83	25164060240000	10730 S STATE ST	Vacant Lot
84	25164060310000	10752 S STATE ST	Vacant Building

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APPENDIX F

LAND
AND
NUMBER

ACQUISITION
PARCEL

BY

BLOCK
IDENTIFICATION

Ref. No.	PIN	Property Address	Condition
Ref. No.	PIN	Property Address	Condition
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85	25164060320000	10756 S STATE ST	Vacant Building
86	25164070010000	351 W 108TH ST	Vacant Lot
87	25164070020000	349W108TH ST	Vacant Lot
88	25164070030000	347W108TH ST	Vacant Building
89	25164070040000	343W108TH ST	Vacant Lot
90	25164070050000	341 W 108TH ST	Vacant Lot
91	25164070100000	325 W 108TH ST	Vacant Lot
92	25164070190000	352 W 108TH PL	Vacant Lot
93	25164070310000	310 W 108TH PL	Vacant Building
94	25164080030000	251 W 108TH ST	Vacant Building
95	25164080050000	245W108THST	Vacant Building
96	25164080070000	239W108THST	Vacant Lot
97	25164080080000	237W108THST	Vacant Lot
98	25164080090000	233W108THST	Vacant Lot
99	25164080140000	217W108THST	Vacant Lot
100	25164080150000	215W108THST	Vacant Lot
101	25164080230000	236W108THPL	Vacant Lot
102	25164080240000	230W108TH PL	Vacant Building
103	25164080250000	228W108TH PL	Vacant Lot
104	25164080260000	226W108TH PL	Vacant Lot
105	25164080270000	222W108TH PL	Vacant Lot
106	25164080280000	222W108TH PL	Vacant Lot
107	25164080370000	10822 S WENTWORTH AV	Vacant Lot
108	25164090070000	10821 S WENTWORTH AV	Vacant Lot
109	25164090080000	10823 S WENTWORTH AV	Vacant Lot
110	25164090110000	139 W 108TH ST	Vacant Lot
111	25164090120000	135W108THST	Vacant Lot
112	25164090230000	134W108TH PL	Vacant Lot
113	25164090240000	132W108TH PL	Vacant Lot
114	25164090290000	118W108TH PL	Vacant Building
115	25164090310000	112W108TH PL	Vacant Lot
116	25164090320000	108W108TH PL	Vacant Lot
117	25164090330000	106W108TH PL	Vacant Lot
118	25164090370000	10803 S WENTWORTH AV	Vacant Building
119	25164090390000	10813 S WENTWORTH AV	Vacant Building
120	25164100010000	57 W 108TH ST	Vacant Building
121	25164100140000	15 W 108TH ST	Vacant Building
122	25164100220000	34 W 108TH PL	Vacant Lot
123	25164100230000	34 W 108TH PL	Vacant Lot
124	25164100260000	24 W 108TH PL	Vacant Lot
125	25164100300000	10804 S STATE ST	Vacant Building
126	25164100310000	10808 S STATE ST	Vacant Lot
127	25164110010000	351 W 108TH PL	Vacant Lot
128	25164110130000	317W108TH PL	Vacant Lot
129	25164110210000	348W109THST	Vacant Building

130	25164110240000	340W109THST	Vacant Lot
131	25164110270000	332W109THST	Vacant Lot
132	25164110320000	320W109THST	Vacant Lot
133	25164110330000	318W109THST	Vacant Lot
134	25164110340000	316W109THST	Vacant Building
135	25164110360000	310W109THST	Vacant Building
136	25164110390000	300W109THPL	Vacant Lot
137	25164120030000	251 W 108TH PL	Vacant Lot
138	25164120040000	249W108TH PL	Vacant Lot
139	25164120080000	237W108TH PL	Vacant Building
140	25164120100000	231 W 108TH PL	Vacant Lot
141	25164120110000	229W108TH PL	Vacant Lot
142	25164120170000	254W109THST	Vacant Lot
143	25164120280000	218W109THST	Vacant Building
144	25164120350000	10844 S WENTWORTH AVE	Vacant Lot
145	25164120360000	10846 S WENTWORTH AVE	Vacant Lot
146	25164140020000	53W108TH PL	Vacant Building
147	25164140030000	49W108TH PL	Vacant Building
148	25164140350000	38 W 109TH ST	Vacant Building
149	25164150010000	355W109THST	Vacant Lot
150	25164150070000	339W109THST	Vacant Lot
151	25164150080000	337W109THST	Vacant Lot
152	25164150110000	329W109TH ST	Vacant Lot
153	25164150160000	311 W 109TH ST	Vacant Lot
154	25164150210000	354 W 109TH PL	Vacant Lot
155	25164150240000	344 W 109TH PL	Vacant Lot
156	25164150250000	342 W 109TH PL	Vacant Lot
157	25164160090000	237 W 109TH ST	Vacant Building
158	25164160100000	235 W 109TH ST	Vacant Building
159	25164160110000	233W109TH ST	Vacant Lot
160	25164160120000	229W109TH ST	Vacant Building
161	25164160130000	225W109TH ST	Vacant Building
162	25164160150000	221 W 109TH ST	Vacant Building
163	25164160200000	244 W 109TH PL	Vacant Building
164	25164160210000	240 W 109TH PL	Vacant Building
165	25164160220000	236W109THPL	Vacant Building
166	25164160330000	10918 S WENTWORTH AVE	Vacant Building
167	25164160350000	10924 S WENTWORTH AVE	Vacant Building
168	25164170020000	10907 S WENTWORTH AVE	Vacant Lot

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APPENDIX FLAND
ANDACQUISITION
PARCEL

BY

BLOCK
IDENTIFICATION

NUMBER

Ref. No.	PIN	Property Address	Condition
Ref. No.	PIN	Property Address	Condition
169	25164170030000	10909 S WENTWORTH AV	Vacant Lot
170	25164170070000	10921 S WENTWORTH AV	Vacant Building
171	25164170160000	117W109TH ST	Vacant Lot
172	25164170180000	109W109TH ST	Vacant Lot
173	25164170200000	101 W 109TH ST	Vacant Lot
174	25164170220000	136W109TH PL	Vacant Building
175	25164170260000	122W109TH PL	Vacant Lot
176	25164170270000	120 W 109TH PL	Vacant Building
177	25164170320000	100W109TH PL	Vacant Lot
178	25164180010000	57W109TH ST	Vacant Building
179	25164180040000	47W109TH ST	Vacant Lot
180	25164180050000	43 W 109TH ST	Vacant Lot
181	25164180130000	58 W 109TH PL	Vacant Lot
182	25164190040000	337 W 109TH PL	Vacant Lot
183	25164190100000	317 W 109TH PL	Vacant Lot
184	25164190210000	328 W 110TH ST	Vacant Lot
185	25164190220000	326W110THST	Vacant Lot
186	25164190230000	324W110THST	Vacant Lot
187	25164190310000	300 W 110TH ST	Vacant Lot
188	25164190320000	355W109THPL	Vacant Lot
189	25164190390000	301 W 109TH ST.	Vacant Building
190	25164190400000	10948 S PRINCETON AVE	Vacant Building
191	25164200040000	251 W 109TH PL	Vacant Lot
192	25164200080000	239W109THPL	Vacant Lot
193	25164200110000	229W109TH PL	Vacant Lot
194	25164200120000	229W109THPL	Vacant Lot
195	25164200210000	201 W 109TH PL	Vacant Lot
196	25164200330000	230W110THST	Vacant Building
197	25164200460000	222W110THST	Vacant Lot
198	25164210010000	10933 S WENTWORTH AV	Vacant Lot
199	25164210080000	143 W 109TH PL	Vacant Lot
200	25164210090000	139W109TH PL	Vacant Building
201	25164210240000	128W110TH ST	Vacant Lot
202	25164210360000	104W110TH ST	Vacant Lot
203	25164220030000	47 W 109TH PL	Vacant Building
204	25164220050000	43 W 109TH PL	Vacant Lot
205	25164220060000	39 W 109TH PL	Vacant Lot
206	25164220070000	35 W 109TH PL	Vacant Building
207	25164220150000	56 W 110TH ST	Vacant Building
208	25164220210000	38 W 110TH ST	Vacant Building
209	25164220220000	36 W 110TH ST	Vacant Lot

210	25164220240000	32 W 110TH ST	Vacant Lot
211	25164220250000	28W110THST	Vacant Lot
212	25164220260000	26W110THST	Vacant Lot
213	25164220270000	24W110TH ST	Vacant Building
214	25164220340000	10944 S STATE ST	Vacant Building
215	25164230180000	352W110THPL	Vacant Lot
216	25164230260000	330W110TH PL	Vacant Building
217	25164230280000	322W110TH PL	Vacant Lot
218	25164240260000	242W110THPL	Vacant Building
219	25164240270000	238W110THPL	Vacant Building
220	25164240340000	222W110THPL	Vacant Lot
221	25164240510000	239W110THPL	Vacant Building
222	25164250110000	141 W110THST	Vacant Lot
223	25164250120000	141 W110THST	Vacant Lot
224	25164250150000	129W110THST	Vacant Lot
225	25164250190000	115W110TH ST	Vacant Building
226	25164250200000	113W110THST	Vacant Lot
227	25164250230000	101 W110TH ST	Vacant Lot
228	25164250240000	142W110TH PL	Vacant Building
229	25164250360000	104W110TH PL	Vacant Building
230	25164250370000	102W110TH PL	Vacant Building
231	25164260030000	47W110TH ST	Vacant Lot
232	25164260130000	19W110THST	Vacant Lot
233	25164260200000	42W110THPL	Vacant Lot
234	25164260210000	38W110THPL	Vacant Lot
235	25164260360000	11018 S STATE ST	Vacant Building
236	25164260370000	11020 S STATE ST	Vacant Lot
237	25164260390000	17W110TH ST	Vacant Building
238	25164260410000	11008 S STATE ST	Vacant Lot
239	25164270080000	329W110TH PL	Vacant Lot
240	25164270110000	321 W 110TH PL	Vacant Lot
241	25164270120000	317W110TH PL	Vacant Lot
242	25164270130000	315W110TH PL	Vacant Building
243	25164270250000	318 W 111TH ST	Vacant Building
244	25164270260000	314W111TH ST	Vacant Building
245	25164280080000	241 W 110TH PL	Vacant Building
246	25164280150000	215 W 110TH PL	Vacant Lot
247	25164280240000	252 W 111TH ST	Vacant Lot
248	25164280430000	210 W 111TH ST	Vacant Building
249	25164280450000	216W111TH ST	Vacant Building
250	25164290090000	119 W 110TH PL	Vacant Lot
251	25164290110000	111 W 110TH PL	Vacant Building
252	25164300110000	45 W 111TH ST	Vacant Lot

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			LAND AND NUMBER	ACQUISITION PARCEL	BY	BLOCK IDENTIFICATION
Ref. No.	PIN	Property Address	Condition			
Ref. No.	PIN	Property Address	Condition			
253	25164300120000	29W110THPL	Vacant Building			
254	25164300140000	21 W110THPL	Vacant Lot			
255	25164300160000	11034 S STATE ST	Vacant Lot			
256	25164300170000	11038 S STATE ST	Vacant Lot			
257	25164300340000	18W111THST	Vacant Lot			
258	25165000220000	360W110THST	Vacant Building			
259	25174050340000	1036 W 108TH ST	Vacant Building			
260	25174120020000	1155W110THST	Vacant Lot			
261	25174120040000	1151 W110THST	Vacant Lot			
262	25174120050000	1149W110THST	Vacant Building			
263	25174120100000	1137 W 110TH ST	Vacant Lot			
264	25174120110000	1133W110THST	Vacant Lot			
265	25174120180000	1113W110TH ST	Vacant Building			
266	25174120230000	1152W110TH PL	Vacant Lot			
267	25174120340000	1126W110TH PL	Vacant Lot			
268	25174120350000	1124W110TH PL	Vacant Lot			
269	25174120470000	1107W110TH ST	Vacant Building			
270	25174140010000	1159W110TH PL	Vacant Building			
271	25174140020000	1155W110TH PL	Vacant Building			
272	25174140100000	1131 W110TH PL	Vacant Lot			
273	25174140140000	1117W110TH PL	Vacant Building			
274	25174140150000	1117W110TH PL	Vacant Lot			
275	25174180010000	10802 S HALSTED ST	Redevelop. Site			
276	25174180020000	10806 S HALSTED ST	Redevelop. Site			
277	25174180030000	10810 S HALSTED ST	Redevelop. Site			
278	25174180380000	10812 S HALSTED ST	Redevelop. Site			
279	25174190150000	10913 S GREEN ST	Vacant Building			
280	25174190170000	10921 S GREEN ST	Vacant Building			
281	25174200620000	952W111TH ST	Vacant Lot			
282	25174220070000	11022 S GREEN ST	Vacant Building			
283	25174220250000	11023 S PEORIA ST	Vacant Building			
284	25174230060000	11021 S GREEN ST	Vacant Building			
285	25174230140000	11010 S HALSTED ST	Vacant Lot			
286	25174230150000	11014 S HALSTED ST	Vacant Lot			
287	25174290380000	10954 S PEORIA ST	Vacant Building			

288	25202030110000	11126 S PEORIA ST	Vacant Lot
289	25202030140000	11138 S PEORIA ST	Vacant Lot
290	25202030150000	11140 S PEORIA ST	Vacant Building
291	25202040060000	841 W 111TH ST	Vacant Lot
292	25202040070000	837W111TH ST	Vacant Lot
293	25202050270000	11144 S HALSTED ST	Vacant Lot
294	25202050280000	11152 S HALSTED ST	Vacant Lot
295	25202050290000	11158 S HALSTED ST	Vacant Lot
296	25202050370000	11126 S HALSTED ST	Vacant Building
297	25202110040000	11210 S GREEN ST	Vacant Lot
298	25202110050000	11214 S GREEN ST	Vacant Lot
299	25202170100000	11336 S HALSTED ST	Vacant Lot
300	25202170110000	11338 S HALSTED ST	Vacant Lot
301	25202270090000	11334 S GREEN ST	Vacant Building
302	25211010180000	11116 S UNION AVE	Vacant Lot
303	25211010300000	719 W 111TH ST	Vacant Lot
304	25211030020000	617W111THST	Vacant Lot
305	25211030140000	11116 S WALLACE ST	Vacant Building
306	25211030240000	615W111TH ST	Vacant Building
307	25211030250000	601 W111THST	Vacant Building
308	25211040050000	539W111TH ST	Vacant Lot
309	25211040190000	11114 S PARNELL	Vacant Building
310	25211050200000	11157 S PARNELL AVE	Vacant Building
311	25211050250000	11130 S NORMAL AVE	Vacant Building
312	25211060010000	455W111THST	Vacant Lot
313	25211060080000	431 W111THST	Vacant Lot
314	25211060090000	11115 S NORMAL AVE	Vacant Lot
315	25211060100000	11119 S NORMAL AVE	Vacant Lot
316	25211060130000	11131 S NORMAL AVE	Vacant Lot
317	25211060140000	11133 S NORMAL AVE	Vacant Building
318	25211060150000	11137 S NORMAL AVE	Vacant Lot
319	25211060180000	11149 S NORMAL AVE	Vacant Building
320	25211060360000	11154 S EGGLESTON AVE	Vacant Lot
321	25211070100000	11115 S EGGLESTON AVE	Vacant Building
322	25211070110000	11117 S EGGLESTON AVE	Vacant Lot
323	25211070140000	11125 S EGGLESTON AVE	Vacant Building
324	25211070320000	11144 S STEWART AVE	Vacant Building
325	25211070330000	11148 S STEWART AVE	Vacant Building
326	25211070340000	11150 S STEWART AVE	Vacant Building
327	25211070380000	11132 S STEWART AVE	Vacant Lot
328	25211070390000	11136 S STEWART AVE	Vacant Lot
329	25211070400000	11138 S STEWART AVE	Vacant Lot
330	25211080370000	11227 S HALSTED ST	Vacant Lot
331	25211120020000	11207 S WALLACE ST	Vacant Lot
332	25211120060000	11221 S WALLACE ST	Vacant Lot

333	25211130240000	11240 S NORMAL AVE	Vacant Building
334	25211140150000	11200 S EGGLESTON AVE	Vacant Lot
335	25211150010000	11201 S EGGLESTON AVE	Vacant Building
336	25211150040000	11211 S EGGLESTON AVE	Vacant Building

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APPENDIX F

LAND
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PARCEL

BY

BLOCK
IDENTIFICATION

Ref. No.	PIN	Property Address	Condition
Ref. No.	PIN	Property Address	Condition
337	25211150070000	11219 S EGGLESTON AVE	Vacant Building
338	25211150150000	11247 S EGGLESTON AVE	Vacant Building
339	25211150160000	11251 S EGGLESTON AVE	Vacant Building
340	25211150200000	11210 S STEWART AVE	Vacant Building
341	25211150230000	11218 S STEWART AVE	Vacant Lot
342	25211150240000	11220 S STEWART AVE	Vacant Building
343	25211150260000	11228 S STEWART AVE	Vacant Building
344	25211150300000	11240 S STEWART AVE	Vacant Building
345	25211200140000	11347 S WALLACE ST	Vacant Lot
346	25211210240000	11330 S NORMAL AVE	Vacant Lot
347	25211220050000	11321 S NORMAL AVE	Vacant Building
348	25211220350000	11316 S EGGLESTON AVE	Vacant Building
349	25211230020000	11305 S EGGLESTON AVE	Vacant Lot
350	25211230060000	11319 S EGGLESTON AVE	Vacant Building
351	25211230280000	11344 S STEWART AVE	Vacant Building
352	25211260330000	640W115THST	Vacant Lot
353	25211270310000	602W115TH ST	Vacant Building
354	25211290200000	11436 S NORMAL AVE	Vacant Building
355	25211290290000	500W115TH ST	Vacant Building
356	25212000250000	306W111TH PL	Vacant Lot
357	25212010040000	245W111TH ST	Vacant Building
358	25212010150000	219W111TH ST	Vacant Lot
359	25212010160000	221 W111TH ST	Vacant Lot
360	25212010170000	209W111TH ST	Vacant Lot
361	25212010190000	201 W 111TH ST	Vacant Lot
362	25212010300000	226W111TH PL	Vacant Lot
363	25212010340000	212W111THPL	Vacant Building
364	25212020040000	139W111THST	Vacant Lot
365	25212020220000	138W111THPL	Vacant Building
366	25212030080000	19W111THST	Vacant Building

367	25212040010000	345W111TH PL	Vacant Lot
368	25212040020000	341 W111TH PL	Vacant Lot
369	25212040030000	337W111TH PL	Vacant Lot
370	25212040160000	336W112TH ST	Vacant Lot
371	25212040270000	333W111TH PL	Vacant Lot
372	25212050070000	235W111TH PL	Vacant Lot
373	25212050080000	233W111TH PL	Vacant Lot
374	25212050090000	233W111TH PL	Vacant Lot
375	25212050210000	256 W 112TH ST	Vacant Building
376	25212050320000	218 W 112TH ST	Vacant Building
377	25212060010000	147 W 111TH PL	Vacant Building
378	25212060040000	137W111TH PL	Vacant Lot
379	25212060080000	123W111THPL	Vacant Lot
380	25212060090000	119W111TH PL	Vacant Building
381	25212060140000	146W112TH ST	Vacant Building
382	25212060160000	138 W112THST	Vacant Building
383	25212060170000	136W112TH ST	Vacant Lot
384	25212070060000	53 W 111TH PL	Vacant Lot
385	25212070080000	47W111TH PL	Vacant Lot
386	25212070090000	41 W111TH PL	Vacant Building
387	25212070100000	39 W 111TH PL	Vacant Building
388	25212070110000	35W111THPL	Vacant Building
389	25212070120000	31 W111TH PL	Vacant Building
390	25212070190000	7W111TH PL	Vacant Building
391	25212070280000	42W112TH ST	Vacant Lot
392	25212070300000	34 W 112TH ST	Vacant Lot
393	25212070310000	32W112TH ST	Vacant Lot
394	25212070340000	28W112TH ST	Vacant Building
395	25212070370000	20W112TH ST	Vacant Building
396	25212070410000	2W112THST	Vacant Lot
397	25212080010000	11201 S STEWART AVE	Vacant Lot
398	25212080020000	11225 S STEWART AVE	Vacant Lot
399	25212080030000	339W112TH ST	Vacant Lot
400	25212080040000	335W112TH ST	Vacant Lot
401	25212080050000	333W112TH ST	Vacant Lot
402	25212080080000	323 W 112TH ST	Vacant Lot
403	25212080090000	319 W 112TH ST	Vacant Building
404	25212080100000	317 W 112TH ST	Vacant Building
405	25212080110000	315 W 112TH ST	Vacant Lot
406	25212080270000	309 W 112TH ST	Vacant Lot
407	25212090020000	253W112THST	Vacant Building
408	25212090090000	235W112THST	Vacant Lot
409	25212090100000	233W112THST	Vacant Building
410	25212090150000	217(221) W112TH ST	Vacant Building
411	25212090280000	240W112THPL	Vacant Building

412	25212090340000	220W112TH PL	Vacant Building
413	25212090350000	216W112TH PL	Vacant Building
414	25212090390000	11214 S WENTWORTH AVE	Vacant Building
415	25212100060000	131 W112TH ST	Vacant Building
416	25212100110000	113 W 112TH ST	Vacant Lot
417	25212100150000	148W112TH PL	Vacant Lot
418	25212110010000	65W112TH ST	Vacant Building
419	25212110170000	66 W 112TH PL	Vacant Lot
420	25212110180000	62W112TH PL	Vacant Lot

APPENDIX F

LAND
AND
NUMBER

ACQUISITION
PARCEL

BY

BLOCK
IDENTIFICATION

Ref. No.	PIN	Property Address	Condition
Ref. No.	PIN	Property Address	Condition
421	25212120130000	315W112TH PL	Vacant Lot
422	25212120180000	338W113THST	Vacant Lot
423	25212120190000	320W113THST	Vacant Lot
424	25212120230000	310W113THST	Vacant Building
425	25212130060000	239W112THPL	Vacant Building
426	25212130070000	235W112THPL	Vacant Lot
427	25212130110000	223W112THPL	Vacant Lot
428	25212130130000	219W112TH PL	Vacant Lot
429	25212130160000	211 W112TH PL	Vacant Building
430	25212130200000	256W113THST	Vacant Building
431	25212130210000	252W113THST	Vacant Lot
432	25212130260000	232W113THST	Vacant Building
433	25212130270000	228W113THST	Vacant Building
434	25212130290000	220W113THST	Vacant Lot
435	25212130300000	218W113TH ST	Vacant Lot
436	25212130360000	202 W 113TH ST	Vacant Lot
437	25212140070000	125W 112TH PL	Vacant Lot
438	25212140140000	107W112TH PL	Vacant Building
439	25212140170000	146W113TH ST	Vacant Building
440	25212140220000	128W113THST	Vacant Lot
441	25212140230000	124W113THST	Vacant Lot
442	25212150140000	27W112TH PL	Vacant Lot
443	25212150150000	25W112TH PL	Vacant Lot
444	25212150220000	1 W112TH PL	Vacant Building
445	25212160130000	11343 S STEWART AVE	Vacant Building

446	25212160220000	335W113TH ST	Vacant Lot
447	25212160250000	11316 S HARVARD AVE	Vacant Building
448	25212160290000	11330 S HARVARD AVE	Vacant Building
449	25212160340000	11346 S HARVARD AVE	Vacant Lot
450	25212160350000	11350 S HARVARD AVE	Vacant Lot
451	25212160370000	11356 S HARVARD AVE	Vacant Building
452	25212170010000	311 W113TH ST	Vacant Lot
453	25212170080000	11335 S HARVARD AVE	Vacant Building
454	25212170280000	11336 S PRINCETON AVE	Vacant Lot
455	25212180020000	253W113TH ST	Vacant Building
456	25212180050000	243W113TH ST	Vacant Building
457	25212180220000	11336 S YALE AVE	Vacant Building
458	25212180230000	11342 S YALE AVE	Vacant Lot
459	25212180240000	11315 S PRINCETON AVE	Vacant Lot
460	25212190010000	225W113TH ST	Vacant Building
461	25212190080000	11325 S YALE AVE	Vacant Lot
462	25212190120000	11337 S YALE AVE	Vacant Lot
463	25212190150000	11345 S YALE AVE	Vacant Lot
464	25212190180000	11355 S WENTWORTH AVE	Vacant Lot
465	25212190230000	11312 S WENTWORTH AVE	Vacant Building
466	25212190240000	11314 S WENTWORTH AVE	Vacant Lot
467	25212190350000	11350 S WENTWORTH AVE	Vacant Building
468	25212200020000	145W113THST	Vacant Lot
469	25212200130000	107W113THST	Vacant Building
470	25212200180000	134W113THPL	Vacant Building
471	25212210040000	57 W 113TH ST	Vacant Lot
472	25212210220000	42W113TH PL	Vacant Building
473	25212210230000	40W113TH PL	Vacant Building
474	25212210300000	16W113TH PL	Vacant Building
475	25212210340000	11318 S STATE ST	Vacant Building
476	25212210390000	54W113TH PL	Vacant Lot
477	25212220030000	141 W113TH PL	Vacant Building
478	25212220040000	141 W113TH PL	Vacant Building
479	25212220050000	139W113THPL	Vacant Building
480	25212220220000	11359 S WENTWORTH AVE	Vacant Lot
481	25212220230000	11361 S WENTWORTH AVE	Vacant Lot
482	25212220310000	118W114TH ST	Vacant Lot
483	25212220320000	116 W 114TH ST	Vacant Building
484	25212220330000	110W 114TH ST	Vacant Lot
485	25212220350000	106 W 114TH ST	Vacant Building
486	25212220360000	104W114TH ST	Vacant Lot
487	25212220370000	100W 114TH ST	Vacant Lot
488	25212220380000	109 W 113TH ST	Vacant Lot
489	25212230060000	47 W 113TH PL	Vacant Building
490	25212240020000	11405 S STEWART AVE	Vacant Building

491	25212240150000	346W114THST	Vacant Lot
492	25212240190000	11412 S HARVARD AVE	Vacant Lot
493	25212240210000	11412 S HARVARD AVE	Vacant Building
494	25212250010000	323W114TH ST	Vacant Lot
495	25212250040000	315W114THST	Vacant Building
496	25212250090000	11415 S HARVARD AVE	Vacant Building
497	25212250100000	11419 S HARVARD AVE	Vacant Building
498	25212250130000	11429 S HARVARD AVE	Vacant Lot
499	25212250150000	11433 S HARVARD AVE	Vacant Lot
500	25212250170000	11437 S HARVARD AVE	Vacant Lot
501	25212250350000	316W115TH ST	Vacant Building
502	25212250380000	308W115TH ST	Vacant Lot
503	25212250390000	306W115THST	Vacant Lot
504	25212250400000	304 W 115TH ST	Vacant Lot

APPENDIX F

LAND
AND
NUMBER

ACQUISITION
PARCEL

BY

BLOCK
IDENTIFICATION

Ref. No.	PIN	Property Address	Condition
Ref. No.	PIN	Property Address	Condition
505	25212250410000	302W115THST	Vacant Lot
506	25212260210000	11418 S YALE AVE	Vacant Lot
507	25212260220000	11420 S YALE AVE	Vacant Building
508	25212260260000	11430S YALE AVE	Vacant Building
509	25212260340000	246 W 115TH ST	Vacant Lot
510	25212260350000	242W115THST	Vacant Lot
511	25212260380000	234W115THST	Vacant Lot
512	25212270010000	11411 S YALE AVE	Vacant Lot
513	25212270120000	11420 S WENTWORTH AV	Vacant Lot
514	25212270130000	11422 S WENTWORTH AV	Vacant Lot
515	25212270290000	222 W 115TH ST	Vacant Lot
516	25212280010000	149W114TH ST	Vacant Lot
517	25212280100000	111 W114THST	Vacant Building
518	25212280110000	107W114THST	Vacant Lot
519	25212280120000	103W114TH ST	Vacant Lot
520	25212280150000	11433 S WENTWORTH AV	Vacant Lot
521	25212280160000	11437 S WENTWORTH AV	Vacant Lot
522	25212280170000	11439 S WENTWORTH AV	Vacant Lot
523	25212280220000	11414 S PERRY AVE	Vacant Lot
524	25212280270000	138W115TH ST	Vacant Lot

525	25212280370000	112W115THST	Vacant Building
526	25212280380000	106W115THST	Vacant Lot
527	25212280390000	124W115THST	Vacant Lot
528	25212280420000	11423 S WENTWORTH AV	Vacant Lot
529	25212280430000	11437 S WENTWORTH AV	Vacant Lot
530	25212290050000	51 W114THST	Vacant Building
531	25212290060000	47W114THST	Vacant Building
532	25212290130000	25W114THST	Vacant Building
533	25212290150000	19W114THST	Vacant Lot
534	25212290210000	56W114TH PL	Vacant Building
535	25212290240000	46W114TH PL	Vacant Building
536	25212290260000	40W114TH PL	Vacant Lot
537	25212290340000	20W114TH PL	Vacant Building
538	25212290350000	18 W 114TH PL	Vacant Building
539	25212290370000	11400 S STATE ST	Vacant Building
540	25212290400000	11410 S STATE ST	Vacant Building
547	25212300150000	9W 114TH PL	Vacant Lot
548	25212300160000	7W114TH PL	Vacant Lot
549	25212300190000	46W115THST	Vacant Lot
550	25212300200000	44W115TH ST	Vacant Lot
551	25212300250000	30W115THST	Vacant Lot
552	25212300260000	26W115THST	Vacant Lot
553	25212300360000	52W115THST	Vacant Lot
554	25213010290000	659W115THST	Vacant Building
555	25213010300000	655W115THST	Vacant Building
556	25213010310000	637W115TH ST	Vacant Lot
557	25213020040000	613W115TH ST	Vacant Lot
558	25213020060000	11512 S WALLACE ST	Vacant Building
559	25213080070000	435W115TH ST	Vacant Lot
560	25213090030000	419W115THST	Vacant Lot
561	25213090040000	417W115TH ST	Vacant Lot
562	25214000040000	349W115THST	Vacant Lot
563	25214000460000	335W115THST	Vacant Lot
564	25214010390000	301 W115THST	Vacant Lot
565	25214020040000	247W115THST	Vacant Lot
566	25214020050000	245W115THST	Vacant Lot
567	25214020060000	239W115THST	Vacant Lot
568	25214020070000	235W115TH ST	Vacant Lot
569	25214040020000	153W115TH ST	Vacant Building
570	25214040040000	147W115TH ST	Vacant Building
571	25214040070000	139 W 115TH ST	Vacant Lot
572	25214050010000	125W115THST	Vacant Lot
573	25214050040000	115 W 115TH ST	Vacant Building
574	25214070010000	23W115TH ST	Vacant Building
575	25215010020000	501 E 112TH ST	Vacant Lot

570	25214040040000	147W115THST	Vacant Building
571	25214040070000	139W115THST	Vacant Lot
572	25214050010000	125W115TH ST	Vacant Lot
573	25214050040000	115W115TH ST	Vacant Building
574	25214070010000	23 W 115TH ST	Vacant Building
575	25215010020000	501 E 112TH ST	Vacant Lot

F-7

Exhibit B

CDC Resolution recommending to City Council approval of a redevelopment plan, designation of a redevelopment project area and adoption of tax increment allocation financing

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STATE OF ILLINOIS)
COUNTY OF COOK)SS

CERTIFICATE

I, Robert Wolf, the duly authorized and qualified Assistant Secretary of the Community Development Commission of the City of Chicago, and the custodian of the records thereof, do hereby certify that I have compared the attached copy of a Resolution adopted by the Community Development Commission of the City of Chicago at a Regular Meeting held on the 11th Day of February 2014 with the original resolution adopted at said meeting and noted in the minutes of the Commission, and do hereby certify that said copy is a true, correct and complete transcript of said Resolution.

ASSISTANT SECRETARY Robert Wolf

Dated this 11th Day of February 2014

14-CDC-2

TIF Area Designation: CDC Form2b-recomm111904

COMMUNITY DEVELOPMENT COMMISSION
OF THE CITY OF CHICAGO

RESOLUTION ^-CDC- 2-

RECOMMENDING TO THE CITY COUNCIL OF THE CITY
OF CHICAGO FOR THE PROPOSED 107th/HALSTED
REDEVELOPMENT PROJECT AREA:

APPROVAL OF THE REDEVELOPMENT PLAN, DESIGNATION AS A
REDEVELOPMENT PROJECT AREA AND ADOPTION OF TAX INCREMENT
ALLOCATION FINANCING

WHEREAS, the Community Development Commission (the "Commission") of the City of Chicago (the "City") has heretofore been appointed by the Mayor of the City with the approval of its City Council ("City Council," referred to herein collectively with the Mayor as the "Corporate Authorities") (as codified in Section 2-124 of the City's Municipal Code) pursuant to Section 5/11-74.4-4(k) of the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et seq.) (the "Act"); and

WHEREAS, the Commission is empowered by the Corporate Authorities to exercise certain powers set forth in Section 5/11-74.4-4(k) of the Act, including the holding of certain public hearings required by the Act; and

WHEREAS, staff of the City's Department of Planning and Economic Development has conducted or caused to be conducted certain investigations, studies and surveys of the 107th/Halsted area, the street boundaries of which are described on Exhibit A hereto (the "Area"), to determine the eligibility of the Area as a redevelopment project area as defined in the Act (a "Redevelopment Project Area") and for tax increment allocation financing pursuant to the Act ("Tax Increment Allocation Financing"), and previously has presented the following documents to the Commission for its review:

107th/Halsted Redevelopment Plan and Project

WHEREAS, a public meeting (the "Public Meeting") was held in accordance and in compliance with the requirements of Section 5/11-74.4-6(e) of the Act on July 18, 2013 at 6:00 p.m. at Sheldon Heights Church, Chicago, Illinois, being a date not less than 14 business days before the mailing of the notice of the Hearing (hereinafter defined), pursuant to notice from the City's Commissioner of the Department of Planning and Economic Development given on July 3,

2013, being a date not less than 15 days before the date of the Public Meeting, by certified mail to all taxing districts having real property in the proposed Area and to all entities requesting that information that have taken the steps necessary to register to be included on the interested parties registry for the proposed Area in accordance with Section 5/11-74.4.2 of the Act and, with a good faith effort, by regular mail to all residents and the last known persons who paid property taxes on real estate in the proposed Area (which good faith effort was satisfied by such notice being mailed to each residential address and the person or persons in whose name property taxes were paid on real property for the last preceding year located in the proposed Area), which to the extent necessary to effectively communicate such notice, was given in English and in other languages; and

WHEREAS, prior to the adoption by the Corporate Authorities of ordinances approving a redevelopment plan, designating an area as a Redevelopment Project Area or adopting Tax Increment Allocation Financing for an area, it is necessary that the Commission hold a public hearing (the "Hearing") pursuant to Section 5/11-74.4-5 (a) of the Act, convene a meeting of a joint review board (the "Board") pursuant to Section 5/11-74.4-5(b) of the Act, set the dates of such Hearing and Board meeting and give notice thereof pursuant to Section 5/11-74.4-6 of the Act; and

WHEREAS, the Report and Plan were made available for public inspection and review since September 27, 2013, being a date not less than 10 days before the Commission meeting at which the Commission adopted Resolution 13-CDC-36 on December 10, 2013 fixing the time and place for the Hearing, at City Hall, 121 North LaSalle Street, Chicago, Illinois, in the following offices: City Clerk, Room 107 and Department of Planning and Economic Development, Room 1000; and

WHEREAS, notice of the availability of the Report and Plan, including how to obtain this information, were sent by mail on October 15, 2013, which is within a reasonable time after the adoption by the Commission of Resolution 13-CDC-36 to: (a) all residential addresses that, after a good faith effort, were determined to be (i) located within the Area and (ii) located outside the proposed Area and within 750 feet of the boundaries of the Area (or, if applicable, were determined to be the 750 residential addresses that were outside the proposed Area and closest to the boundaries of the Area); and (b) organizations and residents that were registered interested parties for such Area; and

WHEREAS, notice of the Hearing by publication was given at least twice, the first publication being on January 15, 2014 a date which is not more than 30 nor less than 10 days prior to the Hearing, and the second publication being on January 22, 2014, both in the Chicago Sun-Times or the Chicago Tribune, being newspapers of general circulation within the taxing districts having property in the Area; and

WHEREAS, notice of the Hearing was given by mail to taxpayers by depositing such notice in the United States mail by certified mail addressed to the persons in whose names the general

taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the Area, on January 26, 2014, being a date not less than 10 days prior to the date set for the Hearing; and where taxes for the last preceding year were not paid, notice was also mailed to the persons last listed on the tax rolls as the owners of such property within the preceding three years; and

WHEREAS, a good faith effort was made to give notice of the Hearing by mail to all residents of the Area by, at a minimum, giving notice by mail to each residential address located in the Area, which to the extent necessary to effectively communicate such notice was given in English and in the predominant language of residents of the Area other than English on January 17, 2014, being a date not less than 10 days prior to the date set for the Hearing; and

WHEREAS, notice of the Hearing was given by mail to the Illinois Department of Commerce and Economic Opportunity ("DCEO") and members of the Board (including notice of the convening of the Board), by depositing such notice in the United States mail by certified mail addressed to DCEO and all Board members, on December 27, 2013, being a date not less than 45 days prior to the date set for the Hearing; and

WHEREAS, notice of the Hearing and copies of the Report and Plan were sent by mail to taxing districts having taxable property in the Area, by depositing such notice and documents in the United States mail by certified mail addressed to all taxing districts having taxable property within the Area, on December 27, 2013, being a date not less than 45 days prior to the date set for the Hearing; and

WHEREAS, the Hearing was held on February 11, 2014, at 1:00 p.m. at City Hall, Room 200, 121 North LaSalle Street, Chicago, Illinois, as the official public hearing, and testimony was heard from all interested persons or representatives of any affected taxing district present at the Hearing and wishing to testify, concerning the Commission's recommendation to City Council regarding approval of the Plan, designation of the Area as a Redevelopment Project Area and adoption of Tax Increment Allocation Financing within the Area; and

WHEREAS, the Board meeting was convened on January 10, 2014 at 10:00 am (being a date at least 14 days but not more than 28 days after the date of the mailing of the notice to the taxing districts on December 27, 2013 in Room 1003A, City Hall, 121 North LaSalle Street, Chicago, Illinois, to review the matters properly coming before the Board to allow it to provide its advisory recommendation regarding the approval of the Plan, designation of the Area as a Redevelopment Project Area, adoption of Tax Increment Allocation Financing within the Area and other matters, if any, properly before it, all in accordance with Section 5/1 1-74.4-5(b) of the Act; and

WHEREAS, the Commission has reviewed the Report and Plan, considered testimony from the Hearing, if any, the recommendation of the Board, if any, and such other matters or studies as the Commission deemed necessary or appropriate in making the findings set forth herein and

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TIF Area Designation: CDC Form2b-recomm111904

formulating its decision whether to recommend to City Council approval of the Plan, designation of the Area as a Redevelopment Project Area and adoption of Tax Increment Allocation Financing within the Area; now, therefore,

BE IT RESOLVED BY THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF CHICAGO:

Section 1. The above recitals are incorporated herein and made a part hereof.

Section 2. The Commission hereby makes the following findings pursuant to Section 5/11-74.4-3(n) of the Act or such other section as is referenced herein:

- a. The Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be expected to be developed without the adoption of the Plan;
- b. The Plan:
 - (i) conforms to the comprehensive plan for the development of the City as a whole; or
 - (ii) the Plan either (A) conforms to the strategic economic development or redevelopment plan issued by the Chicago Plan Commission or (B) includes land uses that have been approved by the Chicago Plan Commission;
- c. The Plan meets all of the requirements of a redevelopment plan as defined in the Act and, as set forth in the Plan, the estimated date of completion of the projects described therein and retirement of all obligations issued to finance redevelopment project costs is not later than December 31 of the year in which the payment to the municipal treasurer as provided in subsection (b) of Section 5/11-74.4-8 of the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year of the adoption of the ordinance approving the designation of the Area as a redevelopment project area and, as required pursuant to Section 5/11-74.4-7 of the Act, no such obligation shall have a maturity date greater than 20 years;
- d. To the extent required by Section 5/11-74.4-3(n) (6) of the Act, the Plan incorporates the housing impact study, if such study is required by Section 5/11-74.4-3(n)(5) of the Act;
- e. The Plan will not result in displacement of residents from inhabited units.

- f. The Area includes only those contiguous parcels of real property and improvements thereon that are to be substantially benefitted by proposed Plan improvements, as required pursuant to Section 5/11-74.4-4(a) of the Act;
- g. As required pursuant to Section 5/11-74.4-3(p) of the Act:
 - i) The Area is not less, in the aggregate, than one and one-half acres in size; and
 - ii) Conditions exist in the Area that cause the Area to qualify for designation as a redevelopment project area and a conservation area as defined in the Act;

h. If the Area is qualified as a "blighted area", whether improved or vacant, each of the factors necessary to qualify the Area as a Redevelopment Project Area on that basis is (i) present, with that presence documented to a meaningful extent so that it may be reasonably found that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part or vacant part, as applicable, of the Area as required pursuant to Section 5/11-74.4-3 (a) of the Act;

i. If the Area is qualified as a "conservation area", the combination of the factors necessary to qualify the Area as a redevelopment project area on that basis is detrimental to the public health, safety, morals or welfare, and the Area may become a blighted area;

Section 3. The Commission recommends that the City Council approve the Plan pursuant to Section 5/11-74.4-4 of the Act.

Section 4. The Commission recommends that the City Council designate the Area as a Redevelopment Project Area pursuant to Section 5/11-74.4-4 of the Act.

Section 5. The Commission recommends that the City Council adopt Tax Increment Allocation Financing within the Area.

Section 6. If any provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this resolution.

Section 7. All resolutions, motions or orders in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 8. This resolution shall be effective as of the date of its adoption.

Section 9. A certified copy of this resolution shall be transmitted to the City Council.

ADOPTED: ,2014

List of Attachments:

Exhibit A: Street Boundary Description of the Area

EXHIBIT A

Street Boundary Description of the 107th Halsted Tax
Increment Financing Redevelopment Project Area

The Area is generally bounded by 107th Street on the north, the south side of 115th Street on the south, State Street on the east and Green Street on the west.

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Exhibit C

Legal Description of Area

107TH/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 EASTERLY EXTENSION OF THE NORTH LINE OF 110th PLACE LYING WEST OF STATE STREET;
4. THENCE WEST ALONG SAID EASTERLY EXTENSION OF THE NORTH LINE OF 110th PLACE LYING WEST OF STATE STREET TO THE WEST LINE OF STATE STREET;
5. THENCE SOUTH ALONG SAID WEST 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 SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF THE CHICAGO AND WISCONSIN RAIL ROAD RIGHT OF WAY TO THE WEST LINE OF STATE STREET;
8. THENCE SOUTH ALONG SAID WEST LINE OF STATE STREET TO THE SOUTHWESTERLY LINE OF THE CHICAGO AND WISCONSIN RAILROAD RIGHT OF WAY;
9. THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF THE CHICAGO AND WISCONSIN RAILROAD RIGHT OF WAY TO THE EAST LINE 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;
10. THENCE SOUTH ALONG THE EAST LINE OF SAID JAMES M. DAVIS' ADDITION TO PULLMAN TO THE EASTERLY EXTENSION OF THE NORTH LINE

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OF THE SOUTH 6 FEET OF LOT 4 IN JAMES M. DAVIS' ADDITION TO PULLMAN AFORESAID;

11. 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;
12. 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;
13. THENCE WEST ALONG SAID NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115th STREET, TO THE EAST LINE OF STEWART AVENUE;
14. 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;
15. 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;
16. 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;
 17. 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;
 18. 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;
 19. 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;
 20. 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 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING ALSO THE NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET;

21. THENCE WEST ALONG SAID NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET TO THE EAST LINE OF WALLACE AVENUE;
22. 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;
23. 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;
24. 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;
25. 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;
26. 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;
27. 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;
28. 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;
29. THENCE WEST ALONG SAID CENTER LINE OF 115TH ST. TO THE CENTER LINE OF HALSTED STREET;
30. THENCE NORTH ALONG SAID CENTER LINE OF HALSTED ST. TO THE CENTER LINE OF 114TH STREET;
31. 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 THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

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32. 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;
33. 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;
34. 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;
35. 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;
36. 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;
37. THENCE NORTHWEST ALONG SAID SOUTHWESTERLY LINE OF SIXTH ADDITION TO SHELDON HEIGHTS WEST SUBDIVISION TO THE POINT OF INTERSECTION OF SAID SOUTH WESTERLY 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;
38. 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;
39. 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;
40. THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF THE PENN CENTRAL RAIL ROAD RIGHT OF WAY, TO THE CENTER LINE OF 111TM STREET;

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41. THENCE WEST ALONG SAID CENTER LINE OF 111TM STREET TO THE EAST LINE OF RACINE AVENUE;
42. THENCE NORTH ALONG SAID EAST LINE OF RACINE AVENUE TO THE CENTER LINE OF THE 16 FOOT ALLEY LYING NORTH OF 111^{1,1} STREET;
43. THENCE WEST ALONG THE WESTERLY EXTENSION OF SAID 16 FOOT ALLEY LYING NORTH OF 111TM STREET TO THE CENTER LINE OF RACINE AVENUE;
44. THENCE NORTH ALONG SAID CENTER LINE OF RACINE AVENUE TO THE SOUTHWESTERLY LINE OF THE PENN CENTRAL RAIL ROAD RIGHT OF WAY;
45. THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF THE PENN CENTRAL RAIL ROAD RIGHT OF WAY, TO THE CENTER LINE OF 107TM PLACE;
46. THENCE WEST ALONG SAID CENTER LINE OF 107TM PLACE TO THE EASTERLY LINE RIGHT OF WAY OF THE DAN RYAN EXPRESSWAY (INTERSTATE 57);
47. THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY OF THE DAN RYAN EXPRESSWAY (INTERSTATE 57) TO THE CENTER LINE OF 107TM STREET;
48. THENCE EAST ALONG SAID CENTER LINE OF 107TM STREET TO THE SOUTHWESTERLY LINE OF THE PENN CENTRAL RAIL ROAD RIGHT OF WAY;
49. THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF THE

- PENN CENTRAL RAIL ROAD RIGHT OF WAY TO THE SOUTH LINE OF 107TM STREET;
50. THENCE EAST ALONG SAID SOUTH LINE OF 107TM STREET TO THE NORTHEASTERLY LINE OF THE PENN CENTRAL RAIL ROAD RIGHT OF WAY;
51. THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF THE PENN CENTRAL RAIL ROAD RIGHT OF WAY TO THE CENTER LINE OF 107TM STREET;
52. THENCE EAST ALONG SAID CENTER LINE OF 107TM 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;
53. ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

EXHIBIT D

Street Boundary Description of the Area

The Area is generally bounded by 107th Street on the north, the south side of 115th Street on the south, State Street on the east and Green Street on the west.

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EXHIBIT E Map of the Area

107th Street

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Legend

|| 107th & Halsted TIF Boundary

i 107th & Halsted TIF PINS

Figure A

Study Area Boundary

107th & Halsted TIF Chicago, Illinois

■ Miles 0 25
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(ii) as provided in Section 5/11-74.4-3(n)(7) of the Act, there is a statement that households of low-income and very low-income persons living in residential units that are to be removed from the Area 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 under that Act, including the eligibility criteria.

Section 4. Approval of the Plan. The City hereby approves the Plan pursuant to Section 5/11-74.4-4 of the Act.

Section 5. Powers of Eminent Domain. In compliance with Section 5/11-74.4-4(c) of the Act and with the Plan, the Corporation Counsel is authorized to negotiate for the acquisition by the City of parcels contained within the Area. In the event the Corporation Counsel is unable to acquire any of said parcels through negotiation, the Corporation Counsel is authorized to institute eminent domain proceedings to acquire such parcels. Nothing herein shall be in derogation of any proper authority.

Section 6. Invalidity of Any Section. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this ordinance.

Section 7. Superseder. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 8. Effective Date. This ordinance shall be in full force and effect immediately upon its passage.