



Office of the City Clerk

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Chicago, IL 60602
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Legislation Text

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CHICAGO June 8, 2011 To the President and Members of the City Council: Your Committee on Finance having had under consideration

An ordinance authorizing Amendment #2 to the Chicago Central Park Tax Increment Financing Redevelopment Plan and Project.

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 of members of the committee with dissenting vote(IJ (aAiva voce vote

OFFICE OF THE MAYOR

CITY OF CHICAGO
RICHARD M. DALEY
MAYOR

May 4, 2011

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

Ladies and Gentlemen:

At the request of the Commissioner of Housing and Economic Development, I transmit herewith an ordinance authorizing an amendment to the Chicago/Central Park tax increment financing plan.

Your favorable consideration of this ordinance will be appreciated.

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AN ORDINANCE OF THE CITY OF CHICAGO, ILLINOIS APPROVING AMENDMENT NO. 2 TO THE CHICAGO CENTRAL PARK TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AND PLAN ORDINANCE

WHEREAS, under ordinances adopted on February 27, 2002 and published in the Journal of the Proceedings of the City Council of the City of Chicago for such date (the "Journal of Proceedings") at pages 79794-80025, and under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4.1 et sea., as amended (the "Act"), the City Council (the "Corporate Authorities") of the City of Chicago (the "City"): (i) approved a redevelopment plan and project (the "Redevelopment Plan") dated September 25, 2001 and including Revision January 28, 2002 (Amendment No. 1) for a portion of the City known as the "Chicago Central Park Tax Increment Financing Redevelopment Project Area" (the "Redevelopment Project Area") (such ordinance being defined in this Ordinance as the "Plan Ordinance"), and (such area as described in the Plan Ordinance being defined in this Ordinance as the "Area"): (ii) designated the Redevelopment Project Area as a "redevelopment project area" within the requirements of the Act (the "Designation Ordinance"); and, (iii) adopted tax increment financing for the Redevelopment Project Area (the "T.I.F. Adoption Ordinance") (the Plan Ordinance, the Designation Ordinance, and the T.I.F. Adoption Ordinance are collectively defined in this ordinance as the "T.I.F. Ordinances"); and

WHEREAS, it is desirable and in the best interest of the citizens of the City for the City to amend the Redevelopment Plan to update the Redevelopment Plan budget, add current standard plan language and

change the land use plan for certain parcels by adopting this Amendment Number 2 to the Redevelopment Plan (designated Revision January 21, 2011), which is attached as Exhibit A ("Amendment No. 2", with the Redevelopment Plan, as amended by Amendment No. 2 defined in this Ordinance as the "Amended Plan": and

WHEREAS, the Amended 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 January 25, 2011, 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 11-CDC-10 on February 8, 2011 accepting the Amended Plan for review and fixing the time and place for a public hearing ("Hearing"), at the offices of the City Clerk and the City's Department of Housing and Economic 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 February 24, 2011, which is within a reasonable time after the adoption by the Commission of Resolution 11-CDC-10 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

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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 Economic Opportunity of the State of Illinois by certified mail on February 10, 2011, by publication in the Chicago Sun-Times or Chicago Tribune on March 15, 2011 and March 22, 2011, by certified mail to taxpayers within the Area on March 15, 2011; 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 March 4, 2011 at 10:00 am, to review the matters properly coming before the Board and to allow it to provide its advisory recommendation regarding the approval of the Amended Plan, 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 Amended Plan, pursuant to the Act on April 12, 2011; and

WHEREAS, the Commission has forwarded to the City Council a copy of its Resolution 11 -CDC-16 attached hereto as Exhibit B, adopted on April 12, 2011, recommending to the City Council approval of the Amended Plan, among other related matters; and

WHEREAS, the Corporate Authorities have reviewed the Amended 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. Approval of the Amended Plan. The City hereby approves the Amendment No. 2 to the Redevelopment Plan pursuant to Sections 5/11-74.4-4 and 5/11-74.4-5 of the Act.

Section 4. 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 5. Supersedes All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 6. Effective Date. This ordinance shall be in full force and effect immediately upon its passage.

The Chicago/Central Park Tax Increment Financing Redevelopment Plan and Project Revision #2

City of Chicago • Richard M. Daley, Mayor

September 25, 2001« ' Revised January 28,2002 Revised January 21, 2011

PGAVPLANNERS

with assistance from

ERNEST R. SAWYER ENTERPRISES, INC & GOODMAN WILLIAMS GROUP

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Attachment One - Eligibility Study Attachment Two - Maps and Plan Exhibits

Exhibit A Boundary Map of TIF Area

Exhibit B Generalized Existing Land Use Assessment Map Exhibit C Generalized Land Use Plan Exhibit D Existing Zoning Map Exhibit E Sub-Area Key Map

Exhibit F Empowerment & Enterprise Zones Map

Exhibit G Adjacent Tax Increment Financing Redevelopment Areas Map Attachment Three - Legal Description

Attachment Four - 2000 Estimated E.A.V. by Tax Parcel Attachment Five - Housing Impact Study

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SECTION I - EXECUTIVE SUMMARY

A. Introduction

The City of Chicago ("City") has taken a proactive approach to revitalizing neighborhoods that has included the use of Tax Increment Financing ("TIF"). The City has established TIF districts to provide a mechanism to induce new private, investment that would not otherwise occur and to finance needed public improvements.

Since 2001, when the Chicago/Central Park Redevelopment Project Area ("Area") plan was established, property assessment trends have dramatically increased the equalized assessed valuation ("EAV") of the Area. While there has been some private redevelopment investment and public improvements, the primary growth of the Area's EAV from the 2001 base year of approximately \$84.8 million to the most recent valuation in 2009 of approximately \$235 million has occurred due to application of equalization multipliers.

The original EAV projected increase of \$20 million to \$25 million over the 23-year period in which the Plan is in place was based, in part, upon an assumption that the undeveloped land will be built with new development and that the vacant buildings will be improved and increase in assessed value. The original 2001 Plan budget of \$16 million was developed to implement activities designed to encourage private investment in the Area. This budget and the previous EAV projections did not consider such a significant deviation from historic property assessment trends that would lead to such

a significant increase in property valuations.

The City desires to continue work on the major goals of the Plan: revitalize and restore existing business and residential areas; assemble tracts of land for new private development; accomplish the planned program of public improvements; achieve new business in-fill development; and develop vacant portions of residential neighborhoods. The City needs to adopt this second revision to the Chicago/Central Park Redevelopment Area Plan to adjust the amount of the line items for the allowable Redevelopment Costs found on Table 6-1 on Page 6-4.

As this amendment only represents a change to the estimated redevelopment project costs, there are no changes required to the Eligibility Study or Housing Impact Study. However, they are attached to this Redevelopment Plan revision and incorporated hereto in their entirety in the Appendix. References to the Eligibility Study, Housing Impact Study, or the data included in these documents that are not amended, are noted in the Redevelopment Plan as originating in these documents. Mapping and other documents in the Appendix not amended are similarly noted. Exhibit C has changed slightly to reflect a project at the intersection of Kedzie and Carroll. /

Additionally, references to the Chicago Departments of Planning and Development and Housing remain in the Plan, although the City combined these departments into the Chicago Department of Housing and Economic Development in 2011.

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B. Area Location

The Area is located on the west side of the City, approximately 4 miles west of downtown Chicago. A location map is provided on the following page indicating the general location of the Area within the City.

The Area is irregularly shaped and is generally bordered by existing redevelopment areas on each side. A map indicating the location and name of the existing adjacent redevelopment areas is provided in the Appendix Attachment Two, Exhibit G, Adjacent Tax Increment Financing Redevelopment Areas Map.

The Area encompasses approximately 678 acres and includes 149 (full and partial) city blocks. The boundaries of the Area are generally described as the alley southwest of Grand Avenue on the north, Kedzie Avenue on the east, Lake Street on the south, and Pulaski Road on the west. In addition, a western arm of the Area extends several blocks west of Pulaski Road along Division Street. A boundary map of the Area is provided in the Appendix, Attachment Two, Exhibit A, Boundary Map of TIF Area, and the legal description of the Area is provided in the Appendix, Attachment Three, Legal Description.

C. Existing Conditions <

The core of the Area consists primarily of older residential properties and commercial properties located along "Chicago Avenue, Pulaski Road, and Division Street , (see Appendix, Attachment Two, Exhibit B, Generalized Existing Land Use Assessment Map). Zoning classifications in the Area include varying industrial," commercial and residential categories as shown on Exhibit"D, Existing Zoning Map of Attachment Two of the Appendix.

Many of the structures and site improvements in the Area are in need of repair, as documented in the Eligibility Study included as Appendix, Attachment One. Lack of widespread public and private investment is evidenced by significant needs in the public infrastructure and deterioration of private properties. The Area is further characterized by the following conditions for the improved portion of the Area: .

the predominance (96%) of structures that are 35. years or older;¹ dilapidation (23% of buildings and 49% of improved parcels); obsolescence (10% of buildings);

deterioration of buildings and site improvements (98% of structures and 97% of improved parcels);

illegal use of individual structures (less than 1% of buildings);

¹ This is 46% greater than the statutory requirement. Under the Tax Increment Allocation Redevelopment Act, for designation of an area as a Conservation Area, 50% or more of the buildings must be 35 years old or older.

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Location Map

Chicago / Central Park Redevelopment Project Area

City of Chicago, Illinois
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LAKE MICHIGAN

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- presence of structures below minimum code standards (23% of buildings); excessive vacancies (8% of buildings); lack of ventilation, light or sanitary facilities (less than 1% of buildings); excessive land coverage and overcrowding of structures (47% of parcels);
- inadequate utilities (97% of sub-areas²); deleterious land use and layout (95% of sub-areas²);, and lack of community planning (97% of sub-areas²);

In addition, many streets contain potholes and cracked surfaces, and sidewalks and curbs exhibit cracked and broken sections. The conditions and locations of these conditions are further detailed in the Eligibility Study.

The vacant portion of the Area is characterized by the following conditions:

obsolete platting (40% of vacant parcels); diversity of ownership (56% of vacant parcels);-'; • tax and special assessment delinquencies (19% of vacant parcels); and '■'* deterioration of structures in neighboring areas (100% of vacant parcels)

D. Business & Residential Trends

During the past several decades, the Area has experienced decline.' This is most evident from the high number of vacant lots that once were occupied by commercial and residential buildings. The building stock is declining and many structures are vacant. The visual character of the Area suffers greatly from vacant storefronts and deteriorated buildings, a condition that is especially .evident along the commercial corridors. In many ^instances, commercial buildings have been converted to storefront churches or have been vacated. This condition reflects the lack of interest in these corridors by the retail commercial market.

Within the Area, there are conditions that affect the viability of Area businesses. These conditions are:

- poor street and streetscape conditions including deteriorated curbs, sidewalks, street surfaces and other infrastructure;
- lack of parking;
- blighted conditions including deteriorated and obsolete buildings;

In addition, the following conditions impact the viability of Area residential properties and adjacent residential properties:

- age and deterioration of the housing stock and secondary structures (garages);
- overcrowding of residential units in portions of the Area;
- poor soil conditions that affect the stability of foundations in certain sections of the Area;

² Sub-Area refers to Exhibit E, Sub-Area Key Map, contained in Appendix - Attachment Two

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- adjacent declining commercial and industrial corridors and incompatible land use relationships (isolated industrial and institutional uses within the Area); and
- the presence of trash, debris, and abandoned vehicles in many yards and alleys throughout the Area.

E. Redevelopment Plan Purpose

TIF is permitted by the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the "Act"). The Act sets forth the requirements and procedures for establishing a redevelopment project area and a redevelopment plan. This Chicago/Central Park Tax Increment Financing Redevelopment Plan and Project (hereafter referred to as the "Plan") includes documentation as to the qualifications of the Area. The purpose of this Plan is to create a mechanism that can mitigate blighting influences, encourage local growth and development, and attract new private

development to the Area. In doing so, new housing opportunities, new employment opportunities, and stabilization of existing developed areas can occur. This Plan identifies those activities, sources of funds, procedures, and various other necessary requirements in order to implement tax increment financing pursuant to the Act.

F. Plan Goals & Actions

The TIF program will help to address the blighting conditions present in the Area, retain, redevelop and expand residential housing opportunities within, the Area, and retain, rehabilitate and attract new commercial development opportunities. It represents an opportunity for the City to implement a program to expand the tax base of the Area and its initiatives are designed to arrest the spread of blight and decline throughout the Area. Listed below are the general goals for the Area. These goals were derived from a combination of sources such as previous planning studies prepared for portions of the Area, analyses of specific conditions within the Area, community meetings, input by the City's Department of Planning and discussions with elected officials.

Plan Goals

1. Eliminate the blighting conditions that cause the Area to qualify for TIF;
2. Establish a program of planned improvements designed to retain existing residential uses and promote the Area for new residential development.
3. Design or encourage improvements to revitalize the commercial corridors of the Area and promote the Area as a place to do business.
4. Provide for expansion of institutional uses and recreational opportunities, where appropriate, to better serve Area residents.

The City proposes to use TIF, as well as other economic development resources, when available, to address needs in the Area and induce the investment of private capital through various actions. The City recognizes that blighting influences will continue to weaken the Area unless the City itself becomes a leader and a partner

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with the private sector in the revitalization process. Consequently, the City wishes to encourage private development activity by using TIF as an implementation tool to facilitate the following actions:

Actions

Encourage infill residential and commercial projects.

- Encourage rehabilitation of commercial and residential buildings through the use of TIF and other redevelopment mechanisms. Provide assistance to private developers and property owners to facilitate residential and commercial redevelopment projects.
- Market and promote the Area as a place to live and do business. Improve the appearance of streetscapes throughout the Area, through infrastructure improvements. .

Provide assistance for job training, day care, and other services permitted under the Act.

Improve public transportation services.

Improve or upgrade sewer, water and other utility lines.

C. Redevelopment Plan and Project Costs

The anticipated activities and associated costs are shown in Table 6-1, Estimated Redevelopment Project Costs, included herein. The total estimated costs for the activities listed in Table 6-1 are \$73,000,000.

H. Summary & Conclusions

This Plan summarizes the analyses and findings of the consultant's work, which, unless otherwise noted, is the responsibility of PGAV PLANNERS ("Consultant"). The City is entitled to rely on the findings and conclusions of this Plan in designating the 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 Study³ in proceeding with the designation of the Area and the adoption, and implementation of the Plan, and 2) on the fact that the Consultant compiled the necessary information so that the Plan and the related Eligibility Study will comply with the Act.

The study and survey of the Area indicate that the factors required to qualify the Area as a combination Conservation Area and Vacant Blighted Area are present and that these factors are present throughout the Area. Therefore, the Area

qualifies as a redevelopment area under the terms of these definitions in the Act. This Plan, and the supporting documentation contained in the Eligibility Study, indicates that the Area on the whole has not been subject to growth and development through investment by private enterprise, and would not reasonably be anticipated to be developed without the adoption of the Plan.

³ The Eligibility Study that was a part of the original Chicago/Central Park Redevelopment Plan has not been Amended and is attached hereto and made a part hereof in its' entirety.

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SECTION II - AREA LOCATION, LEGAL DESCRIPTION AND PROJECT BOUNDARY

The Area is located four miles west of downtown. The Area contains approximately 678 acres and consists of 149 (full and partial) blocks and 4,907 tax parcels ⁴. The Area is irregularly shaped and is generally bordered by existing redevelopment areas on each side. A map indicating the location and name of the/ existing adjacent redevelopment areas is provided in the Appendix as Attachment Two, Exhibit G, Adjacent Tax Increment Financing Redevelopment Areas Map.

On the north, the Area follows portions of the southern boundaries of the Division/Homan and Pulaski Industrial Corridor Redevelopment Areas. This boundary generally follows the alley located to the southwest of Grand Avenue. On the east, the boundary is the western right-of-way of Kedzie Avenue, which is also the boundary for a portion of the Kinzie Industrial Corridor Redevelopment Area. On the south, the boundary generally follows two railroad rights-of-way and the northern limits of Garfield Park, parts of which serve as the northern boundary of the Midwest Redevelopment Area. To the west the boundary generally follows the existing boundary of the Northwest Industrial Corridor redevelopment area. South of Chicago Avenue this western boundary follows an irregular line that generally parallels Harding Avenue. North of Chicago Avenue the boundary follows the alley west of Pulaski Road. In addition, an arm of the Area extends several blocks west of Pulaski Road along Division Street and ends at Kostner Avenue, which is the boundary for the Northwest Industrial Corridor Redevelopment Area.

The boundaries of the Area include only those contiguous parcels of real property and improvements substantially benefited by the activities to be undertaken as a part of the Plan. Since the boundaries of the Area include approximately 678 acres of land, the statutory minimum of 1.5 acres is exceeded. The boundaries of the Area are shown on Appendix, Attachment Two, Exhibit A, Boundary Map of TIF Area, and the boundaries are described in Appendix, Attachment Three, / Legal Description. A listing ⁴ of the permanent index numbers and the 2000 equalized assessed value for all properties in the Area is included in the Appendix, Attachment Four, 2000 Estimated EAV by Tax Parcel.

As shown on Appendix, Attachment Two, Exhibit A, Boundary Map of TIF Area, the boundaries of the Area encompasses many residential properties.

The commercial corridors that border these residential areas (Chicago Avenue, Pulaski Road, and Division Street) once served the workers and residents of the Area. However, vacant properties and declining and deleterious commercial and institutional uses are present along these corridors. These declining conditions have resulted in further disinvestment in the commercial corridors and negatively impact the adjacent residential neighborhoods. In general, the decline in the viability of the residential properties of the Area and in adjacent residential areas, is due in part to proximity to the blight occurring along the commercial corridors.

⁴ The Certified 2000 EAV of the Area shows 5,022 tax parcels. As previously noted, the Eligibility Study has not been Amended and is attached hereto and made a part hereof in its' entirety.

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Where possible, institutional uses have been included in the Area. These uses are adjacent to the declining areas discussed above, and in some cases also contain deteriorating conditions. All properties within the Area will benefit from a program that will address the blighted conditions of the Area.

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SECTION III - STATUTORY BASIS FOR TAX INCREMENT FINANCING

A. Introduction

In January 1977, TIF was made possible by the Illinois General Assembly through passage of the Act. The Act provides a means for municipalities, after the approval of a redevelopment plan and project, to redevelop blighted, conservation, or industrial park conservation areas and to finance eligible "redevelopment project costs" with incremental property tax revenues. "Incremental property tax" or "incremental property taxes" are derived from the increase in the current 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, which results in 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 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.

TIF does not generate tax revenues by increasing tax rates. It generates revenues by allowing the municipality to capture, for a specified period, the new 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 increase or "increment" can be used to finance "redevelopment project costs" such as land acquisition, site clearance, building rehabilitation, interest subsidy, construction of public infrastructure, etc., as permitted by the Act.

Under the Act, 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 plan have been paid. Taxing districts also benefit from the increased property tax base after redevelopment project costs and obligations are paid.

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As used herein and in the Act, the term "Redevelopment Project" ("Project") means any public and private development project in furtherance of the objectives of a redevelopment plan. The term "Area" means 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 a blighted area or a conservation area, or a combination of both blighted area and conservation area. The term "Plan" means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions, the existence of which qualified the redevelopment project area for utilization of TIF.

The Illinois General Assembly made various findings in adopting the Act:

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

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

To ensure that the exercise of these powers is proper and in the public interest, the Act specifies, certain requirements that

must be met before a municipality can proceed with implementing a redevelopment plan. One of these requirements is that the municipality must demonstrate that a redevelopment project area qualifies for , designation. With certain exceptions, an area must qualify generally either as:

a blighted area (both "improved" and "vacant" or a combination of both); or a conservation area; or

a combination of both blighted areas and conservation areas within the definitions for each set forth in the Act.

The Act offers detailed definitions of the blighting factors used to qualify areas. These definitions were used as the basis for preparing the Eligibility Study.

B. The Redevelopment Plan for the Chicago/Central Park Tax Increment Financing Redevelopment Project Area.

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

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1. On a coordinated rather than piecemeal basis to ensure that land use, access and circulation, parking, public services and urban design are functionally integrated and meet present-day urban planning principles and standards; \

2. On a reasonable, comprehensive and integrated basis to ensure that blighting factors are eliminated; and

3. Within a reasonable and defined period so that the Area may contribute productively to the economic vitality of the City.

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

Successful implementation of this Plan requires that the City utilize incremental property taxes and other resources in accordance with the Act to stimulate the comprehensive and coordinated development of the Area. TIF will be one of the tools that will help the Area develop on a comprehensive and coordinated basis, thereby reducing or eliminating the conditions that have precluded development of the Area by the private sector. The use of incremental property taxes will permit the City to direct, implement and coordinate public improvements and activities to stimulate private investment within the Area.

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SECTION IV - REDEVELOPMENT GOALS AND ACTIONS

In preparing portions of this document, the Consultant utilized the West Humboldt Park-Chicago Avenue Redevelopment Plan ("Humboldt Plan") dated March 1998, as well as the Humboldt Park Land Use Plan as a basis for developing the goals and objectives and other information presented herein. Additionally, sources include input and feed back from community leaders and stakeholders in the communities that are located in the Area. The Humboldt Plan was prepared by the City of Chicago, Department of Planning and Development (DPD) under Chapter 2-124-010(d) of the Chicago Municipal Code and adopted in 1998. In this chapter of the municipal code, a Redevelopment Plan is defined as a "comprehensive program for the clearing or rehabilitation and the physical development of a redevelopment area." A Redevelopment Area is defined in said ordinance as:

The recommendations contained in the Humboldt Plan were based on the analysis of the Area by DPD staff, comments from the community, and a review of City guidelines and other area plans. The Humboldt area generally covers both sides of the Chicago Avenue street frontage up to the alley from Kedzie Avenue on the east to Pulaski.Road on the west.

The boundaries of the Area as described in the Appendix as Attachment Two, Exhibit A, Boundary Map of TIF Area were established after investigation of existing conditions, a review of the Humboldt Plan and other adjacent Redevelopment Plans, and input by the City of Chicago, Department of Planning and Development, to maximize utilization of development tools created by the Act and its ability to address Area problems.

As a result of these efforts and reviews, the boundaries and various goals and objectives have been established for the Area as noted in this section.

>

A. Goals for Chicaso/Central Park Redevelopment Area

Listed below are the goals for redevelopment of the Area. These goals provide overall focus and direction for this Plan as follows:

1. Eliminate the blighting conditions that cause the Area to qualify for TIF.

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2. Establish a program of planned improvements designed to retain existing residential uses and promote the Area for new residential development.

3. Design or encourage improvements to revitalize the commercial corridors of the Area and promote the Area as a place to do business. "

4. Provide for expansion of institutional uses and recreational opportunities, where appropriate, to better serve Area residents.

In addition to these goals, several items originally identified during the planning process for the development of the Humboldt Plan are included. These goals are stated below and reflect a continuation of the process developed during the creation of the Humboldt Plan:

To revitalize and restore the physical and economic conditions in this once thriving commercial district (with primary attention being focused on reviving Chicago Avenue as the principal commercial corridor for the Area); \

- To repair and replace the infrastructure whenever needed, such as but not limited to public utilities and public way improvements;
- To improve the transportation and traffic flow as required.

B. Redevelopment Actions

Listed below are the redevelopment actions that will be implemented to meet the goals outlined above. Several of these actions were derived from objectives outlined in the Humboldt Park Plan.

1. Encourage infill residential and commercial development.

- Promote development opportunities on current City-owned vacant lots and any vacant land acquired under this Plan to assemble appropriately shaped and sized lots sufficient to meet contemporary development needs and standards.

2. Encourage rehabilitation of commercial and residential buildings through the use of TIF and other redevelopment mechanisms.

- Promote reuse of underutilized commercial and residential buildings and preserve and promote use of buildings with historic and architectural value where appropriate.

3. Provide assistance to private developers and property owners to facilitate residential and commercial redevelopment projects.

4. Market and promote the Area as a place to live and do business.

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- Encourage local businesses, local real estate and housing groups and organizations, and developers to invest in the Area and promote housing opportunities.

- Promote retail and commercial uses in nodes to create a critical mass of uses that will be mutually beneficial to individual businesses.

5. Improve the appearance of streetscapes throughout the Area.

• Create a coherent overall urban design that gives deference to the character of the community and encourages a streetscape system that supports commercial and residential redevelopment. Design new buildings so they are compatible with the surrounding architectural and neighborhood context.

6. Provide assistance for job training, day care, and other services permitted under the Act.

Encourage job training and job readiness programs through projects within the Area that focus on Area residents and women-owned and minority-owned businesses.

7. Improve public transportation services.

• Provide for needed public transportation projects and promote developments that incorporate public transit facilities in their design.

8. Improve or upgrade sewer, water and other utility lines.

• Provide necessary public improvements and facilities in accordance with < modern design standards.

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SECTION V - BASIS FOR ELIGIBILITY OF THE AREA & FINDINGS

A. Introduction

To designate a redevelopment project area, according to the requirements of the Act, a municipality must find that there exist conditions which cause such project area to be classified as a blighted area, conservation area, combination of blighted and conservation areas, or an industrial park conservation area. The Eligibility Study is included as Attachment One of the Appendix provides a comprehensive report documenting all factors required by the Act to make a determination that the Area is eligible under the Act. Following the background information provided below, a summary of the information provided in the Eligibility Study is presented. ,

B. Area Background Information 1. Existing Land Use and Zoning ⁵

A tabulation of the land use within the Area is provided below:

Table 5-1 Tabulation of Existing Land Use

Land Use	Land Area Acres	% of Net Land- y*t Area ¹ ,	% of Gross Lurid Area »,, ¹
Industrial	15	3%	2%
Commercial	35	8%	5%
Institutional	40	9%	6%
Vacant Land	74	17% ^v	11%
Residential	279	62%	41%
Park/Playground	4	1%	1%
Public Right-of-Way	231	N/A	34%
Total	678 Ac.	100%	100%

¹ Net Land Area does not include public right-of-way.

Note: Percentage and acreage figures are approximated due to rounding.

The land uses itemized in Table 5-1 show the predominantly residential nature of the Area (62% of the net land area is residential). In addition to residential uses, the Area is home to numerous commercial uses along Chicago Avenue, Pulaski Road, and Division Street. Commercial uses comprise 8% of the net land area. Several schools and hospitals are also scattered throughout the Area. These uses (identified as Institutional above) comprise 9% of the net land area. A limited number of industrial uses, 3% of the net land area, are located in the Area.

⁵ Existing land use is presented as of the date of the Eligibility Study and is not necessarily present land use.

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Parks and Playgrounds comprise approximately 1% of the net land area. Existing zoning is shown on Exhibit D,

Generalized Existing Zoning Map ⁶ in Attachment Two of the Appendix.

2. Other Redevelopment Efforts

Five TIF Redevelopment Areas have been established adjacent to the Area, and a portion of a redevelopment area (Humboldt Plan) established under Chapter 2-124-010(d) of the Chicago Municipal Code exist along the Chicago Avenue corridor. The City and the State of Illinois ("State") have designated 64% of the Area as a part of Enterprise Zone 5 (see Exhibit F, Empowerment & Enterprise Zones Map in Attachment Two of the Appendix). In addition, the City and the U. S. Department of Housing and Urban Development have included 59% of the Area in the Federal Empowerment Zone Program (see Exhibit F, Empowerment & Enterprise Zones Map in Attachment Two of the Appendix).

However, these efforts have not prevented further decline in the Area because the majority of these efforts have been directed to revitalize commercial and industrial areas and have not been able to address the needs in residential areas. The City is developing this Plan and Program in an attempt to promote growth of existing and new residential development, as well as to enhance commercial development opportunities.

It is anticipated that, in the future, the Enterprise Zone, Empowerment Zone, and other redevelopment efforts in conjunction with the components of this Plan will greatly assist in addressing Area problems.

3. Area Decline

As indicated in the Eligibility Study contained in the Appendix as Attachment One, the population of the three neighborhood areas that comprise the Area declined during the 2000 census period. This trend has been continuous since 1960. However, the impact on the number of housing units was even more dramatic. From 1960 to 1990 the number of housing units dropped by 15% in Humboldt Park, 46% in West Garfield Park, and 58% in East Garfield Park. Vacant lots, particularly in the south portion of the Area, West and East Garfield Park, are a visible reminder of the housing abandonment that has occurred.

Demolition of housing units starting in the 1960s has continued through to the present time. In the 1980s alone, 14% of available housing units were demolished (housing data for the 2000 census was not available at the time the Eligibility Study was written). The highest number of lost units is found in the census tracts located east of Pulaski Road and north and south of Chicago Avenue. These tracts comprise the majority of the Area.

Generalized existing zoning is presented as of the date of the Eligibility Study.

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While demolition of housing units has continued to the present time, a total of only 90 building permits were issued between January 1996 and May 2001. Of these 90 permits, only 20 were for the construction of new buildings (3 commercial buildings, 14 residential buildings, and 3 institutional buildings). Of the remaining 70 permits issued, 12 were for reconstruction of buildings damaged by fire, 6 were for improvements to existing institutional uses, and the remaining 52 permits were for renovation of existing commercial and residential buildings.

The permits issued between January 1996 and May 2001 represent an average of 18 permits per year for the past five years in an Area that contains 4,907 parcels of property: When the permits issued for institutional uses and permits issued for repairs due to fire are removed from the data set, 72 permits were issued for 4,889 parcels. This means that only approximately 1.5% of the property in the Area has experienced some type of reinvestment in the last five years.

Historic Equalized Assessed Values (EAVs) for the Area, the rate of growth for the City of Chicago, and the Consumer Price Index (CPI) for All Urban Consumers for the period between 1995 and 2000 are shown below on Table 5-2 - Equalized Assessed Value Trends. Between 1995 and 2000 the City of Chicago EAV increased from \$30.4 billion to \$40.5 billion. The annual percent change in EAV is indicated on Table 5-2 provided below. In 1995, the EAV of the Area was approximately \$55.5 million. In 2000, the EAV of the Area was approximately \$94.4 million. Further, 553 parcels or 11.2% of the properties in the Area are delinquent in the payment of 1999 real estate taxes.

Table 5-2 Equalized Assessed Value Trends 1995-2000

Year	Area E.A.V.	Area % Change Over Previous Year	City of Chicago % Change Over Previous Year	CPI % Change Over Previous Year	Area E.A.V. . Growth Rate Below City	Area E.A.V. Growth Rate Below CPI
1995	\$55,510,901	-	-	-	N/A	N/A
1996	\$54,814,433	-1.3%	1.3%	2.7%	Yes	Yes

1997	\$66,427,790	21.2%'	8.4%	2.7%	No	No
1998	\$66,177,987	-0.3%	1.8%	2.0%	Yes	Yes
1999	\$79,851,985	20.7%	4.2%	2.1%	No	No
2000	\$94,413,414	18.2%	14.5%	3.2%	No	No

¹ Consumer Price Index for All Urban Consumers (CPI-U) - Chicago-GaryKenosha, IL-IN-WI, United States Bureau of Labor Statistics, January, 2002.

While there was growth in the EAV of the Area from 1995 to 2000, most of the growth was the result of an anomaly in the way the Assessor calculated equalization factors in this portion of the City and not the result of increased development activity. This is clear from the age of most of the buildings in the Area and the lack of building permits for new construction.

The principal commercial corridors are where most signs of disinvestments are

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evident. Vacant buildings and vacant lots reflect deteriorating and dilapidated conditions that affect the viability of numerous commercial structures. Lack of rehabilitation activity along Chicago Avenue, Pulaski Road, and other sections of the Area have resulted in numerous commercial buildings being converted into storefront churches. The commercial streetscapes of the Area are also deteriorated. Sidewalks, curbs and gutters, and street and alley paving are in need of repair throughout the Area.

Residential portions of the Area reflect losses in population, and the housing stock shows evidence of physical decline and deferred maintenance. The northern portion of the Area exhibits numerous residential structures that are leaning and that exhibit deferred. The southern portion of the Area exhibits the most severe instances of deteriorated housing and contains numerous vacant lots. Throughout the Area, secondary structures (primarily garages associated with residential uses) are deteriorated, and many residential lots contain junk vehicles, trash and debris.

Industrial development is limited in the Area. There is only one large-scale industrial use in the Area and several smaller, industrial buildings are scattered throughout the Area.

Deteriorated building conditions and vacant land has contributed to long-term (more than one year) vacancies in Area buildings. Approximately 10% of the gross land area within the Area is vacant, and the presence of approximately 500,000 sq. ft. of vacant floor area (in 291 of the 3,622 buildings in the Area add significantly ; to the view that the Area experiences additional evidence of blight and that market acceptance of portions of the Area and building stock is not favorable. The vacant floor space is generally equally distributed between commercial and residential structures in the Area.

In addition, 1,225 violations were issued on buildings and properties in the Area between January 1993 and May 2001 by the City Department of Buildings. Since January 1993, approximately 25% of the 4,907 properties in the Area have been cited for having some type of code violation by the City Department of Buildings.

C. Investigation and Analysis of Conservation & Blighting Factors

The investigation and analysis of the Area indicates that the conditions necessary to qualify the Area as a combination Conservation Area and Vacant Blighted Area are present. In making this determination of eligibility, it is not required that each and every property or building in the Area be blighted or otherwise qualify. It is the Area as a whole that must be determined to be eligible. However, the factors must be reasonably distributed throughout the Area. Vacant land and improved land are subject to separate criteria for qualification as a Blighted Area under provision of the Act. In addition, if vacant land is present in the Area, the vacant portion of the Area can qualify as a vacant blighted area and the overall area can be adopted as a combination of improved conservation area and vacant blighted area.

The Act sets forth 13 separate blighting factors that are to be used to determine if an area qualifies as a "conservation area". If a combination of 3 or more is found to

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exist, the Redevelopment Area can be found to qualify as a "conservation area". In addition, a numerical threshold must

be met for an area to qualify as a conservation area; 50% or more of the structures in the area must have an age of 35, years or more. For vacant areas to qualify the Act sets forth two sets of criteria that must be met. The Eligibility Study, included as Attachment One in the Appendix, defines all of the terms and the methodology employed by the Consultant in arriving at the conclusions as to eligibility.

In terms of the condition of the improved portion of the Area, much of the Area is in need of redevelopment, rehabilitation, and revitalization and is characterized by:

the predominance (96%) of structures that are 35 years or older;⁷

- dilapidation (23% of buildings and 49% of improved parcels); obsolescence (10% of buildings); deterioration of buildings and site improvements (98% of buildings and 97% of improved parcels); illegal use of individual structures (less than 1% buildings); and presence of structures below minimum code standards (23% of buildings);

excessive vacancies (8% of buildings);

- lack of ventilation, light or sanitary facilities (less than 1% of buildings); excessive land coverage and overcrowding of structures (47% of improved parcels);

- inadequate utilities (97% of sub-areas⁸); deleterious land use and layout (95% of sub-areas⁸); and

- lack of community planning (97% of sub-areas⁴)

The vacant portion of the Area is characterized by the following conditions:

- obsolete platting (40% of vacant parcels); diversity of ownership (56% of vacant parcels);

- tax and special assessment delinquencies (19% of vacant parcels); and deterioration of structures in neighboring areas (100% of vacant parcels)

Table 5-3, Conservation Factors Matrix of Improved Area and Table 5-4, Blighting Factors Matrix of Vacant Area, provided on the following pages, tabulates the conditions of the buildings and vacant land in Area. These tables indicate that the factors required to qualify the Area as a combination Conservation Area and Vacant Blighted Area are present and that these factors are present throughout the Area. ^

⁷ This is 46% greater than the statutory requirement. Under the Statute, for designation of an area as a Conservation Area 50% or more of the buildings must be 35 years old or older. ■

⁸ Sub-Area refers to the Sub-Area key map contained in the Appendix.

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Table 5-3

Chicago/Central Park Redevelopment Project Area Conservation Factors Matrix of Improved Area

Sub Area*	Number of Building.	Buildings 35 Years of Age or More**	Total Parcels	Improved Parcels	Buildings/Improved Parcels With Site Improvements Exhibiting Factor 1													Sub Areas Exhibiting Factors	Total Number of Blighting Factors Present***	Sub Area Has 3 or More Factors
					Dilapidation	Deterioration	Obsolescence	Illegal Use of Structures	Present Below Code Standards	Excess Vacant Land	Lack of Ventilation	Excess Light and Sanitary Facilities	Excess Land Coverage and Overcrowding of Structures	Inadequate Utilities	Deleterious Land Use	Environmental Cleanliness	Lack of Community Planning	Declining Area EAV Growth		
A	49	49	■83	79	" 7	39	45	76	41	0	10	8	3	41	i > t	✓	✓		10	Yes
.AA	94	81	159	130	11	37	90	130	3	0	U	7	0	51	✓	✓			n	Yes
B	75	72	89	85 ■	21	31	66	80	14	0	22	10	1	39	✓	✓	✓		10	Yes
BB	95	93	158	111	24	50	90	111	3	0	24	7	0	56	✓	✓	✓	NO	9	Yes
C	88	88	90	90	28	52	88	89	3	0	29	4	0	30	✓	✓	✓		9	Yes

CC	49	48	74	60	9	26	48	56	3	0	9	8	2	13	✓	✓	✓	.10	Yes
----	----	----	----	----	---	----	----	----	---	---	---	---	---	----	---	---	---	-----	-----

D	39	39	45	40	12	20	35	40	7	1	12	4	2	19	✓	✓	✓	.11	Yes
DD	65	61	111	84	19	35	64	82	1	0	20	6	1	22		✓	✓	10	Yes
E	85	80	102	92	35	53	85	92	15	0	36	8	1	42	✓	✓	✓	10	Yes
EE	52	49	101	66	19	27	52	66	9	0	19	10	1	30	✓	✓	✓	10	Yes
F	143	135	164	154	42	76	143	146	10	0	43	5	0	95	✓	✓	✓	9	Yes
FF	16	12	64	42	5	9	10	21	5	1	6	2	1	2	✓	*/	✓	11	Yes
G	135	133	165	140	46	91	133	136	3	0	46	10	54		✓			9	Yes
OG	26	25	58	33	1	5	29	27	0	0	1	2	0	13	✓	✓		8	Yes
H	144	142	160	147	42	92	144	147	8	0	42	9	0	106	✓	✓	✓	9	Yes
HH	71	71	123	88	21	45	71	88	7	0	21	4	0	25	✓	✓	✓	9	Yes
I	103	103	111	106	11	56	103	106	0	0	13	1	0	57	✓			8	Yes
II	90	89	136	101	26	57	89	91	9	0	34	14	0	13	✓	✓	✓	9	Yes
J	80	80	84	81	10	38	59	68	0	0	10	0	0	24	✓			6	Yes

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Table 5-3 .

Chicago/Central Park Redevelopment Project Area Conservation Factors Matrix of Improved Area

Sub Area*	Number of Buildings	Buildings 35 Years of Age or More**	Total Parcels	Improved Parcels	Buildings/Improved Parcels With Site Improvements Exhibiting Factor										Sub Areas Exhibiting Factors				Total Number of Blighting Factors Present***	Sub Area Has 3 or More Factors
					Dilapidation	Deterioration	Obsolete	Illegal Use of Structural	Present Below Code Standards	Excess Vacant	Lack of Ventilation	Excess Land Coverage	Inadequate Utilities	Deleterious Environmental Clean	Environmental Planning	Lack of Sub Area Growth	Declining			
					Bldgs. - Bldgs.	Parcels - Bldgs.	Bldgs. - Bldgs.	Bldgs. - Bldgs.	Bldgs. - Bldgs.	Bldgs. - Bldgs.	Bldgs. - Bldgs.	Parcels								
JJ	103	101	147	110	18	69	101	108	14	0	18	10	0	88	✓	✓	✓	9	Yes	
K	82	77	104	96	18	37	81	91	12	0	17	9	0	26	✓	✓	NO	9	Yes	
KK	88	88	169	101	38	53	87	93	6	0	38	8	2	66			✓	9	Yes	
L	142	136	168	153	18	71	142	153	18	0	17	10	4	84	✓	✓		10	Yes	
M	134	128	157	144	38	67	133	140	24	0	38	14	0	88	✓		✓	9	Yes	

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Table 5-4

Chicago/Central Park Redevelopment Project Area Blighting Factors Matrix of Vacant Area

Sub Area*	Vacant Parcels	Vacant Land Factor* (2 or More)					Vacant Land Factors (1 or More)					Vacant Land Factors (1 or More)				
		Obsolete Platting.	Diversity of Ownership	Tax & ... Special Assessmen	Det. Of Struct./In Neigh. Are	Environ. Up	Declining Sub-par Growth	Parcels Containing 2 Or More . Factors	Unused or Mine	Quarried or R.R.	Chronic Flooding	Illegal Site	Dispersed Town .	Village or Cent.	Blighted/ Prior To Improvement Becoming Vacant	Parcels Containing 1 Or More Factors
A	4	4	0	1	4	0	NO \ E	4	0	0	0	0	-0	0	0	6
AA	29	7	14	4	29	0		16	0	0	0	0	0	0	0	
B	4 -	3	0	0	4	0		3	0	0	0	0	0	0	0	
BB	47	11	35	11	47	0		38	0	0	0	0	0	0	0	
C	0	0	0	0	0	0		0	0	0	0	0	0	0	0	
CC	14	7	-5	5 -	14	.0		10	0	0	0	0	0	0	0	
D	5,	2	2	.0	5	0		4	0	0	0	0	0	0	0	
DD	27	7	13	8	27	0		14	0	0	0	0	0	0	0	
E	10	5	0	0	10	.0		5	0	0	0	0	0	0	0	
EE	35	12	33	4	35	0		34	0	0	0	0	0	0	0	
F	10	4	0	1	10			4	0	0	0	0	0	0	0	
FF	22	11	16	2	22	0		16	0	0	0	0	0	0	0	
O	25	7	6	1	25	0		12	0	0	0	0	0	0	0	
GO	25	7	21	9	25	0		21	0	0	0	0	0	0	0	
H	13	9	2	0	13	0		9	0	0	0	0	0	0	0	
HH	35	15	22	6	35	0		26	0	0	0	0	0	0	0	

5 3 0 0 5 0 3 1? 0 0 0 0 0 0 0

1

II	35	13	28**	6	35	'0	28	0'	0 ■	0.	0	0	0	0	0
J	3	0	0	0	3	0	'0	0	0	0	0	0	0	0	0
JJ	37	28	15	11	37	0	30	0	0	0	0	0	0	0	0
K	8	8	4	\	8	d	'8	0	0	0	0	.0	0-	0	0
KK	68	'27	52	20	68	" 0	- , 52	. 0. r, ,	' - 0	0	0	O ■	0	0	0
L	14	5	4	4	14		' 9	■ 0 ' ■	'< ' 0	0	0	0	0	0	0
M	14	10	2	6	14	0	' 10	0	0	0"	0	0	0	0	0

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Table 5-4 : .

Chicago/Central Park Redevelopment Project Area Blighting Factors Matrix of Vacant Area

SubArea*	Vacant Parcels	Vacant Land Factors (2 or More)								i	Vacant Land Factors (1 or More)					
		Obsolete Platting	Diversity Ownership	oTax & Delin	Spec Struct. In	Of - Up Neigh. Are	Environ. CD	Declining Sub-par Growth	Parcels EA Containing 2 Or More Factors		Unused or Mine	Qu or Railroad O, W.	Chronic Flooding	. Illegal Disposal	Village or STown Cent	■ Blighted/Parcels Prior ■ To More Factors Becoming Vacant
N	-24	4	7	2	24	" 0	■ NO	11	0	0	0	0	0	0		
0	14	G	5	2	14	0		9,	0 •	0	Q	■ Q	0	0		
P	22	9	8 \	2	22	0		14	0	0	0	0	.0	0		

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condly, the distribution of conservation area eligibility factors throughout the Area must be reasonable so that a sound area is not arbitrarily qualified simply because of proximity to an area that exhibits blighting factors.

Therefore, it is the conclusion of the Consultant that the improved portion of the Area qualifies as a conservation area, and the vacant portion of the Area qualifies as a blighted area to be designated as a redevelopment project area and eligible for Tax Increment Financing under the Act. The local governing body should review this report and, if satisfied with the summary of findings contained herein, adopt a resolution making a finding of a conservation area for the improved portion of the Area and a finding of a blighted area for the vacant portion of the Area, and making this report a part of the public record.

A. Conservation Area Statutory Factors

FACTOR¹ .EXISTING IN AREA²

*>" -*r

-1. >\ y

', v < •"

<<<"

Age³ 96% of bldgs. exceed 35
years. of age.

1 DilapidationMinor Extent

2 ObsolescenceMinor Extent

3 DeteriorationMajor Extent

4 Illegal use c. Minor Extent

5 Presence ofMinor Extent

6 Excessive vMinor Extent

7 . Lack of venMinor Extent

8 Inadequate Major Extent

9 \ Excessive lMinor Extent

10 , DeleteriousMajor Extent

11 EnvironmerNot Present

12 Lack of CoiMajor Extent

13 Declining oNot Present

Notes:

1 Only three factors are required by the Act for eligibility. Eleven factors are present in the Area.

2 Factors found to exist on more then 50% of the structures or sub-areas in the Area were identified as being found to a major extent. Factors found to exist on less then 50% of the structures or sub-areas in the Area were identified as being found' to a minor extent. Four factors were found to exist to a major extent, seven were found to exist to a minor extent.

3 Age, although not a blighting factor for designation, is a threshold that must be met before an Area can qualify as a Conservation Area.
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B. Blighted Area Statutory Factors

-• it : EXISTING IN VACANT/ ^UNIMPROVED PORTIjON ." OF
AREA ,

I ; ■

':y ^

FACTO

R

^ •£>

v£ .

- 1 Two or more of YES
on 40% of Vacant
56% of Vacant
(Present on 19%
in Neighboring
Environmental
Par E.A.V. Gro
- 2 Area immediate Not Applicable
improved area; ,
- 3 Area consists of Not Applicable
- 4 Area consists of Not Applicable
way; , Or.
- 5 Area prior to de Not Applicable
improvements; ,
- 6 Area consists of Not Applicable
building debris,
- 7 Area is not less Not Applicable

Note: ^

Area qualifies per statutory requirements. Only one factor is required by the Act.

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SECTION VI – REDEVELOPMENT PLAN AND PROJECT

A. Introduction

This section presents the Plan and Project for the Area. Pursuant to the Act, when the finding is made that an area qualifies as a conservation, blighted, combination of conservation and blighted areas, or industrial park conservation area, a redevelopment plan must be prepared. A redevelopment plan is defined in the Act at 65 ILCS 5/11-74.4-3 (n) as: *the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a "blighted area" or "conservation area" or combination thereof or "industrial park conservation area", and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area.*

? ■ ' '

B. Generalized Land Use Plan

The generalized land use plan for the Area is presented on Exhibit C, Generalized Land Use Plan included as Attachment Two of the Appendix.

The generalized land use plan for the Area will be in effect upon adoption of this Plan. This land use plan is a generalized plan in that it states land use categories and alternative land uses that apply to each block in the Area. Existing land uses that are not consistent with these categories may be permitted to remain. However, TIF assistance will only be provided for those properties in conformity with this generalized land use plan;

>

The Area is anticipated to be redeveloped as a mix of residential neighborhoods and adjacent commercial corridors. Sites for a wide range of land uses, including limited industrial, open space, and public and institutional uses are also included. The various land uses are arranged and located to minimize conflicts between neighboring land use activities. The intent of this redevelopment program is also to enhance and support the existing, viable commercial businesses and residential uses in the Area through providing opportunities for financial assistance for expansion and growth where appropriate. The generalized land use plan is focused on maintaining and enhancing sound and viable existing businesses and promoting new business development and residential development at selected locations. The generalized land use plan designates six (6) land use categories within the Area as follows:

- i. Residential
- ii. Mixed (Residential/Commercial/Institutional)
- iii. Mixed (Industrial/Commercial/Institutional)

iv. Institutional

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v. Park Space

vi. Transportation

These six categories, and their location on Exhibit C, Generalized Land Use Plan, included in Attachment Two of the Appendix were developed from several factors: existing land use, the existing underlying zoning district, and the land use anticipated in the future. For the purposes of this report, several sub-areas are identified below. The purpose of discussing these sub-areas is an attempt to reflect the predominant existing land uses-that are present in these areas and the homogeneous nature of the uses in these areas. However, for specific locations within the Area reference should be made to Exhibit C.

Division Street, Pulaski Road, Lake Street, and Chicago Avenue

Along the main corridors of the Area, commercial and widely scattered ground floor residential uses currently exist. Underlying zoning designations along these corridors are generally commercial or business in nature. The Generalized Land Use Plan calls for continued commercial and residential uses along these main corridors and allows for the inclusion of institutional uses where appropriate. ; .

. Residential Neighborhoods I

Residential uses are proposed to be the dominant land use in much of the . ., Area. The Generalized Land Use Plan indicates that the property in the residential neighborhoods that make up the majority of the Area should continue to be used for residential purposes. In-fill construction of residential uses, and rehabilitation of existing residential structures, are anticipated to be the major activities in these areas. Existing institutional uses such as schools, hospitals, fire houses, etc. are anticipated to remain.

It is not the intent of the Generalized Land Use Plan to eliminate non-conforming existing uses. The intent is to prohibit the expansion of certain uses where inappropriate, promote changes in use where appropriate, and allow the various sub-area's to remain intact so that defined commercial corridors, industrial districts and residential neighborhoods can be maintained. Existing non-conforming uses may remain until such time that , they are no longer viable for their current use as determined under other City ordinances governing non-conforming, uses or become redeveloped in a manner consistent with this Plan.

C. Redevelopment Projects

To achieve the objectives proposed in the Plan, a number of projects and activities will need to be undertaken. An essential element of the Plan is a combination of private projects, as well as public projects and infrastructure improvements. All redevelopment project activities will be subject to the provisions of the City's ordinances and applicable codes, as may be in existence and may be amended from time-to-time. Projects and activities necessary to implement the Plan may include the following: i

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1. Private Redevelopment Projects:

Rehabilitation of existing properties including adaptive reuse of certain existing buildings built for one use but proposed for another use. New construction or reconstruction of private buildings at various locations as permitted by the Plan.

i

2. Public Redevelopment Projects:

Public projects and support activities will be used to induce and complement private investment. These may include, but are not limited to: street improvements, building rehabilitation; land assembly and site preparation; street work; transportation improvement programs and facilities; public utilities (water, sanitary and storm sewer facilities); environmental clean-up; park improvements; school improvements; landscaping; traffic signalization; promotional and improvement programs; signage and lighting, as well as other programs as may be provided by the City and permitted by the Act.

The estimated costs associated with the eligible public redevelopment projects are presented in Table 6-1, Estimated Redevelopment Project Costs shown on the following page. These projects are necessary to address the needs of the Area identified in this Plan. This estimate includes reasonable or necessary costs incurred or estimated to be incurred in the implementation of this Plan. A description of eligible redevelopment project costs pursuant to the Act is contained in Section VII of this Plan.

The City proposes to achieve its redevelopment goals and objectives for the Area through the use of public financing techniques including, but not limited to, TIF. The City also reserves the right to undertake additional activities and improvements authorized under the Act.

3. Property Assembly:

Property acquisition and land assembly by the private sector in accordance with this Plan will be encouraged by the City. Additionally, the City may encourage the preservation of buildings that are structurally sound and compatible with this Plan for redevelopment of the Area.

To meet the goals and objectives of this Plan, the City may acquire and assemble property throughout the Area. Land assemblage by the City may be by purchase, exchange, donation, lease, eminent domain, or through the Tax Reactivation Program, and may be for the purpose of; (a) sale, lease or conveyance to private developers; or (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 redevelopment.

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TABLE 6-1 Estimated Redevelopment, Project Costs

Eligible Expense Estimated Costs

1. Analysis, Administration, Studies, Surveys, Legal, \$ 2,000,000 Marketing, etc.
2. Property Assembly including Acquisition, \$ 5,500,000 Site Prep and Demolition, Environmental Remediation
3. Rehabilitation of Existing Buildings, \$ 10,000,000 Fixtures and Leasehold Improvements, Affordable Housing Construction and Rehabilitation Costs
4. Public Works & Improvements, including \$ 50,665,000 streets and utilities, parks and open space, public facilities (schools & other public facilities)¹
5. Relocation Costs \$ 635,000
6. Job Training, Retraining, Welfare-to-Work v. \$, 1,300,000,
7. Day Care Services \$ 1,300,000
8. Interest Subsidy \$ 1,600,000
- Total Redevelopment Costs ^{2 3} \$ 73,000,000⁴**

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

²Total 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.

³The 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.

⁴All costs are in 2010 dollars and may be increased by five percent (5%) after adjusting for inflation reflected in the Consumer Price Index (CPI) for All Urban Consumers for All Items for the Chicago-Gary-Kenosha, IL-IN-WI_ CMSA as published by the U.S. Department of Labor, or some similar index.

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.

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In connection with the City exercising its power to acquire real property, 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 successor commission) and authorized by the City Council of the City. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this Redevelopment Plan.

The West Humboldt Park-Chicago Avenue Redevelopment Area established City authority to acquire and assemble property (See Appendix, Attachment Five, Housing Impact Study⁹, Exhibit H-1, Units That May Be Removed and Exhibit H-2, West Humboldt Underlying Acquisition

Map for properties identified for acquisition in the West Humboldt Park-Chicago Avenue Redevelopment Area). Such acquisition and assembly under the authority is consistent with this Plan. Nothing in this Plan shall be deemed to limit or adversely affect the authority of the City under the Humboldt Park Redevelopment Area plan to acquire and assemble property. Accordingly, incremental property taxes from the Area may be used to fund the acquisition and assembly of property by the City under the authority of the West Humboldt Park-Chicago Avenue Redevelopment Area.

The City may demolish improvements, remove and grade soils, and prepare sites with soils and materials suitable for new construction. Acquisition, clearance, and demolition will, to the greatest extent possible, be timed to coincide with redevelopment activities so that tax-producing redevelopment closely follows site clearance.

The City may: (a) acquire any historic structure (whether a designated City or State landmark or on, or eligible for, nomination to the National Register of Historic Places); (b) demolish any non-historic feature of such structure; and (c) incorporate any historic structure or historic feature into a development on the subject property or adjoining property.

However, no historic buildings were identified within the Area at this time.

Relocation assistance may be provided in order to facilitate redevelopment of portions of the Area, and to meet the other City objectives. Businesses or households legally occupying properties to be acquired by the City may be provided with relocation advisory and/or financial assistance as determined by the City. The Housing Impact Study⁷, included as Appendix, Attachment Five contains further details with respect to location and number of residential units that may require relocation and the relocation plan for any residents displaced as a result of this Plan.

⁹ The Housing Impact Study that was a part of the original Chicago/Central Park Redevelopment Plan has not been Amended and is attached hereto and made a part hereof in its' entirety.

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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 as set forth in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 64/3. 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 more¹ than 50 percent of the median income of the area of residence, adjusted for family size, as determined by HUD; and (hi) "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.

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 Area contains 4,622 inhabited residential units. The Plan provides for the development or redevelopment of several portions of the Area that may contain occupied residential units. As a result, it is possible that by implementation of this

Plan, the displacement of residents from 10 or more inhabited residential units could occur.

The results of the housing impact study section are described in a separate report which presents certain factual information required by the Act. The report, prepared by the Consultant, is entitled The Chicago/Central Park Tax Increment Financing Redevelopment Plan and Project Housing

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Impact Study and is attached as Appendix, Attachment Five of this Plan.

D. Assessment of Financial Impact on Taxing Districts

The Act requires an assessment of any financial impact of the 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 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 against all properties located within the Area:

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

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

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

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

Board of Education of the City of Chicago. General responsibilities of the Board of Education include the provision, maintenance, and operations of educational facilities and the provision of educational services for kindergarten through twelfth grade. Morse School, Ryerson School, Ward School, and Westinghouse and Flower High Schools are located within the Area. These schools are identified on Exhibit A, Boundary Map of TIF Area included in Attachment Two of the Appendix.

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. Frederick Harding Park, Linden Park, Boiling Park, St. Louis Park, Central Park and Kells Park are located in the Area. Exhibit A, Boundary Map of TIF Area included in Attachment Two of the Appendix.

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

City of Chicago Library "Fund. There are no public libraries located within the boundaries of the Area.

The City finds that the financial impact of the Plan and the Area on the taxing districts listed above is not significant. The replacement of vacant and underutilized properties with new development may cause some increased demand for services and/or capital improvements provided by the Metropolitan Water Reclamation District (MWRD), and fire and police protection, as well as sanitary collection, recycling, etc. by the City. It is expected that any increase in demand for sanitary and storm sewage facilities can be adequately handled by existing treatment facilities of the MWRD. Likewise, facilities of the City of Chicago are adequate to handle any increased demands that may occur.

The major goals of this Plan are to: (i) revitalize and restore existing business and residential areas; (ii) assemble tracts of land for new private development; (iii) accomplish the planned program of public improvements; (iv) achieve new business in-fill development where possible; and (v) develop vacant portions of residential neighborhoods that have lost

residential units in the recent past. In addition, the needs identified herein that cause the Area to qualify for TIF under the Act are to be addressed. This will not result in a need for new facilities or expanded services from area taxing bodies given that the vacant land currently present in the Area was once occupied by structures that generated property taxes but have since had structures demolished. In some cases these properties have been removed from the tax rolls because the City under various City programs acquired them. In addition, the costs presented in Table 6-1, include costs for capital improvements associated with taxing district facilities located within the Area. TIF funds may be used to improve the taxing district facilities listed previously.

The Area represents a very small portion (0.2%) of the total tax base of the City. According to the Eligibility Study, the EAV of the Area has grown at a rate below that of the remainder of the City of Chicago and CPI in two of the last four years, as previously noted. Hence, the taxing bodies will benefit from a program designed to stabilize the tax base in the Area, check the declining tax revenues that are the result of deteriorated conditions in the Area, and attract new growth and development in the future.

It is expected that benefits from new public and private investment in the Area will result in spillover of new development and investment in property, and therefore increased property values in adjoining neighborhoods of the community. The potential for the realization of this trend is borne out by data that was compiled by the Illinois Department of Revenue (DOR). In a report from December 10, 1997, the DOR notes that EAV grows at a faster rate (6.7%) in areas outside of TIF boundaries, in communities where TIFs have been created, than it does in communities that have not created TIFs, where the E.A.V. grew by only 3.5%. There-

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fore, DOR's research suggests that establishment of the Area and Plan is likely to also have this spillover effect and will generate additional tax revenue for the City and other local taxing bodies from investment outside its borders.

E. Prior Efforts }

A description has been previously given regarding prior plans, studies and activities initiated by the City and others designed to guide the revitalization of the Area. Each of these prior efforts involved area residents, elected officials, businesses, and other neighborhood groups. Meetings held in the Area have elicited comments and input from those residing in or doing business in the Area.

Each of the efforts outlined previously have documented the need for continued and broader efforts to address the very significant needs of the Area. The community leaders and businesses point to the need for expanded concerted efforts to:

- Eliminate the blighting factors; Redevelop abandoned sites;

- Improve transportation services, including provision of centralized parking areas, incorporation of vehicular traffic, safety measures, and viaduct improvements;

- Initiate employment training programs so as to better prepare the labor force in the Area for employment opportunities; •

- Undertake physical improvements to improve the appearance, image, and marketability of the Area; and

- Encourage other proposals that can create long-term economic life and stability.

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SECTION VII - STATUTORY COMPLIANCE AND IMPLEMENTATION STRATEGY

A. Implementation Strategy

The development and follow-through of an implementation strategy is an essential element in achieving the success of this Plan. In order to maximize program efficiency and to take advantage of current developer interest in the Area, and with full consideration of available funds, a phased implementation strategy will be employed.

The City may enter into agreements with public entities or private developers, where deemed appropriate by the City, to facilitate public or private projects. The City may also contract with others to accomplish certain public projects and activities as contained in this Plan.

Costs that may be incurred by the City in implementing this Plan may include, without limitation, project costs and expenses that may be eligible under the Act, as amended from time to time, including those costs that are necessary and related or incidental to those listed below as currently permitted by the Act.

The various redevelopment expenditures that are eligible for payment or reimbursement under the Act are reviewed below. A list of estimated redevelopment project costs that are deemed to be necessary to implement this Plan were previously provided in Section 6,- Table 6-1, Estimate Redevelopment Project Costs.. ^

In the event the Act is amended after the date of the approval of this Plan by the City Council of the City of Chicago to (a) include new eligible redevelopment project costs, or (b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as, for example, by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5/11-74.4-3(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 6.1 - Estimated Redevelopment Project Costs or otherwise adjust the line items in Table 6.1 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.

1. 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

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and professional service costs for architectural, engineering, legal, financial, planning, or other services (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected; . '

b) Costs of marketing sites within the Area to prospective businesses, developers, and investors; ,

c) Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land;

d) Costs of rehabilitation, reconstruction, or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; 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, except that on and after November 1, 1999, redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided in Section 74.4-3(q) of the Act unless either

(i) The construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to November 1, 1999 or

(ii) The municipality makes a reasonable determination in the redevelopment plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;

f) Costs of job training and retraining projects, including the costs of "welfare to work" programs implemented by businesses located within the Area and such proposals feature a community-based training program which ensures

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maximum reasonable opportunities for residents of the Humboldt Park, West Garfield Park, and East Garfield Park Community Areas with particular attention to the needs of those residents who have previously experienced inadequate employment opportunities and development of job-related skills including residents of public and other subsidized housing and people with disabilities;

g) Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder, including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding thirty-six (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 (consistent with statutory requirements) within the taxing district in furtherance of the objectives of the Plan and Project.

i) 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);

j) Payments in lieu of taxes, as defined in the Act;

k) Costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs: (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the Area; (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 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 105 ILCS 5/10-22.20a and 5/10-23.3a;

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

(i) such costs are to be paid directly from the special tax allocation

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fund established pursuant to the Act;

(ii) such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;

(hi) 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;

(iv) the total of such interest payments paid pursuant to the Act may not exceed 30% of the total: (i) cost paid or incurred by the redeveloper for the redevelopment-project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act; and

(v) The 30% interest cost limitation may be increased to up to 75% 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.

m) Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost;

n) An elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;

Up to 50% of the cost of construction, renovation and/or rehabilitation of all low- and very low-income housing units (for

ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for this benefit under the Act;

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

If a special service area has been established pursuant to the Special Service Area Tax Act, 35 ILCS 235/0.01 et seq., then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the Area for the purposes permitted by the •

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Special Service Area Tax Act as well as the purposes permitted by the Act;

B. Most Recent Equalized Assessed Valuation

¹ The purpose of identifying the most recent EAV of the 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 Area. The 2000 EAV of all taxable parcels in the Area is approximately \$94.4 million. This total EAV amount by PIN, is summarized in, 2000 Estimated EAV by Tax Parcel included as Attachment Four in the Appendix. 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 Redevelopment Project Area will be calculated by Cook County.

C. Redevelopment Valuation

Contingent on the adoption of this Plan, it is anticipated that several major private developments and/or improvements may occur within the Area.

The private redevelopment investment and anticipated growth that will result from redevelopment and rehab activity in this Area was expected to increase the 2000 EAV by approximately \$20 million to \$25 million over the 23-year period in which the Plan is in place. This estimate was based, in part, upon an assumption, that the undeveloped land will be built with new development and that the vacant buildings will be improved and increase in assessed value. These actions were expected to stabilize values in the remainder of the Area and further stimulate rehab and expansion of existing viable businesses.

In 2001, the EAV of the Area decreased to approximately \$84.8 million, which is used as the base year for the TIF district. Due primarily to dramatically rising assessments and equalization multipliers, the 2003 EAV for the Area was approximately \$115.9 million; exceeding the original projection of \$20 million to \$25 million. The 2009 EAV of approximately \$235 million represents a growth of approximately \$150.2 million in EAV, but again, primarily due to assessment increases and not new development in the Area. Provided the EAV assessment trend continues, the overall growth of the 2000 EAV is expected to add approximately \$230 million to \$250 million in EAV growth. If new development activity can be generated on top of the assessment trend, this projection could increase dramatically.

D. 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

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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 revenue is received. ' ,

The Area is presently contiguous to five Redevelopment Project Areas:

the Pulaski Industrial Corridor Redevelopment Project Area; the Northwest Industrial Corridor Redevelopment Project Area; the Midwest Redevelopment Area;

the Kinzie Industrial Corridor Redevelopment Area; and the Division/Homan Redevelopment Area.

The Area is currently, and may in the future, be contiguous to, or be, separated only by 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 Area to pay eligible Redevelopment Project Costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the 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 Area, shall not at any time exceed the total Redevelopment Project Costs described in this Plan.

The 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 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 Area be made available to support any such redevelopment project areas, and vice versa. The City therefore proposes to utilize net incremental revenues received from the 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 Area and such areas. The amount of revenue from the Area so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Area or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Table 6-1 of this Plan.

E. Nature and Term of Obligation and Completion of the Redevelopment Plan

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

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City may pledge its full faith and credit through the issuance of general obligations bonds. Additionally, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

The redevelopment project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no late than December 31 of the year hV 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 Area is adopted (i.e., assuming City Council approval of the Area and Plan in February 2002, by February 2025). 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 Area in the manner provided by the Act.

F. Commitment To Fair Employment Practices and Affirmative Action Plan

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

1. 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, religion, sex, age, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, source of income, or housing status.

2. Redevelopers must meet City of Chicago 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.

3. 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.

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4. 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.

G. Amending the Redevelopment Plan

This Plan may be amended in accordance with the provisions of the Act.

H. Conformity of the Plan for the Area To Land Uses Approved by the Planning Commission of the City

This Plan and the Project described herein include the generalized land uses set forth on the Generalized Land Use Plan, as approved by the Chicago Plan Commission prior to the adoption of the Plan by the City of Chicago.

I. City Policies

1. The City may incur redevelopment project costs which are paid for from funds, of the City other than incremental taxes and the City may then be reimbursed for such costs from incremental taxes.

2. The City requires that developers who receive TIF assistance for market, rate housing set aside 20% of the units to meet affordability criteria established by the City's Department of Housing and Economic Development. Generally, this means the affordable for-sale units should be priced at a level that is affordable to persons earning no more than 120% of the area median income, and affordable rental units should be affordable to persons earning no more than 80% of the area median income.

3. 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").

4. The City will pursue their overall goal of employment of residents within and surrounding the Area in jobs in the Area and in adjacent redevelopment project areas. In this regard, the following objectives are established to meet the goals of the Plan and Project:

i. Establish job readiness and job training programs to provide residents within and surrounding the Area with the skills necessary to secure entry level and permanent jobs in the Area and in adjoining Areas.

ii. Secure commitments from employers in the Area and adjacent Areas to interview graduates of the Area's job readiness and job training programs.

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The above includes taking appropriate actions to work with Area employers, local community organizations, and residents to provide job readiness and job training programs that meet employers hiring needs.

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Appendix

Attachment One Eligibility Study The Chicago/Central Park Tax Increment Financing Redevelopment Plan and Project Eligibility Study Revision #1

City of Chicago • Richard M. Daley, Mayor

September 25, 2001 Revised January 28, 2002

PQV URBAN CONSULTING

with assistance from

ERNEST R. SAWYER ENTERPRISES, INC. & GOODMAN WILLIAMS GROUP

V/.



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I. Introduction

PGAV Urban Consulting (the "Consultant") has been retained by the City of Chicago (the "City") to prepare a Tax Increment Redevelopment Plan for the proposed redevelopment project area known as the Chicago/Central Park Redevelopment Area (the "Area"). Prior to preparation of the Redevelopment Plan, the Consultant undertook various surveys and investigations of the Area to determine whether the Area qualifies for designation as a tax increment financing district, pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended ("the Act").

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

Following this introduction, Section II presents background information of the Area including the geographic location, description of current conditions and area data; Section III documents the building condition assessment and qualifications of the Area as a combination conservation area and vacant blighted area under the Act; and Section IV, Summary and Conclusions, documents the findings of the Eligibility Study.

This Eligibility Study is a part of the overall tax increment redevelopment plan (the "Plan") for the Area. Other portions of the Plan contain information and documentation as required by the Act for a redevelopment plan.

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II. BACKGROUND INFORMATION

A. | Location and Size of Area

The Area is located approximately four miles west of downtown Chicago. The Area contains approximately 678 acres and consists of 149 (full and partial), blocks and 4,907 tax parcels. The area is generally bound by Kedzie Avenue on the east, Lake Street on the south, Pulaski Road on the west and the rear property lines of properties that front Grand Avenue on the north.

The boundaries of the Area are described in the Plan, Appendix, Attachment Three - Legal Description and are geographically shown on Plan, Appendix, Attachment Two, Exhibit A - Boundary Map of TIF Area. The existing land uses are identified on Plan, Appendix, Attachment Two, Exhibit B - Generalized Existing Land Use Assessment Map.

B. Description of Current Conditions Population Characteristics

Most of the Area is located in the southwest portion of Humboldt Park (community area 23). The portion of the Area located south of Kinzie Avenue (400 north) is within West Garfield Park (community area 26) and East Garfield Park (community area 27). Community Area Maps indicating census tracts and other data are provided in \ the Appendix of the Housing Impact Study. Table 2-1 below presents selected Census characteristics for the three communities that contain portions, of the Study Area.

Table 2-1 Population Characteristics 1990-2000

<i>Population</i>	<i>Humboldt Park</i>	<i>West Garfield Park</i>	<i>East Garfield Park</i>
1990	67,573	24,095	24,030
2000	65,836	23,019	20,881
% Change 1990-2000	-2.6%	-4.5%	-13.1%

Population By Race - 2000

White	19.4%	0.7%	1.2%
Black	48.5%	98.4%	97.5%
Am. Indian, Eskimo, or Aleut	0.4%	0.0%	0.0%
Asian or Pacific Islander	0.5%	0.0%	0.1%
Other	. . . 28.5%	0.3%	0.3%
Multiple race	2.4%	0.3%	• " 0.5%
Hispanic Origin ¹	• ' 48.0%	0.8%	0.9%

1 - Persons of Hispanic Origin may be of any race.

Source: U. S. Department of Commerce - U. S. Census Bureau, 1990 & 2000 Census.

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Development Activity and Assessed Value Trends

The population of the three neighborhood areas that comprise the Area declined during the last census period. This trend has been continuous since 1960. The population of Humboldt Park declined by 6% between 1960 and 1990. The population of West Garfield Park fell by 47% between 1960 and 1990! The most dramatic change occurred in East Garfield Park, where the population declined by 64% between 1960 and 1990! However, the impact on the number of housing units in these areas was even more dramatic. During the 1960 to 1990 time period, the number of housing units dropped by 15% in Humboldt Park, 46% in West Garfield Park, and 58% in East Garfield Park., The many vacant lots, particularly in the south portion of the Area, which is in West and East Garfield Park, are a visible reminder of the housing abandonment that has occurred.

The demolition of housing units started in the 1960s and continued through the end of the decade. Table 2-2 below shows the units lost in just the decade of the 1980s when 14% of the units in the community areas that contain a portion of the Area were demolished (housing data for the 2000 census- was not available at the time of this writing). The highest numbers of lost units were in the census tracts that comprise the majority of the Area.

Table 2-2 Change In Housing Units 1980-1990

Community	Tract	Units In 1980	Units In 1990	Change; • -	Number of Percent
Area .		1980	1990		
Humboldt Park	2307	.. 2,287	2,001	-286	-13%
	2310	1,258	931	-327	-26%
	2311	551	417	-134	-24%
	2312	3,028	2,548	-480	-16%

	2315	3,174	2,712	-462	-15%.
	2316	713	647	-66	-9%
	<i>Subtotal</i>	<i>11,011</i>	<i>9,256</i>	<i>-1,755</i>	<i>-16%</i>
West Garfield Park	2601	679	602	-77	-11%
	2703	705	756	51	7%
	<i>Subtotal</i>	<i>1,384</i>	<i>1,358</i>	<i>-26</i>	<i>-2%</i>
East Garfield Park	2704	484	455	-29	-6%
All Tracts		12,879	11,069	-1,810	-14%

Source: U. S. Department of Commerce - U. S. Census Bureau, 1980 & 1990.

While the decline in housing units was occurring, a total of 90 building permits were issued between January 1996 and May 2001. Of these 90 permits, only 20 were for the construction of new buildings (3 commercial buildings, 14 residential buildings, and 3 institutional buildings). Of the remaining 70 permits issued, 12 were for reconstruction of buildings damaged by fire and 6 were for institutional uses. The remaining 52 permits were for renovations to existing buildings.

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The permits issued between January 1996 and May 2001 represent an average of 18 permits per year for the past five years in an Area that contains 4,907 parcels of property. When the permits issued for institutional uses, and permits issued for repairs due to fire, are removed from the data set, 72 permits were issued for 4,889 parcels. This means that only approximately 1.5% of the property in the Area has experienced some type of reinvestment, in the last five years. This lack of investment in the Area is reflected by the Assessed Value trends realized over the past five years.

Historic Equalized Assessed Values (EAVs) for the Area and the rate of growth for the City of Chicago and the Consumer Price Index (CPI) for All Urban Consumers; for the period between 1995 and 2000 are shown below on Table 2-3 - Equalized Assessed Value Trends. Between 1995 and 2000 the City of Chicago EAV increased from \$30.4 billion to \$40.5 billion. The annual percent change in EAV is indicated on Table 2-3 provided below. In 1995 the EAV of the Area was approximately \$55.5 million. In 2000 the EAV of the Area was approximately \$94.4 million. Further, 553 parcels or 11.2% of the properties in the Area are delinquent in the payment of 1999 real estate taxes.

Table 2-3 Equalized Assessed Value Trends 1995-2000

Year	Area EA.V.	Area % Change Over Previous Year	City of Chicago % Change Over Previous Year	CPI % Change Over Previous Year ¹	Area EA:V. Growth Rate Below : City N/A .	Area E.A.V. Growth Rate Below CPI N/A
1995	\$55,510,901	-	-	-	N/A .	N/A
1996	\$54,814,433 .	-1.3%	1.3%	2.7%	Yes	Yes
1997	\$66,427,790	21.2%	8.4%	2.7%	, No	No
1998	\$66,177,987	-0.3%	1.8%	2.0%	Yes	Yes
1999	\$79,851,985	20.7% .	4.2%	2.1%	No	No
2002	\$94,413,414	18.2%	14.5%	3.2%	No	No

¹ Consumer Price Index for All Urban Consumers (CPI-U) - Chicago-Gary-Kenosha, IL-IN-WI, United States Bureau of Labor Statistics, January 2002. ' >

While there has been growth in the EAV of the Area since 1995, most of this growth is the result of an anomaly in the way the Assessor calculated equalization factors in this portion of the City and is not the result of increased development activity. This is clear from the age of most of the buildings in the Area and the lack of building permits for new construction. Much of the Area is in need of redevelopment, rehabilitation, and revitalization. Vacant buildings and vacant lots reflect deteriorating and dilapidated conditions that affect the viability of numerous commercial structures. Along Chicago Avenue and a portion of Pulaski Road, numerous commercial buildings have been converted into storefront churches. In addition, other older

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commercial structures exhibit deteriorated conditions and are in need of upgrade and improvement. The commercial streetscapes of the Area are also deteriorated. Sidewalks, curbs and gutters, and street paving are in need of repair throughout the Area.

Residential portions of the Area reflect losses in population, and the housing stock shows evidence of decline. The northern portion of the Area exhibits numerous residential structures that are leaning (this may be related to suggestions by some residents that this portion of the Area was used as a land fill in the early part of the 20th century) and deteriorated. The southern portion of the Area exhibits the most severe instances of deteriorated housing. The southern portion of the Area also exhibits numerous vacant lots that once contained residential units. In many instances, the City, under the tax reactivation program, acquired the property associated with these vacant lots or the structures on these properties were demolished under the demplition/lien program. In these instances the City was reacting to declining conditions of Area properties in an attempt to remove abandoned or derelict properties. Throughout the Area, secondary structures (primarily garages associated with residential uses) are deteriorated, and many residential lots contain junk vehicles, trash and debris.

Industrial development is limited in the Area. There is only one large-scale industrial use in the Area, although several small industrial buildings scattered throughout the Area have been converted to churches or are vacant.

Long-term (more than one year) vacancies exist in some buildings, and sections of the Area are vacant and have not generated private development interest. Approximately 10% of the gross land area within the Area is vacant,, and the presence of approximately 500,000 sq. ft. of vacant floor area in 291 of i;he 3,622 buildings in the Area add significantly to the view that the Area experiences additional evidence of blight and that market acceptance of portions of the Area and building stock is not favorable. Generally the vacant floor space is evenly distributed between commercial and residential structures. In addition, 1,225 violations have been issued on buildings and properties in the Area between January 1993 and May 2001 by the City Department of Buildings. In other words since January 1993, approximately 25% of the 4,907 properties in the Area have been cited for having some type of code violation by the City Department of Buildings.

Transportation

Public Transportation

Several CTA bus routes serve the Chicago/Central Park Redevelopment Area. These routes include:

North-South Routes Route 53: Pulaski Route 82: Homan Route 52: Kedzie

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East- West Routes Route 65: Grand Route 70: Division Route 66: Chicago

A major asset of the Area that could be further exploited is its location on the west side of Chicago. Although CTA buses serve the Area well, CTA train service is limited to the southern portion of the Area.. The Green Line, an east-west line that runs along Lake Street, has a newly renovated station at Kedzie (3200 west). In March 2001, the Pulaski Station had an average of 1,578 weekday riders, and the Kedzie Station had 1,286. These figures are among the lowest of the CTA rail stations, suggesting limited opportunities for spin-off commercial development at this time. The lower totals reported at the stations near the Area are likely a result of fewer job opportunities in the Area because industrial uses are generally not concentrated in this portion of the City. It is likely, that fewer workers are commuting to the Area from other sections of the City because there are limited industrial uses and therefore limited industrial jobs in the Area. ■•

Recently a new Green Line station was constructed at Central Park and Lake Street. This station will provide greater access to the Garfield Park Conservatory for all residents once it is completed. The Metra Union Pacific West Line to Geneva also passes through the southern portion of the Area between Franklin Boulevard and Lake Street. The nearest Metra station is located at Kedzie Avenue immediately east of the Area.

Street System

Regional - Downtown Chicago is four miles east of the Area and readily accessible via the Eisenhower Expressway (1-

290). The Eisenhower also provides access to the substantial employment base in suburban DuPage County communities to the west. Access to the Eisenhower is provided via major streets (Pulaski, Homan, and Kedzie) approximately one mile south of the Area.

Local - Arterial streets in the Area generally have one or two travel lanes and curb-side parking lanes. Arterial class streets are signalized at intersections with other arterial and collector streets. East-west arterial streets in the Area are Chicago Avenue, Division Avenue, and Lake Street. North-south arterial streets are Pulaski Road, Homan Avenue, and Kedzie Avenue. Pulaski Road and Chicago Avenue experience the largest traffic volume in the Area. East-west arterial streets also provide alternative routes to the City's central area.

Viaducts and Railroads - The Green Line and the rail line utilized by Metra, noted above, have viaducts at the crossings associated with the north-south arterial streets of the Area. In addition, several retaining walls and berms associated with rail operations are located in the Area. All the viaducts and most of the retaining walls associated with rail operations exhibit deteriorated conditions and are in need of re-

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pair due to spalling concrete surfaces, damaged columns, cracked, spalling, and crumbling pavement, and broken or damaged lighting.

Pedestrian Traffic

Pedestrian traffic in the Area is concentrated along the major arterial streets in the Area. Chicago Avenue has the largest concentration of pedestrian traffic. The higher concentration of pedestrian traffic in these areas is associated with commuters utilizing the CTA bus lines along this route and concentrations of commercial use's.

Existing Land Use

A tabulation of land area by land use category is provided on the following page. At the present time, the existing land uses itemized in Table 2-4, provided on the following page, are predominantly residential in nature, as 62% of the net area (exclusive of public right-of-way) is residential. Residential uses in the Area generally consist of three types of structures. Isolated residential structures (single-family and multi-family) located along commercial corridors, upper-floor residential units in commercial buildings along commercial corridors, and single-family and multi-family structures located in residential neighborhoods. Throughout the residential neighborhoods of the Area the housing stock is in poor condition. This is reflected by a large number of residential units having been vacated and torn down, especially in the southern portion of the Area.

There are a total of 4,622 inhabited residential units in the Area as determined during the field survey of area properties. As set forth in the Act, if a: redevelopment plan for the Area results in the displacement of residents from 10 or more inhabited residential units, or if the Area contains 75 or more inhabited residential units and the City is unable to certify that no displacement of residents will occur, the municipality shall prepare a housing impact study and incorporate the study in the feasibility report required by subsection (a) of Section 11-74.4-5 (sic) [Section 11.74-4-4.1] of the Act. Because 75 or more inhabited residential units are located in the Area, a housing impact study has been prepared and is included as an attachment to the Plan as Appendix, Attachment Five, Housing Impact Study.

Industrial uses in the Area are limited in the Area and only one large industrial use is located in the Area (3300 block of Franklin Boulevard). Industrial uses comprise 3% of the net land area. - .

Commercial uses are predominately located along Chicago Avenue, Pulaski Road, and Division Street. Commercial uses account for 8% of the net land area. There is one multi-tenant retail shopping center in the Area (Chicago-Kedzie Plaza). This center is located on Chicago Avenue immediately west of Kedzie Avenue.

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Table 2-4 Tabulation of Existing Land Use

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^IP.'Acres?! ;sf4,, ISToffeitLari'af^ ;^%-of^ro^.

Industrial	15	3%	2%
Commercial	35	8%	5%
Institutional	40	9%	6%
Vacant Land	74	17%	11%
Residential	279	62%	41%
Park/Playground	4	1%	1%
Public Right-of-Way	231	N/A	34%

Total T' FY " • "

1.. Net Land Area does not include public right-of-way.

Note: Percentage and acreage figures are approximated due to rounding.

Institutional and recreational uses are located throughout the Area. The location of major institutional and recreational uses can be found on Plan Exhibit A, Boundary Map of TIF Area, contained in the Plan Appendix as Attachment Two. The Area is served well by park, school, and hospital facilities. However, no public libraries are located in the Area.

Institutional and recreational uses account for 10% of the net land area. ; . :

Major institutional uses and parks within and near the Area are listed below:

• *Parks*

- Linden - 1139 N. Pulaski
- Harding - 3921 W. Division
- Boiling Park - 800 Blk. Of N. Harding
- St. Louis - 347 N. St. Louis
- Kells - 3201 W. Chicago
- Central Park-72 IN. Central Park
- r Garfield Park - 100 N. Central Park (Not Located In The Area)
- Ohio & Harding Park - 607 N. Harding (Not Located In The Area)

• *Hospitals*

- Hartgrove - 520 N. Ridgeway
- Sacred Heart - 3240 W. Franklin

• *Libraries¹*

- Humboldt Park Branch - 1604 N. Troy (Not Located In The Area)

¹ Both of these libraries are located well outside the Area and are not identified on Exhibit A. They are being listed because they are the nearest facilities operated by the Chicago Library District.

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- *Midwest Branch - 2335 W. Chicago (Not Located In The Area)* • *Schools*

- Lucy Flower Academy - 3545 W. Fulton
- Samuel Morse Elementary : 620 N. Sawyer
- Wright School- 615 N. Harding (Not Located In The Area)
- Ward School - 410 N. Monticello Ryerson School - 646 N. Lawndale
- Westinghouse High School - 3301 W. Franklin

Zoning Characteristics ■ "

; The property within the Area is zoned in several categories. Manufacturing zones cover a limited number of industrial uses located in the Area. Commercial and business zoning districts are predominant along Chicago Avenue, Pulaski Road, and portions of Division Street. Residential zoning is predominant in the remainder of the Area, reflecting the residential nature of much of the Area (see Plan Appendix, Attachment Two, Exhibit D, Existing Zoning Map).

Historic Structures

No buildings identified as Landmarks by the City of Chicago or listed on the National Register of Historic Buildings were documented in the Area. However, 41 buildings listed in the Chicago Landmarks, Historic Resources Survey as possessing potentially significant architectural or historical features were identified. Seven of

these structures have been demolished. Many of the buildings listed are concentrated in the southern portion of the Area along Lake and Walnut Streets and Fulton Boulevard. A listing of the structures identified is presented on the following page as Table 2-5.

Prior Redevelopment Efforts

Prior redevelopment efforts by the City, Area leaders and residents, businesses and business groups have been associated with on-going business retention efforts, education efforts and scattered street improvements in the Area. In addition, numerous properties associated with the tax reactivation program and on-going City acquisition under the demolition-lien program are located in the Area. The majority of the properties acquired under these programs are associated with deteriorated residential properties, and the structures on those properties have been removed.

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Table 2-5 Historic Structures

Building Address	Building Use Or Name
3330-3332 W. Chicago Ave.	Commercial/Residential
724 N. Christiana Ave.	Residential
3209 W. Franklin Blvd.	Demolished
3301-3347 W. Franklin Blvd.	Westinghouse High School
3220 W. Fulton Blvd.	Residential
3221 W. Fulton Blvd.	Residential
3231 W. Fulton Blvd.	Residential
3351 W. Fulton Blvd.	Residential
3445 W. Fulton Blvd.	Residential
3531-3559 W. Fulton Blvd.	Lucy Flower Technical High School
1302 N. Harding Ave.	Demolished
1320 N. Harding Ave.	Residential
1328 N. Harding Ave.	Residential
214-220 Homan Ave.	Commercial/Residential
3701-3721 W. Huron St.	Ryerson School
3921-3925 W. Huron St.	Commercial/Residential
3346 W. Lake St.	Commercial/Residential
3530 W. Lake St.	Residential
3800-3806 W. Lake St.	Demolished
930 N. Lawndale Ave.	Residential
3648 W. Ohio St.	Demolished
600-626 N. Sawyer Ave.	Samuel F. B. Morse" School
421 N. Springfield Ave.	Residential
3213 W. Walnut St.	Residential
3216 W. Walnut St.	Residential
3229 W. Walnut St.	Residential
3232 W. Walnut St.	Demolished
3236 W. Walnut St.	Demolished
3241 W. Walnut St.	Residential
3242 W. Walnut St.	Demolished
3245 W. Walnut St.	Residential

3250 W. Walnut St.	Residential
3265 W. Walnut St.	Residential
3303 W. Walnut St.	Residential
3318 W. Walnut St.	Residential
3334 W. Walnut St.	Residential
3433 W. Walnut St.	Residential
3440 W. Walnut St.	Residential
3443 W. Walnut St.	Residential
3445 W. Walnut St.	Residential
3521 W. Walnut St.	Residential

Five redevelopment areas have been established adjacent to the Area. The Northwest Industrial Corridor Redevelopment Area, the Pulaski Industrial Corridor Re-

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development Area, the Division/Homan Redevelopment Area, the Kinzie Industrial Corridor Redevelopment Area, and the Midwest Redevelopment Area. The establishment of these five areas has resulted, in an increase in development activity in adjacent areas. However, these initiatives have not resulted in significant redevelopment activity in the Area and decline continues. The City has also established the West Humbolt Park-Chicago Avenue Redevelopment Area along Chicago Avenue. These areas are identified on Exhibit G, Adjacent Redevelopment Areas Map, contained in the Plan Appendix as Attachment Two.

The City and the State of Illinois ("State") have also included a portion of the Area in Enterprise Zone 5 (approximately 64%), and the City and U. S. Department of Housing and Urban Development have included a portion of the Area (approximately 59%) in the Federal Empowerment Zone Program (Exhibit F, Empowerment & Enterprise Zones Map, contained in the Plan Appendix as Attachment Two).

However, these initiatives have not reversed decline throughout the Area. For the most part, these existing initiatives are directed at industrial or commercial uses in neighboring industrial or commercial corridors. As noted above, the majority of the Area is comprised of residential uses and therefore not the direct subject of these existing mechanisms. It is anticipated that in the future, the underlying Enterprise Zone, Empowerment Zone, and Redevelopment Area, in conjunction with components of this tax increment finance strategy, and other City programs, will greatly assist in addressing Area problems in the Area. Conditions that affect efficient business operations for Area businesses and industries to include:

deteriorating infrastructure;

blighting conditions; and ,

- need for improved training programs for area employees and residents.

Obstacles to providing safe and convenient housing include:

- deteriorating infrastructure; incompatible land uses in adjacent areas; and

- deteriorating housing stock.

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III. QUALIFICATION OF THE AREA

A. Illinois Tax Increment Allocation Redevelopment Act

The Act authorizes Illinois municipalities to redevelop locally designated deteriorated areas through tax increment

financing. In order for an area to qualify as a tax increment financing district, it must first be designated as a blighted area, a conservation area (or a combination of the two), or an industrial park conservation area as defined at 5/11-74.4-3 (a) of the Act. Based on the criteria set forth in the Act, the improved portion of the Area was determined to qualify as a conservation area, and the vacant portion of the Area was determined to qualify as a blighted area. As set forth in the Act a conservation area is:

"conservation area means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of 3 or more of the following factors is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area.

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

(2) Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.

(3) Deterioration. 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, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

(4) Presence of structures below minimum code standards. 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.

(5) Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

(6) Excessive vacancies. The presence of buildings that are unoccupied or underutilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

(7) Lack of ventilation, light or sanitary facilities. 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. Inade-

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quate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

(8) Inadequate utilities. Underground and overhead utilities such as storm sew-ers 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.

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

(10) Deleterious land use or layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered

' to be noxious, offensive, or unsuitable for the surrounding area.

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

(12) 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 project area.

(13) The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years for which information is available.

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As set forth in the Act a blighted area is:

"any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where:

(2) If vacant, the sound growth of the redevelopment project area is impaired by a combination of 2 or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

(A) Obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-way for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easement for public utilities.

(B) Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.

(C) Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last 5 years.

(D) Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.

■ - * : - (E) 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. (F) The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States

Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated. . . .

(3) If vacant, the sound growth of the redevelopment project area is impaired by one of the following factors that (i) is present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

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(A) *The area consists of one or more unused quarries, mines, or strip mine ponds.*

(B) *The area consists of unused railyards, rail tracks, or railroad rights-of-way.*

(C) *The area, prior to its designation, is subject to chronic flooding that it adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency.*

(D) *The area consist of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.*

(E) *Prior to the effective date of this amendatory Act of the 9th General Assembly, the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area), and the area meets at least one of the factors itemized in paragraph (1) of this subsection, that area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.*

(F) *The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.*

i. B. Survey, Analysis and Distribution of Eligibility Factors

A parcel-by-parcel analysis of the Area was conducted to identify the presence of eligibility factors, (see Conservation Factors Matrix of Improved Area, Table 3-1, and Blighting Factors Matrix of Vacant Area, Table 3-2, contained later in this section). A form similar to Table 3-1 and Table 3-2 was used to document the conditions of Area buildings and properties during field surveys. The data from the field survey was consolidated by sub-area for each of the factors relevant to making a finding of eligibility.

The Area is characterized by the following conditions for the improved portion of the Area:

- the predominance (96%) of structures that are 35 years or older;² dilapidation (23% of buildings and 49% of improved parcels);
- obsolescence (10% of buildings);
- deterioration of buildings and site improvements (98% of structures and 97% of improved parcels);
- illegal use of individual structures (less than 1% of buildings);
- presence of structures below minimum code standards (23% of buildings);
- excessive vacancies (8% of buildings);
- lack of ventilation, light or sanitary facilities (less than 1% of buildings); excessive land coverage and overcrowding of structures (47% of parcels);

² This is 46% greater than the statutory requirement. Under the Tax Increment Allocation Redevelopment Act, for designation of an area as a Conservation Area, 50% or more of the buildings must be 35 years old or older.

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inadequate utilities (97% of sub-areas³); • deleterious land use and layout (95% of sub-areas³); and lack of community planning (97% of sub-areas³).

In addition, many streets contain potholes and cracked surfaces, and sidewalks and curbs exhibit cracked and broken sections. The conditions and locations of these conditions are further detailed latter in this section.

The vacant portion of the Area is characterized by the following conditions:

- obsolete platting (40% of vacant parcels);
- diversity of ownership (56% of vacant parcels);
- ' tax and special assessment delinquencies (19% of vacant parcels); and
- deterioration of structures in neighboring areas (100% of vacant parcels)

C. Evaluation Procedure

Professional senior planners and a registered architect from the staff of PGAV Urban Consulting conducted exterior surveys of observable conditions on all properties, buildings, and public and private improvements located in the Area.

1. Contacts with local individuals knowledgeable as to Area conditions and history, age of buildings and site improvements, methods of construction, real estate records and related items, and other information related to the Area was used. In addition, aerial photographs, Sidwell block sheets, etc. were also utilized.

Conservation 'Factors'-Matrij^of Improved Area :

SubArea	Number of Building	Building Address	Parcel Number	Improvement	Building/Improvement Description	Sub Area	Exhibit	Factor	Number of Parcels	Building Address
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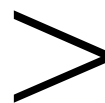
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Table 3-1

Chicago/Central Park Redevelopment Project Area - Conservation Factors Matrix of Improved Area

Sub Area	Sum bar of Building	Buildinge' SeYeereof, Aje or Mara	Tetel * * Parcel, "	Ixopreve'd. V Parcel, "	" Biiu'rVi'p'-we4.Parcel'rVi-&3i^	r Si	! SiobAl'^»E*4WbU(nf FæetOM'Decllnin	Tsui ^Nurobarefi 'Blifblot. 'PaotfITa..? Preactt**	Sub Area. ^Haae- or'■,Mo re':^ i Faaiare.
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Age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures and exposure to the elements over a period of many years. As a rule, older buildings typically exhibit more problems than buildings constructed in later years because of longer periods of active usage (wear and tear) and the impact of time, temperature and moisture. Additionally, older buildings tend not to be ideally suited for meeting modern-day space and development standards. These typical problematic conditions in older buildings can be the initial indicators that the factors used to qualify the Area may be present.

Summary of Findings Regarding Age:

The Area contains a total of 3,622 buildings, of which 96%, or 3,461 buildings are 35 years of age or older as determined by field surveys and local research. In many instances buildings are significantly older than 35 years of age and were constructed in the latter part of the 19th century. Therefore, the Area meets the threshold requirement for a conservation area in that 50% or more of the structures in the Area exceed 35 years of age.

I

1. Dilapidation

Dilapidation as a factor is based upon the documented presence and reasonable distribution of buildings and improvements in an advanced state of disrepair. The field survey of main buildings in the Area found structures with leaning or bowing bearing walls and parapet walls, critical defects in primary structural components such as severely sagging roofs, damaged floor structures, and foundations exhibiting major cracks or displacement. In addition, numerous surface parking lots and sections of fencing associated with commercial and industrial uses throughout the Area exhibited paved surfaces in need of reconstruction, and site fencing that was damaged or missing.

Summary of Findings Regarding Dilapidation:

Of the 3,622 buildings in the Area, 828 buildings, or 23%, were found to exhibit buildings in an advanced state of disrepair. In addition, dilapidated site improvements were found on 1,958, or 49% of the 4,024 improved parcels in the Area.. In addition, it should be noted that it was observed that on many of the properties discussed later in this report with respect to acquisition by the City, it was obvious that structures had been recently demolished as part of on-going City efforts to remove dilapidated structures where possible.

2. Obsolescence

An obsolete building or improvement is one which no longer serves its intended use. Thus, obsolescence is the condition or process of falling into disuse. Obsolescence, as a factor, is based upon the documented presence and

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reasonable distribution of buildings and other site improvements evidencing such obsolescence. Examples include:

a. Functional Obsolescence: Structures are typically built for specific uses or purposes, and their design, location, height and space arrangement are each intended for a specific occupancy at a given time. Buildings are obsolete when they contain characteristics or deficiencies, which limit the use and marketability of such buildings. The characteristics may include loss in value to a property resulting from an inherent deficiency existing from poor design or layout, improper orientation of building on site, etc., which detracts from the overall usefulness or desirability of a property. Obsolescence in such buildings is typically difficult and expensive to correct.

b. Economic Obsolescence: Economic obsolescence is normally a result of adverse conditions that cause some degree of market rejection, and hence, depreciation in market values. Typically, buildings classified as dilapidated and buildings that contain vacant space are characterized by problem conditions, which may not be economically curable, resulting in net rental losses and/or depreciation in market value.

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

Throughout the Area, the lack of on-site parking, vacant storefronts, vacant second and third floor uses, and dilapidated or deteriorated building conditions indicate that many of the structures in the Area exhibit some form of obsolescence.

Summary of Findings Regarding Obsolescence:

The field survey of buildings in the Area found that certain buildings exhibit characteristics of obsolescence. Obsolete

buildings comprised approximately 10% or 354 of the 3,622 buildings in the Area. The majority of these obsolete buildings are located in the commercial portions of the Area. Obsolete site improvements also exist in the Area and are generally associated with the buildings identified above. In addition, narrow streets or driveways, irregular widths, poor or inadequate turning radii or sight lines and lack of paved surfaces on driveways and service areas exist throughout the Area and are examples of obsolete site improvements.

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3. Deterioration

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Deterioration refers to physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair. Conditions, which are not easily correctable in the course of normal maintenance, were classified as deteriorated. Such buildings may be classified as deteriorating or in an advanced stage of deterioration, depending upon the degree or extent of defects.

Buildings with major defects in the secondary building components (i.e., damaged doors and door frames, broken windows, window frames and mul-lins, porches in need of material replacement, gutters and downspouts damaged or missing, weathered fascia materials, Cracks in masonry walls, spalling masonry surfaces, etc.) were observed in the Area. Many of the structures located in the Area exhibited these conditions. In addition, roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas also evidenced deterioration such as; surface cracking, crumbling, potholes, depressions, loose paving materials, weeds protruding through the surface, etc. Site fencing on many larger commercial and industrial lots was rusting and required repair to individual posts or sections of fencing. In some instances, parking areas for vacant properties was being used for trailer storage. In these instances, it was evident that the lots, and in some cases adjacent streets, were not designed for such use and were exhibiting cracks and other deteriorated conditions as a result of heavy truck traffic.

Summary of Findings Regarding Deterioration:

Throughout the Area, deteriorating conditions were recorded on 98% or 3,546 of the 3,622 buildings in the Area. The exterior field survey of main buildings in the Area found structures with major defects in the secondary components, including windows, doors, gutters, downspouts, porches, chimneys, fascia materials, parapet walls, etc. Deterioration of site improvements and public improvements was also observed. Deteriorated site improvements were observed on 3,892 or 97% of the 4,024 improved parcels in the Area.

4. Presence of Structures Below Minimum Code Standards

Structures below minimum code standards include all structures that do not meet the standards of zoning, subdivision, State building laws and regulations. The principal purposes of such codes are to require buildings to be constructed in such a way as to sustain safety of loads expected from various types of occupancy, to be safe for occupancy against fire and similar hazards, and/or establish minimum standards essential for safe and sanitary habitation. Structures below minimum code are characterized by defects or deficiencies that presume to threaten health and safety.

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Summary of Findings Regarding Presence of Structures Below Minimum Code Standards:

Considering the age of buildings in the Area, it is certain that many of the buildings are below the minimum code standards currently in force by the City of Chicago. However, in order to substantiate these conditions both interior and exterior inspections of the properties would be required. Based on clearly observable conditions evident from exterior inspection throughout the Area, structures below minimum code were recorded in 23% or 850 of the 3,622 buildings in the Area. The exterior field survey of buildings in the Area found structures not in conformance with local zoning codes and structures not safe for occupancy because of fire and similar hazards.

In addition, on many Area properties, garbage, trash, discarded tires and abandoned vehicles were observed. Trash and

debris from drive-by dumping is illegal and promotes unsanitary and/or unhealthy conditions: Old tires can collect water and promote mosquito breeding. The presence of open air dumping of trash creates conditions that promote the presence of disease carrying insects and vermin.

5. Illegal Use of Individual Structures

This factor applies to the use of structures in violation of applicable, national, State or local laws. Examples of illegal uses may include, but not be limited to, the following: ,

- a. illegal home occupations; ,
- b. conduct of any illegal vice activities: such as gambling or drug manufacture; uses not in conformance with local zoning codes and not previously grandfathered in as legal nonconforming uses; uses involving manufacture, sale, storage or use of dangerous explosives and firearms.

Summary of Findings Regarding Illegal Use of Individual Structures:

This factor was documented in less than 1% or 4 of the 3,622 buildings in the Area.

6. Excessive Vacancies

Establishing the presence of this factor requires the documenting of the presence of vacant buildings which are unoccupied or underutilized and which

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represent an adverse influence on the Area because of the frequency, extent, or duration of such vacancies. It includes properties which evidence no apparent effort directed toward occupancy or utilization and partial vacancies.

During the field investigation of the Area, a total of 291 buildings were observed to contain vacant floor space. Based on City of Chicago maps that indicate building footprints, it was estimated that approximately 500,000 square feet of floor space was vacant. The vacant floor space is generally distributed evenly between commercial and residential structures. Based on the condition of some of the vacant floor space (boarded up windows, deteriorated interior finishes, lack of lighting, outdated signage, etc.), it is evident that much of this floor space has been vacant for an extended period of time.

Summary of Findings Regarding Excessive Vacancies:

The field investigation indicates that 291 buildings, 8% of the total 3,622 buildings, have vacancy of floor space. There is in excess of 500,000 sq. ft. of vacant floor space (ground floor and upper floors) in the Area. This vacant floor space is generally distributed equally among commercial and residential structures.

7. Lack of Ventilation, Light or Sanitary Facilities¹

Many older structures fail to provide adequate ventilation, light or sanitary facilities; This is also a characteristic often found in illegal or improper building conversions and in commercial buildings converted to residential usage. Lack of ventilation, light or sanitary facilities is presumed to adversely affect the health of building occupants (i.e., residents, employees or visitors).

Summary of Findings Regarding Lack of Ventilation, Light or Sanitary Facilities:

The exterior field survey of main buildings in the Area found structures without adequate mechanical ventilation, natural light and proper window area ratios in the Area. Structures exhibiting a lack of ventilation, light or sanitary facilities were recorded in less than 1%, or 30 of the 3,622 buildings.

8. Inadequate Utilities

Inadequate utilities refers to deficiencies in the capacity or condition of utilities which service a property or area, including, but not limited to, storm drainage, water supply, electrical power, sanitary sewers, gas and electricity.

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Summary of Findings Regarding Inadequate Utilities:

According to the City Department of Water, most of the water mains in the Area are over one hundred years old. The Department projects the service life of an underground water main to be 100 years, and any water main with three

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or more breaks in a block is a candidate for replacement regardless of age. Based on data provided by the City of Chicago Department of Water, water mains in need of replacement were located within 97%, or 36 of the 37 Sub Areas identified on Exhibit E - Sub Area Key Map, included in Plan Appendix, Attachment Two.

9. Excessive Land Coverage and Overcrowding of Structures and Community Facilities

This factor may be documented by showing instances where building cover-, age is excessive. Excessive coverage refers to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Problem conditions include buildings either improperly situated on the parcel or located on parcels of inadequate size and/or shape in relation to present-day standards of development for health and safety; and multiple buildings on a single parcel; The resulting inadequate conditions include such factors as insufficient provision for light and air, increased threat of fire due to close proximity to nearby buildings, lack of adequate or proper access to a public right-of-way, lack of required off-street parking, and inadequate provision for loading or service. Excessive land coverage has an adverse or blighting effect on nearby development because problems associated with lack of parking or loading areas impact adjoining properties.

Summary of Findings Regarding Excessive Land Coverage and Overcrowding of Structures and Community Facilities:

Structures exhibiting 100% lot coverage with party or fire walls separating one structure from the next is a historical fact of high-density urban development. This situation is common throughout the commercial portions of the Area.

Numerous businesses are located in structures that cover 100% of their respective lots. In other cases where the business's building may not cover the entire lot, the business is utilizing 100% of their lot for activities associated with their operations (storage, work areas, etc.). These conditions typically do not allow for off-street loading facilities for shipping operations, do not provide parking for patrons and employees, and do not allow for adequate setbacks. This has prompted overflow parking and truck traffic associated with normal business operations to utilize surrounding residential areas for parking and access. This condition is common along Chicago Avenue and Pulaski Road.

In addition, numerous residential buildings exhibit excessive land coverage and overcrowding of structures. In many cases, residential structures have been reconfigured to include one or two additional units within the structure < then the original design intended. While there is still generally only one structure on a given lot there are now 3 or 4 units within that structure compared to only 1 or 2 when the structure was originally constructed. This has resulted

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i/T. increased parking demand on residential streets. The improvements associated with 47%, or 1,869 of the 4,024 improved parcels in the Area, revealed some evidence of excessive land coverage or overcrowding of structures and community facilities.

10. Deleterious Land Use or Layout

Deleterious land uses include all instances of incompatible land-use relationships, buildings occupied by inappropriate mixed uses, or uses which may be considered noxious, offensive or environmentally unsuitable.

Summary of Findings Regarding Deleterious Land Use or Layout:

In an area such as the Chicago/Central Park Redevelopment Area where its character has evolved over the years, industrial, commercial and residential uses are often in close proximity to one another. It is not unusual to find residential structures in small pockets or isolated within a predominantly industrial area or an isolated industrial use in a residential area. Although these areas may be excepted by virtue of age and continuous occupancy as legal nonconforming uses (whose, existence and use is thereby "grandfathered"), they are, nonetheless, incompatible land uses inasmuch as the predominant character of the Area is influenced by these differing uses. In addition, the presence of abandoned vehicles, billboards, junkyards, and boarded-up vacant buildings are deleterious land uses that contribute to decline. Deleterious land uses and land use relationships were located within 95%, or 35 of the 37 Sub Areas identified on Exhibit E - Sub Area Key Map, included in Plan Appendix, Attachment Two.

11. Lack of Community Planning

This may be counted as a factor if the Area was developed prior to, or without the benefit or guidance of, a community

plan. This means that no community plan existed, was considered inadequate, arid/or was virtually ignored during the time of the area's development. Indications of a lack, of community planning include:

1. Streets, alleys, and intersections that are too narrow or awkwardly configured to accommodate traffic movements.
2. - Viaducts lower than the minimum height requirements creating truck clearance problems.
3. Tracts of land that are too small or that have awkward configurations and/or unusual dimensions.

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4. Some properties in the Area do not enjoy good access to public streets.
5. Industrial land use and zoning adjacent to or within heavily developed residential areas without ample buffer areas.
6. Numerous commercial and limited industrial properties exist that are too small to adequately accommodate appropriate off-street parking and loading requirements.
7. _ The presence of deteriorated structures and other physical conditions that are further evidence of an absence of effective community planning.

Summary of Findings Regarding Lack of Community Planning:

Lack of Community Planning was observed in 36, or 97%, of the 37 Sub Areas identified on Exhibit E - Sub Area Key Map included in Plan Appendix, Attachment Two. Examples of this factor observed in the Area include: conversions of residential structures into commercial businesses, conversion of single-family and two-family residential structures, into multi-family residential units; industrial and commercial uses located in predominately residential areas; street and alleys that are too narrow; commercial, industrial, institutional, multi-family conversions properties that do not provide adequate off-street parking; and the presence of deteriorated structures and other conditions that indicate the absence of effective community planning.

12. Environmental Remediation Costs

If an 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 project area then this factor may be counted.

Summary of Findings Regarding Environmental Remediation Costs:

This factor was not identified in the Area. However, research by the City Department of Environment indicated that numerous properties in the Area are listed in the Department's databases as having potential environmental issues. It was noted by the Department that prior to any demolition or rehabilitation activity, formal asbestos and lead-based paint surveys should be conducted. It was also noted by the Department that all demolition or rehabilitation activities

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ties should be performed in accordance with all applicable permits and regulations.

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

If the total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years for which information is available, or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years for which information is available then this factor may be counted.

Summary of Findings Regarding Declining or Lagging Rate of Growth of Total Equalized Assessed Valuation:

Investigation of historic E.A. V. indicated the presence of this factor did not exist. However, the E.A. V. of the Area has declined in two of the last five calendar years and grew slower than the balance of the City and CPI in those years as

well.

F. Conclusion of Investigation of Eligibility Factors for the Improved Portion of the Redevelopment Project Area

The presence of vacancies in area buildings, deteriorated, dilapidated and obsolete structures and site improvements, deleterious land use relationships, and lack of community planning are evidence of the declining conditions in the Area. In addition, these conditions are present to a meaningful extent throughout the Area and their presence underscores the lack of private investment and rejection of the Area by the private market.

The City and the State of Illinois have designated 64% of the Area as a State of Illinois Enterprise Zone and 59% of the Area as a Federal Empowerment Zone. In addition, a portion of the Area is included in a recently created Urban Renewal Area and is adjacent to several previously created Redevelopment Areas designated under the TIF mechanism. These designations are in further response to the deteriorating conditions in and adjacent to the Area, recognition of the significant needs, and realization that financial incentives are required to attract private investment to this section of the City.

The tax increment program and redevelopment plan include measures designed to reduce or eliminate the deficiencies which cause the improved portion of the Area to qualify as a conservation area consistent with the strategy of the City of Chicago for revitalizing other designated redevelopment areas and industrial corridors. As do-

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cumented in this investigation and analysis, it is clear that the Area is impacted by a number of eligibility factors. The presence of these factors qualifies the improved portion of the Area as a conservation area.

G. Analysis of Undeveloped or Vacant Property

The Area contains 883 vacant parcels of land, or 18% of the total parcels (approximately 74 acres of land, or 17% of the net land area exclusive of public rights-of-way) in the Area. A number of these properties are residential properties that were acquired by the City under the tax reactivation program. In many instances the properties contained improvements that were in such a deteriorated and dilapidated condition that the property was cleared. Vacant land is identified in the Plan Appendix as Attachment Two, Exhibit B - Generalized Existing Land Use Assessment Map. The blighting factors present on vacant parcels are summarized on Blighting Factors Matrix of Vacant Area, Table 3-2, contained on the following pages. A form similar to Table 3-2 was used to document the conditions of vacant Area properties during field surveys and subsequent analyses. The data was consolidated by sub-area for each of the factors relevant to making a finding of eligibility. •

1. Obsolete Platting, Diversity of Ownership, Tax Delinquencies, Deterioration of Structures in Neighboring Areas, Environmental Remediation, Declining or Sub-Par E.A.V. (2 or More)



As indicated in the Act, 2 or more of the factors listed above must be present in order for vacant land to qualify as blighted under these factors.

Summary of Findings Regarding Obsolete Platting:

The result of obsolete platting of vacant land is parcels of limited or narrow size or configurations of parcels of irregular size or . shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-way for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easement for public utilities.

The vacant land located along the commercial corridors of the Area is obsolete in terms of current requirements for commercial development: The majority of these former commercial properties are platted as lots that range from 24 feet to 50 feet wide by 125 feet deep. These extremely narrow lots are obsolete in terms of contemporary commercial development standards. Lots of this size do not provide for adequate off-street parking and are limited in terms of reuse

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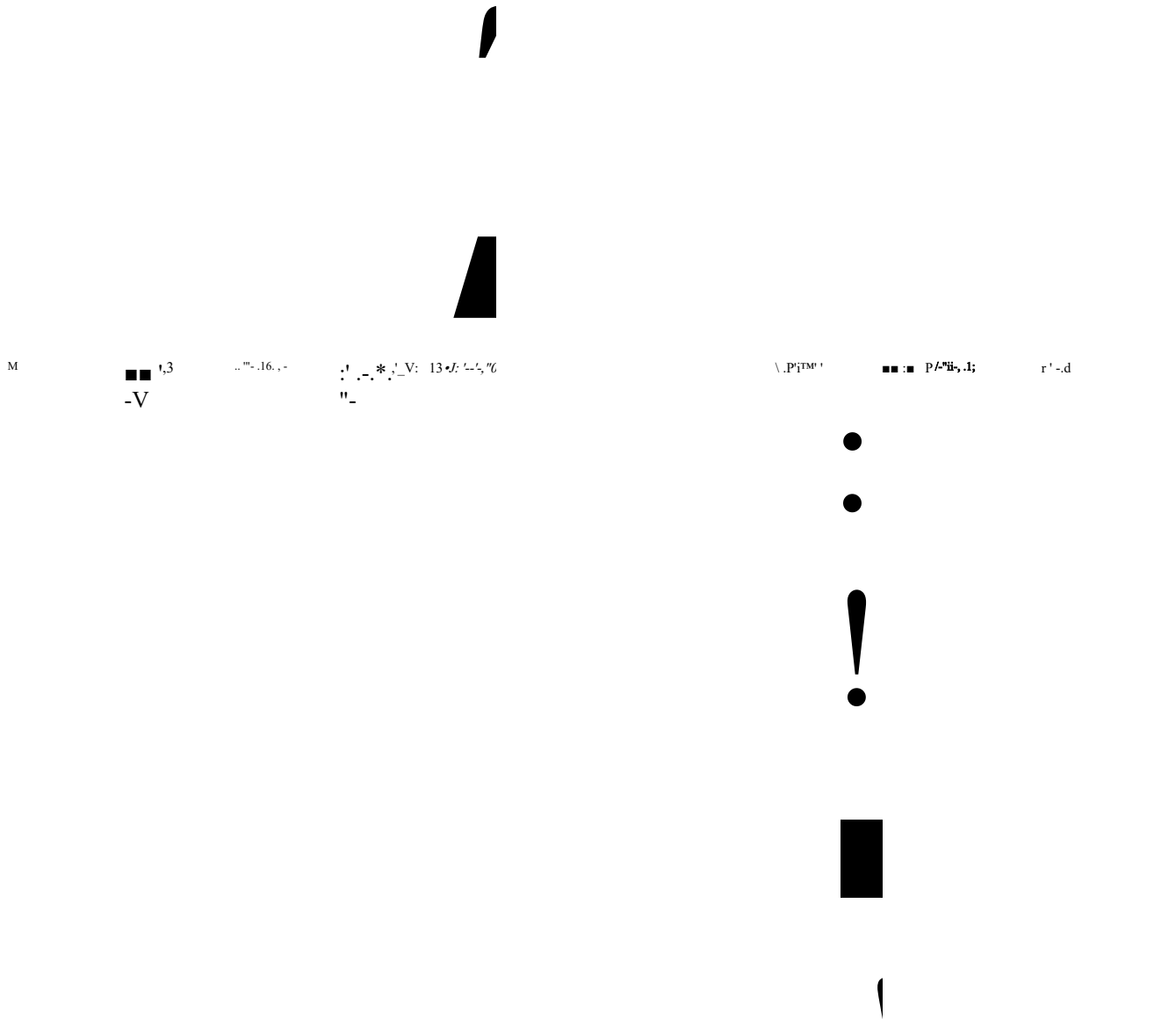
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Table 3-2 - '•/ •• Chicago/Central Park Redevelopment Project Area Blighting Factors Matrix of Vacant Area
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Summary of Findings Regarding Declining or Sub-Par E. A. V. Growth:*As noted earlier in this section investigation of historic E.A. V. indicated that the presence of this factor did not exist.**With respect to this second set of factors for vacant land, only one factor is required.***Summary of Findings Regarding Blighted Improved Area Immediately Prior to Becoming Vacant:**

As discussed previously, many of the properties indicated as vacant on Exhibit B - Generalized Existing Land Use Assessment Map contained in Attachment Two of the Plan Appendix, were acquired under the tax reactivation program. It is evident from historic plats and photos that buildings once existed on many of these sites and demolition of these structures has occurred over time. Documentation of the conditions of many of the vacant parcels prior to becoming vacant is not available. Given the City's aggressive demolition and acquisition of dilapidated structures in the Area, it can be concluded that the demolished buildings were removed due to various factors that would have qualified the buildings as blighted. These conditions; would have included: . i

*deterioration; ;• - '!**dilapidation; !'**obsolescence;**presence of structures below minimum code standards; abandonment; and excessive vacancy****However, for the purposes of this analysis, because the conditions of these properties could not be documented, this factor was not shown as present within the Area on Table 3-2. '*****H. Conclusion of Investigation of Eligibility Factors for the Vacant Portion of the Redevelopment Project Area**

As indicated in the discussion above, and on Table 3-2, the factors required to qualify the vacant portion of the Area as a blighted area exist, that the presence of those factors were documented to a meaningful extent so that the City may reasonably find that the factors are clearly present within the intent of the Act, and that the factors were reasonably distributed throughout the vacant portion of the Area. A total of 628 vacant parcels, or 71% of the 883 vacant parcels, contained 2 or more of the first set of factors for vacant land.

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The tax increment program and redevelopment plan include measures designed to reduce or eliminate the deficiencies which cause the Area to qualify consistent with the strategy of the City of Chicago for revitalizing other designated redevelopment areas and industrial corridors. As documented in this investigation and analysis, it is clear that the vacant portion of the Area is impacted by a number of eligibility factors. The presence of these factors qualifies the vacant portion of the Area as a blighted area.

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IV. SUMMARY AND CONCLUSIONS

The conclusions of PGAV Urban Consulting are that the number, degree, and distribution of eligibility factors in the Area as documented in this Eligibility Study warrant: i) the designation of the improved portion of the Area as a conservation area, and ii) the designation of the vacant portion of the Area as a blighted area as set forth in the Act. Below is a summary table highlighting the factors found to exist in the Area that causes it to qualify.

A. Conservation Area Statutory Factors

FACTOR¹. EXISTING IN AREA² -V*

Age³ 96% of bldgs. exceed
35 years of age.

1 Dilapidation Minor Extent

2 Obsolescence Minor Extent

3 Deterioration Major Extent

4 Illegal use Minor Extent

5 Presence of Minor Extent

6 Excessive vacancy Minor Extent

7 Lack of vacancy Minor Extent

8 Inadequate Major Extent

9 Excessive lot Minor Extent

10 Deleterious Major Extent

11 Environmental Not Present

12 Lack of Control Major Extent

13 Declining occupancy Not Present

Notes:

1 Only three factors are required by the Act for eligibility. Eleven factors are present in the Area.

2 Factors found to exist on more than 50% of the structures or sub-areas in the Area were identified as being found to a major extent. Factors found to exist on less than 50% of the structures or sub-areas in the Area were identified as being found to a minor extent. Four factors were found to exist to a major extent and seven were found to exist to a minor extent.

3 Age, although not a blighting factor for designation, is a threshold that must be met before an Area can qualify as a Conservation Area.

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B. Blighted Area Statutory Factors

FACTOR EXISTING IN VACANT/ UNIMPROVED PORTION OF
' - 'y-fc-y" AREA . . . ,

1 Two or more of YES
on 40% of Vacant
56% of Vacant
(Present on 19%
in Neighboring
Environmental
E.A.V. Growth

- 2 Area immediateNot Applicable
improved area; †
- 3 Area consists ofNot Applicable
- 4 Area consists ofNot Applicable
way; Or
- 5 Area prior to deNot Applicable
improvements; †
- 6 Area consists ofNot Applicable
building debris,
- 7 Area is not less Not Applicable

Note:

Area qualifies per statutory requirements. Only one factor is required by the Act.

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Although it may be concluded that the mere presence of the stated eligibility factors noted above may be sufficient to make a finding of qualification as a conservation area or a vacant blighted area, this evaluation was made on the basis that the factors must be present to an extent that would lead reasonable persons to conclude that public intervention is appropriate or necessary. From the data presented in this report it is clear that the eligibility factors are reasonably distributed throughout the Area.

In addition, the Area on the whole has not been subject to growth and investment by private enterprise and is not expected to do so without the adoption of the Plan. Age and the requirements of contemporary commercial tenants and decline of residential areas have caused portions of the Area and its building stock to become obsolete and deteriorated and may result in further disinvestments that will not be overcome without action by the City. These conditions have been previously documented in this report. All properties within the Area will benefit from the TIF program.

The conclusions presented in this Eligibility Study are those of the Consultant. The local governing body should review this Eligibility Study and, if satisfied with the summary of findings contained herein, adopt a resolution making a finding of a conservation area for the improved portion of the Area and a finding of a blighted area for the vacant portion of the Area and making this Eligibility Study a part of the public record.

The analysis contained herein was based upon data assembled by PGAV Urban Consulting. The study and survey of the Area indicate the requirements necessary for designation as a combination conservation area and a blighted area, are present. Therefore, the Area qualifies as a combination conservation area and a vacant blighted area to be designated as a redevelopment project area and eligible for Tax Increment Financing under the Act.

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Attachment Two Maps and Plan Exhibits

Exhibit A

Boundary Map of TIF Area

Chicago / Central Park Redevelopment Area

City of Chicago, Illinois

- LEGEND

Chicago / Central Park Redevelopment Area Boundary

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IOWA RICE

CHICAGO

HURON
OHIO
FERDINAND - F IRAN KLIN

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City of Chicago, Illinois
KAMERLING POTOMAC
AUGUSTA
WALTON IOWA
RICE
CHICAGO
HURON
OHIO

LEGEND

Chicago / Central Park Redevelopment Area Boundary

Residential

Commercial

Industrial

Institutional

Park / Playground

Vacant Land

NOTE: Information provided from field surveys and various City reports and files. Land uses as of 5-11-2001.

FERDINAND - FRANKLIN
KINZIE
CARROLL
FULTON WALNUT

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Exhibit C

Generalized Land Use Plan

Chicago / Central Park Redevelopment Area

City of Chicago, Illinois

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Chicago / Central Park Redevelopment Area Boundary
IBM Residential
KAMERLING POTOMAC
Mixed
(Residential / Commercial / Institutional) Mixed
(Industrial / Institutional / Commercial)
IOWA RICE
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FERDINAND - FRANKLIN
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FULTON WALNUT

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APRIL 20, 2001 Revised: January 21,2011

PGAVPLANNERS

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Exhibit D Existing Zoning Map

Chicago / Central Park Redevelopment Area

City of Chicago, Illinois

KAMERLING POTOMAC -Cfrri^TAtT

LEGEND

Chicago / Central Park H Redevelopment Area Boundary

Residential Districts - Includes R3, R4, R5

Manufacturing Districts - Includes M1-2, M1-3

Commercial Distrcs - Includes C1-1.C1-2.C1-3.C2-1

Business Districts - Includes

B1-1. B2-1, B2-2, B4-1, B4-2, B4-3, B4-4, BPD#407

NOTE: For a detailed description of each zoning district, see text of the city zoning ordinance.

AUGUSTA WALTON IOWA ,
RICE
CHICAGO

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OHIO
FERDINAND - FRANKLIN KINZIE
CARROLL FULTON WALNUT

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Exhibit E

Sub-Area Key Map

Chicago / Central Park Redevelopment Area

City of Chicago, Illinois

LEGEND

Chicago / Central Park Redevelopment Area Boundary

Sub-Area Identification

KAMERLING POTOMAC -CR^^TAtT

AUGUSTA

WALTON IOWA

RICE

CHICAGO

HURON

OHIO

FERDINAND - FRANKLIN

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Exhibit F

Empowerment & Enterprise Zones Map Chicago / Central Park Redevelopment Area

City of Chicago, Illinois

LEGEND
Chicago / Central Park mmm' Redevelopment Area Boundary
Empowerment Zone

r / A State Enterprise Zone 5
KAMERLING POTOMAC

OHIO
FERDINAND - FRANKLIN
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GRAND AVE.
KINZE ST.

Exhibit G

Adjacent Tax Increment Financing Redevelopment Areas Map Chicago / Central Park Redevelopment Area

City of Chicago, Illinois
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AUGUST 2001
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PGAVPLANNERS

Attachment Three Legal Description

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CHICAGO / CENTRAL PARK REDEVELOPMENT AREA

ALL THAT PART OF SECTIONS 2, 3 AND 11 IN TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF NORTH KEELER AVENUE WITH THE SOUTH LINE OF WEST DIVISION STREET;

THENCE EAST ALONG SAID SOUTH LINE OF WEST DIVISION STREET TO THE EAST LINE OF LOT 40 IN BLOCK 6 IN MILLS AND SONS SUBDIVISION OF BLOCKS 1, 2, 7 AND 8 IN THE

^SUBDIVISION OF BLOCKS 1 AND 2 IN THE FOSTER SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 40 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF NORTH PULASKI ROAD;

THENCE SOUTH ALONG SAID WEST LINE OF THE ALLEY WEST OF NORTH PULASKI ROAD TO THE SOUTH LINE OF LOT 29 IN BLOCK 1 IN ELLSWORTH T. MARTIN'S SUBDIVISION OF BLOCKS 1 AND 2 OF THE RESUBDIVISION OF BLOCKS 5 AND 6 LN THE FOSTER SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 29 BEING ALSO THE

NORTH LINE OF THE ALLEY NORTH OF WEST CHICAGO AVENUE; /
THENCE EAST ALONG THE EASTERLY EXTENSION OF SAID SOUTH LINE OF LOT 29 IN BLOCK 1
IN ELLSWORTH T. MARTIN'S SUBDIVISION TO THE WEST LINE OF LOT 19 IN SAID BLOCK 1 IN
ELLSWORTH T. MARTIN'S SUBDIVISION, SAID WEST LINE OF LOT 19 BEING ALSO THE EAST
LINE OF THE ALLEY WEST OF NORTH PULASKI ROAD;
THENCE NORTH ALONG SAID EAST LINE OF THE ALLEY WEST OF NORTH PULASKI ROAD TO
THE NORTH LINE OF SAID LOT 19 IN BLOCK 1 IN ELLSWORTH T. MARTIN'S SUBDIVISION;
THENCE EAST ALONG SAID NORTH LINE OF SAID LOT 19 IN BLOCK 1 IN ELLSWORTH T.
MARTIN'S SUBDIVISION TO THE WEST LINE OF NORTH PULASKI ROAD;
THENCE NORTH ALONG SAID WEST LINE OF NORTH PULASKI ROAD TO THE WESTERLY
EXTENSION OF THE SOUTH LINE OF LOT 30 IN BLOCK 7 IN THOMAS J. DIVEN'S SUBDIVISION
OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE
EAST

Chicago Guarantee. Survey Co. July 3, 2001

601 S. La Salle St., Ste. 400, Chicago, 111., 60605 ' Order No. 0102017 R2

Ordered by: RG. A. V-

1

HALF OF THE NORTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 39
NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 30
BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF CHICAGO AVENUE;
THENCE EAST ALONG SAID WESTERLY EXTENSION AND ALONG THE NORTH LINE OF THE
ALLEY NORTH OF CHICAGO AVENUE TO THE EAST LINE OF NORTH HARDING AVENUE;
~ THENCE SOUTH ALONG SAID EAST LINE OF NORTH HARDING AVENUE TO THE EASTERLY
EXTENSION OF THE NORTH LINE OF LOT 6 IN THE SUBDIVISION OF BLOCK 4 IN F. HARDING'S
SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP
39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;
THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF LOT 6 IN THE
SUBDIVISION OF BLOCK 4 IN F. HARDING'S SUBDIVISION, SAID NORTH LINE OF LOT 6 BEING
ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF CHICAGO AVENUE, TO THE WEST LINE OF
LOTS 6 THROUGH 24, BOTH INCLUSIVE, IN SAID SUBDIVISION OF BLOCK 4 IN F. HARDING'S
SUBDIVISION, SAID, WEST LINE OF LOTS . 6 THROUGH 24, INCLUSIVE, BEING ALSO THE EAST
LINE OF THE ALLEY EAST OF NORTH PULASKI ROAD;
THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF NORTH PULASKI ROAD TO
THE EASTERLY EXTENSION OF THE NORTH LINE OF LOTS 1 THROUGH 5, INCLUSIVE, IN THE
SUBDIVISION OF LOTS 25 TO 29, INCLUSIVE, OF BLOCK 4 OF F. HARDING'S SUBDIVISION, SAID
NORTH LINE OF LOTS 25 TO 29, INCLUSIVE, BEING ALSO THE SOUTH LINE OF THE ALLEY
NORTH OF WEST HURON STREET;
THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF THE ALLEY
NORTH OF WEST HURON STREET TO THE EAST LINE OF NORTH PULASKI ROAD; ..
THENCE SOUTH ALONG SAID EAST LINE OF NORTH PULASKI ROAD TO THE NORTH LLNE OF
WEST HURON STREET;
THENCE EAST ALONG SAID NORTH LINE OF WEST HURON STREET TO THE EAST LINE OF
NORTH HARDING AVENUE;
THENCE SOUTH ALONG SAID EAST LINE OF NORTH HARDING AVENUE TO THE SOUTH LINE OF
LOT 46 IN BLOCK 6 IN FITCH'S SUBDIVISION OF BLOCKS 5, 6 AND 11 OF F. HARDING'S
SUBDIVISION, IN

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Ordered by: P. G. A. V.

2

July 3, 2001 Order No. 0102017 R2

THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 46 IN BLOCK 6 IN FITCH'S SUBDIVISION AND THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF LOTS 1 THROUGH 24, INCLUSIVE, IN SAID BLOCK 6 IN FITCH'S SUBDIVISION, SAID WEST LINE OF LOTS 1 THROUGH 24, INCLUSIVE, BEING ALSO THE EAST LINE OF THE ALLEY EAST OF NORTH HARDING AVENUE; THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF NORTH HARDING AVENUE TO THE SOUTH LINE OF WEST OHIO STREET;

THENCE WEST ALONG SAID SOUTH LINE OF WEST OHIO STREET TO THE WEST LINE OF NORTH HARDING AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF NORTH HARDING AVENUE TO THE SOUTH LINE OF WEST ERIE STREET; . . '

THENCE WEST ALONG SAID SOUTH LINE OF WEST ERIE STREET TO THE EAST LINE OF NORTH PULASKI ROAD;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH PULASKI ROAD TO THE NORTH LINE OF LOT 42 IN THE SUBDIVISION OF BLOCK 12 OF F, HARDING'S SUBDIVISION, IN THE . WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID NORTH LINE OF LOT 42 IN THE SUBDIVISION OF BLOCK 12 OF F. HARDING'S SUBDIVISION AND THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF LOTS 1 THROUGH 14, INCLUSIVE, IN SAID SUBDIVISION OF BLOCK 12 OF F. HARDING'S SUBDIVISION, SAID WEST LINE OF LOTS 1 THROUGH 14, INCLUSIVE, BEING ALSO THE EAST LINE OF THE ALLEY EAST OF PULASKI ROAD;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF PULASKI ROAD TO THE SOUTH LINE OF LOT 14 IN SAID SUBDIVISION OF BLOCK 12 OF F. HARDING'S SUBDIVISION; THENCE EAST ALONG SAID SOUTH LINE OF LOT 14 IN SAID SUBDIVISION OF BLOCK 12 OF F. HARDING'S SUBDIVISION AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF HARDING AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF HARDING AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 4 IN THE

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3

July 3, 2001 Order No. 0102017 R2

SUBDIVISION OF THE EAST HALF OF BLOCK 13 IN E. HARDING'S SUBDIVISION, IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID THE EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 4 IN THE SUBDIVISION OF THE EAST HALF OF BLOCK 13 IN F. HARDING'S SUBDIVISION TO THE WEST LINE OF LOTS 1 THROUGH 24, INCLUSIVE, IN SAID SUBDIVISION OF THE EAST HALF OF BLOCK 13 IN F. HARDING'S SUBDIVISION, SAID WEST LINE OF LOTS 1 THROUGH 24, INCLUSIVE, BEING ALSO THE EAST LINE OF THE ALLEY EAST OF NORTH PULASKI ROAD;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF NORTH PULASKI ROAD TO THE SOUTH LINE OF LOT 15 IN SAID SUBDIVISION OF THE EAST HALF OF BLOCK 13 IN F.

HARDING'S SUBDIVISION; ;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 15 IN SAID SUBDIVISION OF THE EAST HALF OF BLOCK 13 IN F. HARDING'S SUBDIVISION AND THE EASTERLY EXTENSION THEREOF TO THE EAST LLNE OF NORTH HARDING AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH HARDING AVENUE TO THE NORTH LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD;

THENCE WEST ALONG SAID NORTH LLNE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD TO THE EAST LINE OF NORTH PULASKI ROAD;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH PULASKL ROAD TO THE SOUTH LINE OF THE RIGHT OF WAY OF SAID CHICAGO AND NORTHWESTERN RAILROAD;

THENCE EAST ALONG SAID SOUTH LLNE OF THE RIGHT OF WAY OF SAID CHICAGO AND NORTHWESTERN RAILROAD TO THE EAST LINE OF NORTH AVERS AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH AVERS AVENUE TO THE SOUTH LINE OF LOT 27 IN LAKE STREET & CENTRAL PARK SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 27 BEING ALSO THE NORTH LINE OF THE ALLEY, NORTH OF LAKE STREET;

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THENCE EAST ALONG SAID . NORTH LINE OF THE ALLEY NORTH OF LAKE STREET AND THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF LOT 13 IN SAID LAKE STREET & CENTRAL PARK SUBDIVISION, SAID WEST LINE OF LOT 13 BEING ALSO THE EAST LINE OF THE ALLEY WEST OF NORTH HAMLIN AVENUE; V

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY WEST OF NORTH HAMLIN AVENUE TO THE NORTH LINE OF WEST LAKE STREET;

THENCE EAST ALONG SAID NORTH LINE OF WEST LAKE STREET TO THE EAST LINE OF NORTH HAMLIN AVE.;

THENCE NORTH ALONG SAID EAST LINE OF NORTH HAMLIN AVENUE TO THE SOUTH LINE OF THE CHICAGO & NORTHWESTERN RAILROAD COMPANY RIGHT OF WAY IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

)

THENCE EAST ALONG SAID SOUTH LINE OF THE CHICAGO & NORTHWESTERN RAILROAD COMPANY RIGHT OF WAY TO THE WEST LINE Op VACATED NORTH CENTRAL PARK AVENUE, SAID WEST LINE OF VACATED NORTH CENTRAL PARK AVENUE BEING A LINE 10 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF THE , WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; ,

THENCE SOUTH ALONG SAID WEST LINE OF VACATED NORTH CENTRAL PARK AVENUE TO THE SOUTH LINE OF VACATED CENTRAL PARK AVENUE, SAID SOUTH LINE OF VACATED CENTRAL PARK AVENUE BEING A LINE 86 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF THE CHICAGO & NORTHWESTERN RAILROAD COMPANY RIGHT OF WAY;

THENCE EAST ALONG SAID SOUTH LINE, OF VACATED CENTRAL PARK AVENUE TO THE EAST LINE OF NORTH CENTRAL PARK AVENUE;

, THENCE SOUTH ALONG SAID EAST LINE OF NORTH CENTRAL PARK AVENUE TO THE NORTH

LINE OF WEST LAKE STREET; ¹
THENCE EASTERLY ALONG SAID NORTH LINE OF WEST LAKE STREET TO THE WEST LINE OF
NORTH KEDZIE AVENUE;
THENCE NORTH ALONG SAID WEST LINE OF NORTH KEDZIE AVENUE TO THE SOUTH LINE OF
THE CHICAGO & NORTHWESTERN

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RAILROAD COMPANY RIGHT OF WAY IN THE EAST HALF OF THE SOUTHEAST QUARTER OF
SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;
THENCE EAST ALONG SAID SOUTH LINE OF THE CHICAGO & NORTHWESTERN RAILROAD
COMPANY RIGHT OF WAY TO THE EAST LINE OF THE EAST HALF OF THE SOUTHEAST
QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL
MERIDIAN;
THENCE NORTH ALONG SAID EAST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF
SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN TO
THE NORTH LINE OF AFORESAID CHICAGO & NORTHWESTERN RAILROAD COMPANY RIGHT
OF WAY;
THENCE WEST ALONG SAID NORTH LINE OF THE CHICAGO & NORTHWESTERN RAILROAD
COMPANY RIGHT OF WAY TO THE WEST LINE OF NORTH KEDZIE AVENUE;
THENCE NORTH ALONG SAID WEST LINE OF NORTH KEDZIE AVENUE TO THE
SOUTHWESTERLY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD RIGHT
OF WAY IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 39
NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, $\therefore V > v$
THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF THE CHICAGO,
MILWAUKEE, ST. PAUL & PACIFIC RAILROAD RIGHT OF WAY TO THE EAST LINE OF NORTH
SPAULDING AVENUE; .
THENCE SOUTH ALONG SAID EAST LINE OF NORTH SPAULDING AVENUE TO THE SOUTH LINE
OF WEST CHICAGO AVENUE;
THENCE . WEST ALONG SAID SOUTH LINE OF WEST CHICAGO AVENUE TO THE SOUTHERLY
EXTENSION OF THE EAST LINE OF LOT 43 IN CHRISTIANA, A SUBDIVISION OF THE EAST HALF
OF LOT 5 LN SUPERIOR COURT PARTITION OF THE EAST HALF OF SECTION 2, TOWNSHIP 39
NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 43 IN
CHRISTIANA BEING ALSO THE WEST LINE OF NORTH CHRISTIANA AVENUE;
THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF NORTH
CHRISTIANA AVENUE TO THE SOUTH LINE OF LOT 71 LN SAID CHRISTIANA, A SUBDIVISION OF
THE EAST HALF OF LOT 5 TN

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601 S. La Salle St, Ste. 400, Chicago, 111, 60605 Order No. 0102017 R2
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6

SUPERIOR COURT PARTITION OF THE EAST HALF OF SECTION 2, TOWNSHIP 39 NORTH, RANGE
13 EAST OF THE THIRD PRINCIPAL MERIDIAN;
THENCE WEST ALONG SAID SOUTH LINE OF LOT 71 IN CHRISTIANA AND ALONG THE
WESTERLY EXTENSION THEREOF TO THE EAST LINE OF LOT 19 IN BLOCK 3 OF WILSON AND
GOULD'S SUBDIVISION OF THE WEST HALF OF LOT 5 IN SUPERIOR COURT PARTITION OF THE

EAST HALF OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 19 BEING ALSO THE WEST LLNE OF THE ALLEY WEST OF NORTH CHRISTIANA AVENUE;
THENCE NORTH ALONG SAID EAST LINE OF LOT 19 LN BLOCK 3 OF WILSON AND GOULD'S SUBDIVISION TO THE NORTH LINE OF SAID LOT 19, SAID NORTH LINE OF LOT 19 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF WEST WALTON STREET;
THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF WEST WALTON STREET AND ALONG THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF LOTS 10 AND 11 LN SAID BLOCK 3 OF WILSON AND GOULD'S SUBDIVISION, SAID EAST LINE OF LOTS 10 AND 11 BEING ALSO THE WEST LINE OF,,THE ALLEY EAST OF NORTH HOMAN AVENUE;
THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY EAST OF NORTH HOMAN AVENUE TO THE SOUTH LINE OF WEST AUGUSTA BOULEVARD
THENCE WEST ALONG SAID SOUTH LLNE OF WEST AUGUSTA BOULEVARD TO THE WEST LLNE OF NORTH TRUMBULL AVENUE;
THENCE NORTH ALONG SAID WEST LINE OF NORTH TRUMBULL AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 19 IN THE SUBDIVISION OF BLOCK 1 IN DICKEY'S FOURTH ADDITION TO CHICAGO, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 19 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF WEST AUGUSTA BOULEVARD;
, THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 19 IN THE SUBDIVISION OF BLOCK 1 IN DICKEY'S FOURTH ADDITION TO CHICAGO TO THE EAST LINE OF SAID LOT 19, SAID EAST LINE OF LOT 19 BEING ALSO THE WEST LLNE OF THE ALLEY EAST OF NORTH TRUMBULL AVENUE;

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THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY EAST OF NORTH TRUMBULL AVENUE TO THE NORTHEASTERLY LINE OF LOT 22 IN THE SUBDIVISION OF BLOCK 1 IN DICKEY'S FOURTH ADDITION TO CHICAGO, SAID NORTHEASTERLY LINE OF LOT 22 BEING ALSO THE SOUTHWESTERLY LINE OF THE ALLEY EAST OF NORTH TRUMBULL AVENUE;
THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF THE ALLEY EAST OF NORTH TRUMBULL AVENUE TO THE NORTH LINE OF LOT 23 IN SAID SUBDIVISION OF BLOCK 1 IN DICKEY'S FOURTH ADDITION TO CHICAGO, SAID NORTH LINE OF LOT 23. BEING ALSO THE SOUTH LINE OF A PUBLIC ALLEY;
THENCE WEST ALONG SAID NORTH LINE OF LOT 23 IN THE SUBDIVISION OF BLOCK 1 IN DICKEY'S FOURTH ADDITION TO CHICAGO AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF NORTH TRUMBULL AVENUE;
THENCE NORTH ALONG SAID WEST LINE OF NORTH TRUMBULL AVENUE TO THE SOUTHWESTERLY LINE OF WEST GRAND AVENUE;
THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF WEST GRAND AVENUE TO THE SOUTH LINE OF WEST THOMAS STREET;
THENCE WEST ALONG SAID SOUTH LINE OF WEST THOMAS STREET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 5 IN CHARLES H. KUSEL'S SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 5 BEING

ALSO THE WEST LINE OF THE ALLEY EAST OF NORTH CENTRAL PARK AVENUE; .
THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND. THE WEST LINE OF THE ALLEY
EAST OF NORTH CENTRAL PARK AVENUE TO THE SOUTH LINE OF LOT 10 IN SAID CHARLES H.
KUSEL'S SUBDIVISION;
THENCE WEST ALONG SAID SOUTH LINE OF LOT 10 IN CHARLES H. KUSEL'S SUBDIVISION AND
ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF NORTH CENTRAL PARK
AVENUE;
THENCE NORTH ALONG SAID WEST LINE OF NORTH CENTRAL PARK AVENUE TO THE NORTH
LINE OF LOT 16 IN BLOCK 1 OF TREAT'S SUBDIVISION OF THE NORTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE
Chicago Guarantee Survey Co.
601 S. La Salle St, Ste. 400, Chicago, 111, 60605
Ordered by: P. G. A. V.

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July 3, 2001 Order No. 0102017 R2

THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 16 BEING ALSO THE SOUTH LINE OF
THE ALLEY SOUTH OF WEST GRAND AVENUE;
THENCE WEST ALONG SAID NORTH LINE OF LOT 16 IN BLOCK 1 OF TREAT'S SUBDIVISION TO
THE WEST LINE OF SAID LOT 16, SAID WEST LINE OF LOT 16 BEING ALSO THE EAST LINE OF
THE ALLEY WEST OF NORTH CENTRAL PARK AVENUE;
THENCE SOUTH ALONG SAID WEST LINE OF LOT 16 TO THE EASTERLY EXTENSION OF THE
SOUTH LINE OF LOT 42 IN SAID BLOCK 1 OF TREAT'S SUBDIVISION;
THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 42 IN
BLOCK 1 OF TREAT'S SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF TO THE
WEST LINE OF NORTH MONTICELLO AVENUE;
THENCE NORTH ALONG SAID WEST LINE OF NORTH MONTICELLO AVENUE TO THE SOUTH
LINE OF WEST DIVISION STREET;
THENCE WEST ALONG SAID SOUTH LINE OF WEST DIVISION STREET TO A LINE
PERPENDICULAR TO THE SOUTH LINE OF WEST DIVISION STREET, SAID PERPENDICULAR LINE
HAVING A SOUTHERLY TERMINUS ON THE SOUTH LINE OF WEST DIVISION STREET AND A
NORTHERLY TERMINUS AT THE POINT OF INTERSECTION OF THE NORTH LINE OF WEST
DIVISION STREET WITH THE NORTHEASTERLY LINE OF LOT 46 IN BLOCK 15 OF BEEBE'S
SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 39
NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT 5 ACRES IN THE
NORTHEAST QUARTER THEREOF), SAID NORTHEASTERLY LINE OF LOT 46 BEING ALSO THE
SOUTHWESTERLY LINE OF THE ALLEY SOUTHWEST OF WEST GRAND AVENUE;
THENCE NORTH ALONG SAID PERPENDICULAR LINE TO SAID POINT OF INTERSECTION OF
THE NORTH LINE OF WEST DIVISION STREET WITH THE SOUTHWESTERLY LINE OF THE ALLEY
SOUTHWEST OF WEST GRAND AVENUE;
THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF THE ALLEY SOUTHWEST
OF WEST GRAND AVENUE TO THE EAST LINE OF NORTH HAMLIN AVENUE;
THENCE NORTH ALONG SAID EAST LINE OF NORTH HAMLIN AVENUE TO THE EASTERLY
EXTENSION OF THE NORTH LINE OF LOT 12 IN BLOCK 6 LN THOMAS J. DIVEN'S SUBDIVISION
LN THE WEST HALF OF THE
Chicago Guarantee Survey Co.
601 S. La Salle St., Ste. 400, Chicago, 111, 60605
Ordered by: P. G. A. V.

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July 3, 2001 Order No. 0102017 R2

NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF LOT 12 IN BLOCK 6 IN THOMAS J. DIVEN'S SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF LOT 43 IN SAID BLOCK 6 IN THOMAS J. DIVEN'S SUBDIVISION; THENCE NORTH ALONG SAID EAST LINE OF LOT 43 IN SAID BLOCK 6 IN THOMAS J. DIVEN'S SUBDIVISION TO THE NORTHEASTERLY LINE THEREOF;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF LOT 43 AND ALONG THE NORTHEASTERLY LINE OF LOT 44 IN SAID BLOCK 6 IN THOMAS J. DIVEN'S SUBDIVISION AND ALONG THE NORTHWESTERLY EXTENSION THEREOF TO THE WEST LINE OF AVERS AVENUE; THENCE NORTH ALONG SAID WEST LINE OF AVERS AVENUE TO THE NORTH LINE OF LOT 12 IN ,BLOCK 5 TN SAID THOMAS J. DIVEN'S SUBDIVISION;

THENCE WEST ALONG SAID NORTH LINE OF LOT 12 IN BLOCK 5 IN THOMAS J. DIVEN'S SUBDIVISION AND ALONG THE WESTERLY EXTENSION. THEREOF TO THE EAST LINE OF LOT 57 IN SAID BLOCK 5 IN THOMAS J. DIVEN'S SUBDIVISION; ,. ;' "

THENCE NORTH ALONG SAID EAST LLNE OF LOT 57 IN SAID BLOCK 5 " ." IN THOMAS J. DIVEN'S SUBDIVISION TO THE NORTHEASTERLY LINE THEREOF;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF LOT 57 IN SAID BLOCK 5 IN THOMAS J. DIVEN'S SUBDIVISION AND ALONG THE NORTHEASTERLY LINE OF LOT 58 IN SAID BLOCK 5 AND ALONG THE NORTHWESTERLY EXTENSION THEREOF TO THE WEST LINE OF NORTH SPRINGFIELD AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF NORTH SPRINGFIELD AVENUE TO THE NORTH LINE OF LOT 4 IN THE RESUBDIVISION OF LOTS 12 TO 16 IN BLOCK 1 IN THOMAS J. DIVEN'S SUBDIVISION;

THENCE WEST ALONG SAID NORTH LINE OF LOT 4 IN THE RESUBDIVISION OF LOTS 12 TO 16 IN BLOCK 1 IN THOMAS J. DIVEN'S SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF LOT 21 IN BLOCK 1 IN THOMAS J. DIVEN'S SUBDIVISION;

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THENCE NORTH ALONG SAID EAST LINE OF LOT 21 AND ALONG THE EAST LINE OF LOT 22 IN BLOCK 1 IN THOMAS J. DIVEN'S SUBDIVISION TO THE NORTHEASTERLY LINE OF SAID LOT 22; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF LOT 22 IN BLOCK 1 IN THOMAS J. DIVEN'S SUBDIVISION AND ALONG THE NORTHEASTERLY LINE OF LOT 23 IN SAID BLOCK 1 AND ALONG THE NORTHWESTERLY EXTENSION THEREOF TO THE WEST LINE OF HARDING AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF HARDING AVENUE TO THE NORTH LINE OF LOT 1 IN THE RESUBDIVISION OF LOTS 12 TO 15 IN BLOCK 2 IN THOMAS J. DIVEN' S SUBDIVISION;

THENCE WEST ALONG SAID NORTH LINE OF LOT 1 IN THE RESUBDIVISION OF LOTS 12 TO 15 LN BLOCK 2 IN THOMAS J. DIVEN'S SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF LOT 35 IN BLOCK 2 IN THOMAS J. DIVEN'S SUBDIVISION;

THENCE NORTH ALONG SAID EAST LINE OF LOT 35 AND ALONG THE EAST LINE OF LOT 36 IN BLOCK 2 LN THOMAS J. DIVEN'S SUBDIVISION TO THE NORTHEASTERLY LINE OF SAID LOT 36; V'h";'V': \ _ V.

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF LOT 36 IN BLOCK 2 IN

THOMAS J. DIVEN'S SUBDIVISION AND ALONG THE NORTHEASTERLY LINE OF LOT 37 LN SAID BLOCK 2 TO THE EAST LINE OF NORTH PULASKI ROAD; ,
THENCE SOUTH ALONG SAID EAST LINE OF PULASKI ROAD TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF WEST KAMERLING AVENUE;
THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF WEST KAMERLING AVENUE TO THE EAST LINE OF LOT 11 IN BLOCK 4 OF DAMAREST AND KAMERLING'S GRAND AVENUE SUBDIVISION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 11 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF NORTH PULASKI ROAD;
THENCE SOUTH ALONG SAID WEST LINE OF THE ALLEY WEST OF NORTH PULASKI ROAD AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE NORTH LINE OF LOT 30 IN SOLOMON BOEHM'S RESUBDIVISION OF LOTS 1 TO 43, BOTH INCLUSIVE, IN BLOCK 1 OF STRAYHORN'S SUBDIVISION OF THE SOUTH HALF OF THE SOUTHEAST

Chicago Guarantee Survey Co. July 3, 2001

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Ordered by: P. G. A. V.

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QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 30 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF WEST POTOMAC AVENUE;
THENCE EAST ALONG SAID NORTH LINE OF LOT 30 LN SOLOMON BOEHM'S RESUBDIVISION TO THE EAST LINE OF SAID LOT 30;
THENCE SOUTH ALONG SAID EAST LINE OF LOT 30 IN SOLOMON BOEHM'S RESUBDIVISION TO THE NORTH LINE OF WEST CRYSTAL STREET;
THENCE WEST ALONG SAID NORTH LINE OF WEST CRYSTAL STREET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 4 IN THE RESUBDIVISION OF LOTS 1 TO 10, BOTH INCLUSIVE, IN BLOCK 4 OF STRAYHORN'S SUBDIVISION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;
THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF LOT, 4 LN THE RESUBDIVISION OF LOTS 1 TO 10, BOTH INCLUSIVE, IN BLOCK 4 OF STRAYHORN'S SUBDIVISION TO THE SOUTH LINE OF SAID LOT 4, SAID SOUTH LINE OF LOT 4 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF WEST DIVISION STREET;
THENCE WEST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF WEST DIVISION STREET TO THE EAST LINE OF NORTH KOSTNER AVENUE;
THENCE SOUTH ALONG SAID EAST LINE OF NORTH KOSTNER AVENUE TO THE NORTH LINE OF LOT 20 IN BLOCK 1 OF CASTLE'S SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 3 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF WEST DIVISION STREET;
THENCE EAST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF WEST DIVISION STREET AND ALONG THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF NORTH KEELER AVENUE;
THENCE NORTH ALONG SAID EAST LINE OF NORTH KEELER AVENUE TO THE POINT OF BEGINNING AT THE SOUTH LINE OF WEST DIVISION STREET;
ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

Chicago Guarantee Survey Co.

601 S. La Salle St., Ste. 400, Chicago, 111, 60605

Ordered by: P. G. A. V.

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Attachment Four -2000 Estimated EAV by Tax Parcel

Chicago / Central Park Redevelopment Plan and Project

2000 Estimated EAV by

Tax Parcel

City of Chicago

COUNT	PIN NUMBER	2000 EAV	TAX, DELINQUENT	RESIDENTIAL UNIT TYPE	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ¹	RESIDENTIAL PROPERTY ADDRESS ⁴
1	1602123009	16,743			0	0	
2	1602123010	17,259			0	0	
3	1602123011	18,802			0	0	
4	1602123012	15,411			0	0	
5	1602123013	19,956			0	0	
6	1602123014	16,531			0	0	
7	1602123015	18,697			0	0	
8	1602123016	14,722			0	0	
9	1602123017	20,416			0	0	
10	1602123018	6,115			0	0	
11	1602123019	8,359	YES		0	0	
12	1602123020	23,820			0	0	
13	1602123021	20,105	YES		0	0	
14	1602123022	20,156			0	0	
15	1602123023	4,892			0	0	
16	1602123024	22,295			0	0	
17	1602123025	15,509			0	0	
18	1602123026	14,740			0	0	
19	1602123027	13,881			0	0	
20	1602123028	14,835			0	0	
21	1602123029	14,991			0	0	
22	1602123030	15,075			0	0	
23	1602123031	4,685			0	0	
24	1602123032	4,585			0	0	
25	1602123033	24,785			0	0	
26	1602124011	18,842			0	0	
27	1602124012	17,025			0	0	
28	1602124013	24,543			0	0	
29	1602124014	25,010			0	0	
30	1602124015	11,251			0	0	
31	1602124016	23,147			0	0	

32	.1602124017	38,433		0	0	
33	1602124018	23,147		0	0	
34	M602124019	27,731		.0	0	
35	1602126001.	20,874		0	0	
38,	1602125002	50,118	MIXED USE	1	1	1257 N PULASKI
37 -	.1602125003	25,019	MULTI-FAMILY	2	2	1251 N PULASKI
38	1602125004-	19,758	SINGLE FAMILY	1	1	1249 N PULASKI
39,	.1602125005.	24,954	SINGLE FAMILY	1	1	1245-N PULASKI -
40	-.1602125006	15,340	SINGLE FAMILY	1	1	1243 N PULASKI
41,v	-.1602125007	13,341.	MULTI-FAMILY	2	2	1239 N PULASKI
42-	-.1602125008..	15,382	SINGLE FAMILY	1	f	1237 N PULASKI
'43	'-1602125009	15,556	SINGLE FAMILY	1	1	1233 N PULASKI
44	.1602126010	20,305.	MULTI-FAMILY	2	2	1231 N PULASKI
45.	'-1602125011	19,698	MULTI-FAMILY	2	2	1227 N PULASKI
46	1602125012	15,340	SINGLEFAM1LY	1	1	1225 N PULASKI
47	1602125013	15,885	SINGLE FAMILY	1	1	1221 N PULASKI
48	1602125014	14,722	SINGLE FAMILY	1	1	1219 N PULASKI
46	1602125015	16,845	MULTI-FAMILY	2	2	1216 N PULASKI
50	.1602125016	22,895		0	0	
51	1602126017	16,294	SINGLE FAMILY	1	1	1254 N HARDING
52	1602125018	20,336	SINGLE FAMILY	1	1	1250 N HARDING
53	1602125019	15,340	SINGLE FAMILY	1	1	(248 N HARDING
54	1602125020	20,772	MULTI-FAMILY	2	2	1246 N HARDING
55	1602125021	22,375	SINGLE FAMILY	1	1	1242 N HARDING
56	1802125022	21,924	SINGLE FAMILY	1'	1	1240 N HARDING
57	1602125023	21,781	MULTI-FAMILY	2	2	1236 N HARDING
58	1602126024	21,879	SINGLE FAMILY	1	1	1234 N HARDING
59	1602125025	22,893	MULTI-FAMILY	2	2	1232 N HARDING
60	1602125026	16,501	SINGLE FAMILY	1	1	1230. N HARDING
81	1602125027	17,817	SINGLE FAMILY	1	1	1226 N HARDING
62	1602125028	15,825.	SINGLE FAMILY	1	1	1224 N HARDING
63	1602125029	18,268	MULTI-FAMILY	2	2	1220 N HARDING
64	1602125030	18,130	MULTI-FAMILY	2	2	1218 N HARDING
65	1602126031.	17,984	MULTI-FAMILY	2	2	1214 N HARDING
66	1602125032	169,842		0'	0	
67	1602125033	50,880		0	0 ■	
66	1602125034	29,475		0	0	
69	-.1602126039	.19,102.	MLH.TI-FAMILY	.2	2	3844 W DIVISION
70	1602126038	6,751'	YES	MULTI-FAMILY	2	3934 W DIVISION
71	1602125039	22,355		0	0	
72	1602125040	18,144		0	0	
73	1602126001	100,044	MULTI-FAMILY	6	6	1255-57 N HARDING
74	1602126002	24,425	MULTI-FAMILY	2	2	1253 N HARDING
75	1602126003	15,469	YES	SINGLE FAMILY	..1	1251 N HARDING
76	1602126004	20,374	SINGLE FAMILY	1	1	1247 N HARDING
77	1602126005	23,053	MULTI-FAMILY	2	2	1243 N HARDING

78	1602126006	17,855		SINGLE FAMILY	1	1	1239 N HARDING
79	1602126007	22,402		MULTI-FAMILY	2	2	1237 N HARDING
80	1602126008 -	14,913		SINGLE FAMILY	1	1	1235 N HARDING
61	1602126009	15,291		SINGLE FAMILY	1	1	1231 N HARDING
62	1602126010	17,857		SINGLE FAMILY	1	1	1229 N HARDING
63	1602126011	17,512		SINGLE FAMILY	1	1	1225 N HARDING

09/25/2001

Revised January 28, 2002 1 2000 EAV Exhibit for Central park Redevelopment Planjds ' PGAV-Urban Consulting

Oficjgo/Central Park. Radevopment Plan and Project

2000 Estimated EAV by Tax Pared

City or Chicago

COUNT	PIN NUMBER	2808 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE¹	NUMBER OF RESIDENTIAL UNITS³	OCCUPIED RESIDENTIAL UNITS*	RESIDENTIAL PROPERTY ADDRESS*
84	1602126012	17,237	-	SINGLE FAMILY	1	1	1221'N HARDING
85	1602126013	16,352		SINGLE FAMILY	1	1	1217 N HARDING
88	1602126014	19,847		MULTI-FAMILY	2	2	1215 N HARDING
87	1802126015	25206		MULTI-FAMILY	2	2	1254 N SPRINGFIELD
88	1602126016	17,194		MULTI-FAMILY	2	2	1252 N SPRINGFIELD
8*	1602128017	20,336	YES	MULTI-FAMILY	3	3	1250 N SPRINGFIELD
98	1602126018	19,164		MULTI-FAMILY	2	2	1246 N SPRINGFIELD
91	1602126019	17,163		SINGLE FAMILY	1	1	1242 N SPRINGFIELD
7	1602128020	15,776		SINGLE FAMILY	1	1	1240 N SPRINGFIELD
93	1602126021	15,355		MULTI-FAMILY	2	1	1238 N SPRINGFIELD
»4	1802126022	15,029		SINGLE FAMILY	1	1	1234 N SPRINGFIELD
95	1602126023	21,090		-SINGLE FAMILY	1	1	1232 N SPRINGFIELD
96	1602126024	20,587	YES		0	0	
97	1602126025	20,163		MULTI-FAMILY	2	2	1226 N SPRINGFIELD
98	1602126026	15,031		SINGLE FAMILY	1	1	1224 N SPRINGFIELD
99	1602126027	16,899		SINGLE FAMILY	1	1	1222 N SPRINGFIELD
100	1802126026	15,149	YES	SINGLE FAMILY	1	1	1220 N SPRINGFIELD
101	1602126029	22,053		MULTI-FAMILY	2	2	1218 N SPRINGFIELD
102	1602.126030	20,345		MULTI-FAMILY	3	3	1216 N SPRINGFIELD
103	1602126031	27,594		SINGLE FAMILY	1	1	3924WDIV/IsrDN
104	1602126032	23,867			0	0	
105	1602.126033	28,581			0	0	
168	1602126034	28,581			0	0	
187/	1602126035	21,061		SINGLE FAMILY	1	1	3914 W DIVISION
166	1602126036	20,612			0	0	
109	■ 1602126037	25,862		MULTI-FAMILY	3	3	3908 W DIVISION
118	1602126038	16,316		MULTI-FAMILY	2	2	3904 W DIVISION
111	1602126039	20,681			0	0	
112	1602127012	31,414			0-	0	
113	1802127013	12,107			0	0	
114	1602127014	15,069		SINGLE FAMILY	1	1	1255 N. SPRINGFIELD
115	1602127015	14,228		SINGLE FAMILY	1	1	1253 N-SPRINGFIELD
T16T	1602127016	14,629		MULTI-FAMILY	2	2	1251 N SPRINGFIELD
117	1602127017	16,898		MULTI-FAMILY	2	2	1247 N SPRINGFIELD
118	1602127018..	15,996		MULTI-FAMILY	2	■ 2	1245 N SPRINGFIELD

119	.,1602127019	.16,116		SINGLE FAMILY	1	1	1243 N SPRINGFIELD
120	-1602.127020 ■	19,565		MULTI-FAMILY	2	2	1241 N SPRINGFIELD
121	1602127021	14,428		SINGLE-FAMILY	, 1	1	1237.N SPRINGFIELD
122	•1602127022	- 15.267		MULTI-FAMILY	2	2	1235 N SPRINGFIELD
123	,1602127023	15,267		MULTI-FAMILY	2	2	1233 N SPRINGFIELD
124	1602127024	17,223		MULTIFAMILY	2	2	1229 N SPRINGFIELD
125	1602127025	15,324		SINGLE FAMILY	1	1	1227 N SPRINGFIELD
128	. 1602127026	16,189		MULTI-FAMILY	2	2	1225 N SPRINGFIELD
127	1602127027	17,330		MULTI-FAMILY	2	2	1221 N SPRINGFIELD
128	1602127028	■Exempt		SINGLE FAMILY	1	1	1219 N SPRINGFIELD
129 -	1602127029	15,009 .		SINGLE FAMILY	1	1	1215 N SPRINGFIELD
130	1602127030 .	20,963'			0	0	
131	1602127031	•13,626			0	0	
132:	,1602127032	6,115			0	0	
133	1602127033	19,911			- 0>,<<.	0	
134	,1602127034	15.3g&			0	0	
135	1602127035	20.321			0	0	
136	. 1602127036 ;	16.156			0 .	0	
137	■1602127037	20,752			0	0	
138	1602127038	15,858	YES		0	0	
139	1602127039 .	16.123			0	0	
140	1602127040 .	16.145			0	0	
141	'1602127041	21.910			0	0	
142	.1602127042	15.075			• 0	0	
143	1602127043	14,115			,0	0	
144	.1602127044	14.806			0	0'	
145	1602127045	16,258			0	0	
146	1602127046	52,395			0	0	
147	1602127047	16,009		SINGLE FAMILY	. 1	1	.3658 W DIVISION
146	1602127048	24,060	YES	MULTI-FAMILY	2	2	3854 W DIVISION
149	1602127049	22,288		MULTI-FAMILY	2	2	3850, W DIVISION
150	1602127053	22,860		MULTI-FAMILY	2	2	3840 W DIVISION
151	1602127054	23,445		MULTI-FAMILY	2	2	3838 W DIVISION
152	1602127055.	6,212			0	0	
153							
154	1602128009	22,342		MULTI-FAMILY	- 2	'2	1241 N AVERS
155	1602126010	13,839		SINGLE FAMILY	1	T	1239 N AVERS
156	160212801.1	14,339 .		SINGLE FAMILY	1	1	T237 N AVERS
157	1602128012	8.115			0 -	0	
156	1602128013	14,7.11		SINGLE FAMILY	1	1	1231 W AVERS
159	.1602128014	- 18,562		SINGLE FAMILY	1	1	1229 N AVERS
186	1602128015	'20,156		.MULTI-FAMILY	3	3	1227 N AVERS
161	1602128016	14.766		SINGLE FAMILY	1	1	1226 N AVERS
1S2	1602128017	16,050			0	0	
163	. 1602128018'	23,740		MULTI-FAMILY	3	3	1219 N AVERS
164	1602128019	16,607		MULTI-FAMILY	2	2	1217 N AVERS

165	1602128020	17,86*		MULTI-FAMILY	3	3	1215 N AVERS
166	1602128021	14,219		SINGLE FAMILY	1	1	1236 N HAMLIN

09/25/2001
 Revised January 28, 2002
 20Q0 EAV Exhibit for Central Park Redevelopment Plan/jcls

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 PGAV Urban Consulting
 Chicago / Central Park* Redevelopment Plan and Project
 2000 Estimated EAV by Tax Parcel

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE	NUMBER OF RESIDENTIAL UNITS	OCCUPIED RESIDENTIAL UNITS	RESIDENTIAL PROPERTY ADDRESS
1x7	1602128022	4,447			0	0	
168	1602126023	17,261		MULTI-FAMILY	2	2	1232 N HAMLIN
■ 16B	1602126024	14,486		SINGLE FAMILY	1	1	1228 N HAMLIN
170	1602128025	14,093		SINGLE FAMILY	1	1	1226 N HAMLIN
171	1602128026	17,205		SINGLE FAMILY	1	1	1224 N HAMLIN
172	1602128027	13,163		SINGLE FAMILY	1	1	1222 N HAMLIN
173	1802128028	22,753		MULTI-FAMILY	3	3	1220 N HAMLIN
17*	1602128029	6,115			0	0	
17S	1602128030	6,115			0	0	
17S	1602128031	14,671			0	0	
177	1602128035	17,797			0	0	
178	1602128036	5,834			0	0	
179	1602128037	16,939			0	0	
180	1602128038	16,178			0	0	
181	1602126039	30,698			0	0	
182	1602128040	11,673			0	0	
183	1602128041	17,924			0	0	
184	1602130025	14,066			0	0	
195	1602130026	20,267			0	0	
186	1602130027	20,212			0	0	
187	1602130028	19,925			0	0	
168	1602130029	19,994			0	0	
189	1602130030	19,994			0	0	
190	1602130031	19,994			0	0	
191	1602130032	51,776			0	0	
192	1602130033	20,154			0	0	
193	1602130034	21,866			0	0	
1B4	1602130035	6,046			0	0	
195	1602130036	33,495			0	0	
196	1602130037	5,972			0	0	
197	1602130038	20,783			0	0	
198	1602130039	20,438			0	0	
199	1602300001	60,795			0	0	
200	1602300002	186,463			0	0	
281	1602300003	116,264			0	0	
202	1602300010	6,115			0	0	
203	1602300011	6,115			0	0	
204	1602300012	21,012		SINGLE FAMILY	1	1	1121 N PULASKI

205	1602300013	19,780		SINGLE FAMILY	1	1	1119 N.PULASKI
286	1602300014	16,422			0	0	
207	1602300015	57,091			0	0	
209	1602300016	22,782		MULTI-FAMILY	2	2	1107 N PULASKI
209	1602300017	20,536			0	0	
210	1602300018	8,096	YES		0	0	
211	1602300019	16,847			0	0	
212	1602300020	15,566			0	0	
213	1602300021	16,494			0	0	
214	1602300024	16,912			0	0	
21S	1602300025	15,135			0	0	
2.16	1602300026	11,516			0	0	
217	1602300027	28,234			0	0	
218	1602300029	22,497	YES		0	0 -	
219	1602300029	20,018			0	0	
228	1602300030	6,115			0	0	
221	1602300031	6,115			0	0	
222	1602300032	16,293			0	0	
223	1602300033	• 6,848	YES		0	0	
224	1602300034	25,850			0	0	
223	1602300035	16,854			0	0	
229	1602300036	24,361			0	0	
227	1602300037	Exempt			0	0	
228	1602301005	6,115	YES		0	0	
229	1602301006	23,725			0	0	
230	1602301007	19,711			0	0	
231	1602301008	13,977			0	0	
232	1602301009	13,977	YES		0	0	
233	1602301010	107,066			0	0	
234	1602301011	17,595		SINGLE FAMILY	1	1	1145 N HARDING
235	1602301012	21,366	YES		0	0	
236	1602301013	22,242		MULTI-FAMILY	2	2	1137 N HARDING
237	1602301014	19,846		MULTI-FAMILY	3	3	1136 N HARDING
238	1602301015	21,833		■-MULTI-FAMILY	2	2	1131 N HARDING
239	1602301016	26,013		MULTI-FAMILY	3	3	•1127 N HARDING
1240	1602301017	22,266		MULTI-FAMILY	2	0	1125 N HARDING
241	1602301018	19,929		MULTI-FAMILY	2	2	1123 N HARDING
242	1602301019	23,647		MULTI-FAMILY	2	2	1119 N HARDING
243	1602301020	20,625		MULTI-FAMILY	2	2	1117 N HARDING
244	1602301021	20,619		MULTI-FAMILY	2	2	1115 N HARDING
245	1602301022	23,634		MULTI-FAMILY	2	2	1113 N HARDING
249	1602301023	25,797		SINGLE FAMILY	1	1	1109 N HARDING
247	1602301024	16,076		SINGLE FAMILY	1	1	11Q7N HARDING
249	1602301025	21,630		SINGLE FAMILY	1	1	1103 N HARDING
249	1602301026	15,449		SINGLE FAMILY	1	1	1101 N HARDING

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Chicago / Central Park Redevelopment Plan and Project

2000 Estimated EAV by Tax Parcel

City of Chicago:

COUNT	PIN NUMBER	2888 EAV	TAX , DELINQUENT	RESIDENTIAL ,; UNIT TYPE'	NUMBER OF RESIDENTIAL UNITS'	occupied residential units'	RESIDENTIAL PROPERTY ADDRESS'
250	1602301027	.23,047			0	0	
251	1602301028	15,671		SINGLE FAMILY	1	1	1142 N SPRINGFIELD
252	. 1602301029	6.115		MULTI-FAMILY	2	2	1138 N SPRINGFIELD
233	1602301030	23,313 .		SINGLE FAMILY	1	1	1136 N SPRINGFIELD
254	1602301031	.16,716	YES	SINGLE FAMILY	1	1	1134 N SPRINGFIELD
255	*1602301032	15,146		SINGLE FAMILY	1	1	1130 N SPRINGFIELD
256	1602301033	14.642		SINGLE-FAMILY	1	1	1128 N SPRINGFIELD
257	1602301034 .	25.962		i MULTI-FAMILY	4	.4	1122 N SPRINGFIELD
25S	. 1602301035	20,621		MULTI-FAMILY	2	2	1120 NSPRINGFIELD
259	1602301036	23,591		MULTI-FAMILY	2	2	1118 N SPRINGFIELD
260	1602301037	20,283	YES	MULTI-FAMILY	3	3	1116N SPRINGFIELD
261	1602301038	4.447			0	0	
262;	1602301039	12229	YES		0	0	
263	1602301040	14,653		SINGLE FAMILY	1	1	1106 N SPRINGFIELD
264	1602301041	15,111	YES	SINGLE FAMILY	1	1	1104 N SPRINGFIELD
265	. 1602301042	75,419			0	0	
266	1602301043	Exempt			0	0	
267	1602302001	78,514			0	D •	
269.	1602302002	14.382			0	0	
269	.1602302003	22,620			0	0	
270	, 1602302004	23,284			0	0	
271	1602302005	20.501			0 ,.	0	
272	1602302006	24.481			0	0	
273	1602302007	. 20,661			0	0	
274	1502302008	9,417	YES		0	0	
275	,1602302009	22.875			0	0	
276	1602302010 '	20,196 ■			0	0	
277	1602302011	23,055			0	0	
276 .	1602302012	22,989			0	0	
279	1602302013	20,278			0	0	
268	■1602302014	17,552			0	0	
281	1602302015	20,445			0	0	
242	1602302016	16,676			0	0	
283	1602302017	16,483			0	0	
284.	.1602302018	15,487			0	0	
285:	. 1602?02019	21,268			0	0	
266	=1602302020	19,658			0	0	
287	.1602302021	21,268			0	0	
288:..	1802302022	22,935 ,	. -»...- ' -		0	0	
269:	*1602302023.	221935 -		i	0	0	

290>	1602302024	22,809 "		0	0	
291:	1602302025	22,909 .		0	0	
282	'1602302026	20,750		0	0	
293;,-	1602302027	22,991	MULTI-FAMILY	2	2	1144 N AVERS
294	■ 1602302028	18,526	SINGLE FAMILY	- 1	1	1 HON AVERS
295 -	1602302029	23,173	SINGLE FAMILY	1	1	1138 N AVERS
296	1602302030	17,490	SINGLE FAMILY	1	1	1136 N AVERS
297	1602302031	23,051	MULTI-FAMILY			1132 N AVERS
299	1602302032	15,024	SINGLE FAMILY	1	1	1128 N AVERS
299	1602302033	14,924	SINGLE FAMILY	1	1	1126 N AVERS
308	1602302034	14,600	SINGLE FAMILY	1	1	1122 N AVERS
381	1602302035	16,338	SINGLE FAMILY	1	1	1120 N AVERS
392	1602302036	14,644	SINGLE FAMILY	1	1	1116 N AVERS
383	1602302037	4,667	YES'	0	0	
384	1602302038	6,115		0	0	
305	1602302039	14,517	MULTI-FAMILY	3	3	1108 N AVERS
386 .	1602302040	19,980	MULTI-FAMILY	2	2	1106 N AVERS
397	1602302041	18,233		0	0	
389	1602302042	15,920	SINGLE FAMILY	1	1	1100 N AVERS
389	. 1602303001	39,249 :	YES	0	0	
31S	1602303004	Exempt		0	0	
311	1602303005	22,291		0	0	
312	1602303009	133,450		0	0	
313	1602303010	15,489		0	0	
314	1602303011	21,826		0	0	
315	1602303012	16,232		0	0	
316	1602303013	14,606	YES	0	0	
317	1602303014	22,484		. 0	0	
316	1602303015	22,346		0	0	
319	1602303016	19,473		0	0	
328	1602303017	14,288		0	0	
321	1602303018	14,037		:0	0	
322	1602303019	16,845		0	0	
323	1602303020	14,762		0	0	
324	1602303021	7,093	YES	0	0	
325	1602303022	14,777		0	0	
328	1602303023	117,950		0	0	
327	1602303024	23,116		0	0	
.326	1602303025	23,224	MULTI-FAMILY	2	2	1138 N HAM UN
329	1602303026	22,026		0	0	
339	1602303027	16,705	SINGLE FAMILY	1	1	1134 N HAMLIN
331	1602303028	13,139 ,	YES	SINGLE FAMILY	1	1130 N HAMLIN
332	1602303029	6,115		0	0	

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PGAV Urban Consulting
Chicago/General Park Redevelopment Plan and Project.

2000 Estimated EAV by TAJT Parcel

City of Chicago

COUNT	PIN NUMBER	2088 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE¹	NUMBER OF RESIDENTIAL UNITS²	OCCUPIED RESIDENTIAL UNITS³	RESIDENTIAL PROPERTY ADDRESS*
333	1602303030	14,597		SINGLE FAMILY	1	1	1126 N HAMLIN
334	1602303031	22873		MULTI-FAMILY	2	2	1124 N HAMLIN
335	1602303032	17,148		SINGLE FAMILY	1	1	1122 N HAMLIN
336	1602303033	17,657			0	0	
337	1602303034	28,426	YES	SINGLE FAMILY	1	1	1114 N HAMLIN
338	1602303035	26,426		MULTI-FAMILY	3	3	1110 N HAMLIN
339	1602303036	20,921	YES		0	0	
340	1602303037	13,027	YES		0	0	
341	1602303038	25,808	YES		0	0	
342	1602303039	17,610			0	0	
341	1602304001	6,115	YES		0	0	
344	1602304002	19,338			0	0	
345	1602304003	6,090			0	0	
346	1602304004	21,646			0	0	
347	1602304005	60,835			0	0	
348	1602304006	22,444			0	0	
349	1602304007	24,616			0	0	
358	1602304008	29,163			0	0	
351	1602304009	24,390			0	0	
352	1602304010	212*3			0	0	
353	1602304011	18,504			0	0	
354	1602304012	20,076			0	0	
355	1602304013	23,605		MULTI-FAMILY	2	2	1137 N HAMUN
356	1602304014	23,427			0	0	
357	1602304015	6,115	YES		0	0	
358	1602304016	20,172		MULTI-FAMILY	3	0	1129 N HAMLIN
359	1602304017	24,232		MULTI-FAMILY	2	2	1127 N HAMLIN
368	1602304018	17,157		SINGLE FAMILY	1	1	1125 N HAMLIN
381	160230*019	14,653		SINGLE FAMILY	1	1	1121 N HAMLIN
362	1602304020	17,167		SINGLE FAMILY	1	1	1119 N HAMUN
363	1602304021	14,653		SINGLE FAMILY	1	1	1117 N HAMLIN
364	1602304022	16,996		MIXED USE	2	2	1113 N HAMLIN
385	1602304023	6,115	YES		0	0	
366	1602304024	6,115			0	0	
367	160230*025	6,115			0	0	
368	1602304026	6,115	YES		0	0	
389	1602304027	30,949		MULTI-FAMILY	3	3	1101 N HAMLIN
170	1602304028	6,115	YES		0	0	
371	1602304029	14,848		SINGLE FAMILY	1	1	1140 N RIDGEWAY
372	1602304030	22,391		MULTI-FAMILY	2	2	1138 N RIDGEWAY
373	1602304031	19,980		MULTI-FAMILY	2	2	1136 N RIDGEWAY
374	1602304032	19,943		MULTI-FAMILY	2	2	1134 N RIDGEWAY

375	1602304033.	26.230		MULTI-FAMILY	6	6	1128-N RIDGEWAY
376	1602304034	19.918		MULTI-FAMILY	3	3	1126 N RIDGEWAY
377	1602304035	21.664		MULTI-FAMILY	2	2	1122 N RIDGEWAY
378	1602304036	6,115	YES		0	0	
379	1802304037	21,815		MULTI-FAMILY	2	2	1118 N RIDGEWAY
380	1602304038	15,142		SINGLE FAMILY	1	1	1116 N RIDGEWAY
181	1602304039	16,616		SINGLE FAMILY	1	1	1112 N RIDGEWAY
382	1602304040	20.352		MULTI-FAMILY	2	2	1110 N RIDGEWAY
383	1602304041	12.636		SINGLE FAMILY	1	1	1106 N RIDGEWAY
384	1602304042	16,836		MULTI-FAMILY	2	2	1106 N RIDGEWAY
365	1602304043	22,304		MULTI-FAMILY	2	2	1102 N RIDGEWAY
388	1602304044	22.222		MULTI-FAMILY	2	2	1100 N RIDGEWAY
387	1602305001	9.212		MULTI-FAMILY	3	3	3725 W DIVISION
388	1602305002	6.266		SINGLE FAMILY	1	1	3723 W DIVISION
389	1602305003	19378		SINGLE FAMILY	1	1	3721W DIVISION
190	1602305004	33,103		MULTI-FAMILY	3	3	3717 W DIVISION
191	1602305005	23.711	1	MULTI-FAMILY	3	3	3715 W DIVISION
382	1602305006	21,188	YES	MULTI-FAMILY	3	3	3713 W DIVISION
193	1602305007	4.776			0	0	
394	1602305008	14,577		SINGLE FAMILY	1	1	3709 W DIVISION
395	1602305009	121,61*		MULTI-FAMILY	4	4	3701 W DIVISION
398	1602305010	28,879			0	0	
397	1602305011	14,015		SINGLE FAMILY	1	1	1139 N RIDGEWAY
398	1602305012	14,384		SINGLE FAMILY	1	1	1137 N RIDGEWAY
399	1602305013	19.320		MULTI-FAMILY	2	2	1133 N RIDGEWAY
400	1602306014	6.115	YES		0	0	
401	1602305015	14,239		SINGLE FAMILY	1	1	1129 N RIDGEWAY
402	1602305016	14,459		SINGLE FAMILY	1	1	1127 N RIDGEWAY
403	1602305017	22,420		MULTI-FAMILY	2	2	1123 N RIDGEWAY
484	1602305018	7,642	YES		0	0	
405	1602305019	21,750		MULTI-FAMILY	2	2	1117 N RIDGEWAY
488	1602305020	23,000			0	0	
487	1602305021	17,014		SINGLE FAMILY	1	1	1111 N RIDGEWAY
400	1602305022	16,647		SINGLE FAMILY	1	1	1109 N RIDGEWAY
409	1602305023	15,166		SINGLE FAMILY	1	0	1107 N RIDGEWAY
418	1602306024	6,395			0	0	
411	1602305026	16,644		MIXED USE	1	1	1101 N RIDGEWAY
412	1602305026	19,778		SINGLE FAMILY	1	1	1102 N LAWDALE
413	1602305027	27,887		MULTI-FAMILY	6	6	1138 N LAWDALE
414	1602305026	20,90		MULTI-FAMILY	2	2	1136 N LAWDALE
415	1602305029	23.360		MULTI-FAMILY	2	2	1112 N LAWDALE

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Redevelopent Plan arkl Project

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE	NUMBER OF RESIDENTIAL UNITS	OCCUPIED RESIDENTIAL UNITS	RESIDENTIAL PROPERTY ADDRESS
416	1602305030	20.034		MULTI-FAMILY	2	2	1130 N LAWDALE

417	1602305031	22,973		MULTI-FAMILY	2	2	112B N LAWNSDALE'
4.16	1602305032	14,115		SINGLE FAMILY	1	1	1128 N LAWNSDALE
419	1802305033	19,162			Q	0	
420	1602305034	17,190		SINGLE FAMILY	1	1	1120 N LAWNSDALE
421	1602305035	24,032		MULTI-FAMILY	2	2	1118 N LAWNSDALE
422	1602305036	14,862		SINGLE FAMILY	1	1	1116 N LAWNSDALE
423	1602305037	15,089		SINGLEFAMILY	1	1	1112 N LAWNSDALE
424	1602305038	15,235		SINGLE FAMILY	1	1	1110 N LAWNSDALE
425	1602305039	22,262		MULTIFAMILY	2	2	1108 N LAWNSDALE
426	1602305040	22,624		MULTI-FAMILY	2	2	1106 N LAWNSDALE
427	1602305041	14,684		SINGLE FAMILY	1	1	1102 N LAWNSDALE
428	1602305042	23,496	YES	MULTI.FAMILY	3	9	1100 N LAWNSDALE'
429	1602306001	22,362			0	0	
43B	1602306002	60,306			0	0	
431	1602306003	20,323			0	0	
432	1602306004	80,700			0	0	
433	1602306005	75,192			0	0	
434	1602306006	212,013			0	0	
435	1602306007	36,892		MULTI-FAMILY	2	2	1143 N LAWNSDALE
438	1602306008	13,884		SINGLE FAMILY	1	1	1141 N LAWNSDALE
437	1602306009	19,605		MULTI-FAMILY	2	2	1139N LAWNSDALE
438	1602306010	20,258		MULTI-FAMILY	2	2	1135.N LAWNSDALE
439	1602306011	13,588		MULTI-FAMILY	2	2	1133 N LAWNSDALE
440	1602306012	25,148		MULTI -FAMILY"	4	4	1129 N. LAWNSDALE
441	1602306013	29,404		MULTI-FAMILY	4	4	1126 N LAWNSDALE
442	1602306014	24,354			0	0	
443	1602306015	22,613		MULTI-FAMILY	2	2	1119 N LAWNSDALE
444	1602306016	18,284		MULTI-FAMILY"	2	2	1117 N LAWNSDALE
445	1602306017	19,929		MULTI-FAMILY	2	2	1113 N LAWNSDALE
446	1602306018	20,334		MULTI-FAMILY	2	2	1111 N LAWNSDALE
447	1602306019	21,588		MULTI-FAMILY	2	2	1107 N LAWNSDALE
448	1602306020	20,421		MULTI-FAMILY	2	2	1103 N LAWNSDALE
449-	1602306021	25,023			0	0	
450	1602306022	21,041		MULTI-FAMILY	2	2	1142N MONTICELLO
451	1602306023	23,636		MULTI-FAMILY	2	2	1140 N MONTI CELLO.
452	1602306024	20,899		MULTI-FAMILY	2	2	1138 N MONTICELLO
453	1602306025	20,899		MULTI .FAMILY	2	2	1136 N MONTICELLO .
454	1602306028	16,182		SINGLE FAMILY	1	1	1132 N MONTICELLO
455	1-602306029	28,968		MULTI-FAMILY	4	4	1122 N MONTICELLO
456	1602306030	22,555		MULTI-FAMILY	2	2	1120 N MONTICELLO
457.	16023Q6031	19,800		MULTI-FAMILY	2	2	1118 N MONTICELLO
458	1602306032	21,935		MULTI-FAMILY	2	2	1114 N MONTICELLO
459	1602306033	22,010	YES	MULTIFAMILY	2	2	1110 N MONTICELLO
460.	1602306034	20,020		MULTI-FAMILY	3	3	1108 N MONTICELLO
481	160230B035	20,020		MULTI-FAMILY	2	2	1106 N MONTICELLO-
462.	1602306036	20,396		MULTIFAMILY"	2	2	1102 N MONTICELLO.

463	1602306038	12,229	YES		0	0	
464	1602306039	10,719			0'	0	
465	1602306040	10,719		MULTI-FAMILY	2.	2	3640 W THOMAS
466	1602308012	15,358		SINGLE FAMILY	1	1	11-31 N MONTICELLO
467	1602308013	12,843		SINGLE FAMILY	1	1	1129 N MONTICELLO
466	1602308014	21,50B			0	0	
469-	1602308015	23,889		MULTI-FAMILY	■ 3'	3	1123 N MONTICELLO
470	1602308016	20,421		MULTI-FAMILY	2	2	1121 N MONTICELLO
471	1602308017	23,093	YES	MULTI-FAMILY	2	2	1119 N MONTICELLO
472	160230801B	23,093		MULTI-FAMILY	2	2	1115 N MONTICELLO
473	1602308019	23,075	YES	MULTI-FAMILY	2	2	1111 N MONTICELLO
474	1602308020	19,943		MULTI-FAMILY	' 2 j	2	1109 N MONTICELLO
475	1602308021	5,061			0	0	
478	1602308022	13,114		SINGLE FAMILY	' .1	1'	1103 N MONTICELLO
477	1602308023'	6,115			0	0	
476	1602308024	20,109		MULTI-FAMILY	2.	2 ~	1130 N CENTRAL PARK
479	1602308025	20,945		MULTI-FAMILY	< 2	2	1128 N CENTRAL PARK
480	1602308026	6,115.			0	0	
481	16Q2308027	20,238		MULTI-FAMILY	2	' 2	112* N CENTRAL PARK
482	1602308028	20,730	YES	MULTI-FAMILY	■ 2	2	11.20 N CENTRAL PARK
483	1602308029	19,055			0	0	
484	1602308030	21,815		MULTI-FAMILY	2	2-	1116 N. CENTRAL PARK
485	1602306031	22,324		MULTI-FAMILY	2	2	1114 N CENTRAL PARK
486	1602308032	17,844		SINGLE FAMILY	1	1	1112 N. CENTRAL PARK
487	1602308033	22,288		SINGLE FAMILY	1	1	1110 N CENTRAL PARK
488	1602308034	20,000			' 0	0	
489	1602308035	23,038		MULTI-FAMILY	■ 3	.3	1106 N CENTRAL PARK
490	1602308036	20,381		MULTI-FAMILY	2	2	1100 N CENTRAL PARK
491	1602309001	28,810		MIXED USE	2	2	1057 N PULASKI
492	1602309002	22,544		MIXED USE	2	2	1053 N PULASKI
493	1602309003	6,115			0	0	
494	1602309004	6,115			0	0	
495	1602309005	26,306		MIXED USE	2	2	1043 N PULASKI
498	1602309008	30,026		MIXED USE	6	6	1041 N PULASKI
497	1602309007	134,335			0	0	
498	1602309008	182,309			0	0	

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PGAV Urban Consulting

Chicago /Central Park Redevelopment Plan and Project

2000 Estimated EAV by Tax Parcel

City of Chicago -

COUNT	PIN NUMBER	2080 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE	NUMBER OF RESIDENTIAL UNITS	OCCUPIED RESIDENTIAL UNITS	RESIDENTIAL PROPERTY ADDRESS*
499'	1602309009	207,428			0	0	
508	1602309010	14,064	YES		0	a	
301	1602309011	18,250		MIXED USE	1	1	1009N PULASKI

SO*	1602309012	23,811		MIXED USE	2	2	1003-05 N. PULASKI
683	1602309013	22,849		MIXED USE	2	v 2	1001 N PULASKI
504	1602309014	18,609		SINGLE FAMILY	1	1	' V058 N HARDING
585-	1602309015	16,610		SINGLE FAMILY	1	1	1056 N HARDING
508	1602309016	15342			.0	0	
507	16023090-17	19,940		MULTI-FAMILY	2	2	1048 N HARDING
308	1602309018	23,342		MULTI-FAMILY	2	2	1044 N HARDING
589	1602309019	20,910		MULTI-FAMILY	2	2	1042 N HARDING
610 "	1602309Q20	21,572		MULTI-FAMILY	2	2	1038 N HARDING
511	1.602309021	20,630		MULTI-FAMILY	2	2	1034 N WARDING
.512	1602309022	22,800	YES	MULTI-FAMILY	2	2	1032 N HARDING v
51*	1602309023	27,623		MULTI-FAMILY	4	4	1028 N HARDING
: 514	1602309024	17,410		SINGLE FAMILY	1	1	1024 N HARDING
516	1602309025	19,596		MULTI-FAMILY	2	2	1020 N HARDING
516	1602309026	21,755		MULTI-FAMILY	2	2	1018 N HARDING
517	1602309027	23,651		MULTI-FAMILY	2	2	1014 N HARDING
.518	1602309028	6,115	YES		0	0	
519	1602309029	6,116	YES		0	0	
528	1602309030	20,334		MULTI-FAMILY	2	2	1006 N HARDING
521	1602309031	20,834		MULTI-FAMILY	2	2	1006 N HARDING
522	1602309032	23,393		MULTI-FAMILY	2	2	1004 N HARDING
523-	1602309033	17784	YES		0	0	
524	1602310001	Exempt			0	0	
526	1602310002	15,49-1		SINGLE FAMILY	1	1	1051. M HARDING
526	1602310003	20,263		MULTI-FAMILY	2	2	1047 N HARDING
527	1602310004	20,863		MULTI-FAMILY	3	3 ; -	1045 N HARDING
528	1602310005	26,913		MULTI-FAMILY	4	4	104.1 N HARDING
529	1602310006	17,290		SINGLE FAMILY	t	1	1039. N HARDING
538	1602310007	16,561			0	.0-	;
531	1602310008	17,997		SINGLE FAMILY	/ 1	1	1033 N HARDING
S12	1602310009	18,884		SINGLE FAMILY	r. 1	1	1027 S HARDING
533	1602310010	6,115	YES	MULTI-FAMILY	2	2 '	1025 N HARDING
534	1602310011	22,664	YES		0	0	
535	1602310012	20,396		MULTI-FAMILY	2	2	1021N HARDING i
536	1602310013	18,1,70	YES	SINGLE FAMILY	1	1	1019N HARDING '
537	1602-310014	14,917		MULTI-FAMILY	2	2	1017 N HARDING
538	1602310015	17,094	YES	MULTI-FAMILY	2	2	1013 N HARDING
539	1602310016	16,025		SINGLE FAMILY	1	1	1011 N. WARDING
54a	1802310017	19,958		MULTI-FAMILY	3	3	1009NHARONG
541	1602310018	22,355		MULTI-FAMILY	3	3	1007 N HARDING .
542	160231001.9	91,635			0	0	
543	1602310020	20,258	YES	SINGLE FAMILY	1-	1	1058 N SPRINGFIELD
544	1602310021	22,678			0	a	
545	1602310022	20,467		MULTI-FAMILY	2	2	1052 N SPRINGFIELD
548	1602310023	22,266		MULTI-FAMILY	3	9	1050 N SPRINGFIELD
547	1.602310024	20,225		MULTI-FAMILY	2	2	1048N SPRINGFIELD

548.	1602310026	19549	YES		a	0	
646	1602310026	4,847			0	0	
550	1602310027	23,811		MULTI-FAMILY	2	2	1040 N SPRINGFIELD
.551	1602310028	21,959		MULTI-FAMILY	3	3	103.6 N SPRINGFIELD
552	- 1602310029	20,329		MULTI-FAMILY	2	2	1032 N SPRINGFIELD
553	1602310030	4,832		SINGLE FAMILY	1	1	32N5PR1NGFIELD 1ST
554	1602310031	5,025			0	0	
555	1602310032	19,553		MULTI-FAMILY	2	2	1028 N SPRINGFIELD
556	1602310033	21,246		SINGLE FAMILY	1	1	.1026 N SPRINGFIELD
557	1602310034	21,670		SINGLE FAMILY	1	1	1022 N SPRINGFIELD
.558	1602310035	20,205		MULTI-FAMILY	2	2	1020 N SPRINGFIELD
559	1602310036	15,814		SINGLE FAMILY	1	1	1018 N SPRINGFIELD
568	1602310037	20,287		MULTI-FAMILY	3	3	1014 N SPRINGFIELD
581	1602310038	20,905		MULTI-FAMILY	3	3	' 1012 N SPRINGFIELD
562	1602310039	24,192		MULTI-FAMILY	2	2	1010 H SPRINGFIELD
563	1602310040	22,813		MULTI-FAMILY	3		1008 N-SPRINGFIELD
584	1602310041	11,633			0	0	
565	1602310042	12,523		MULTI-FAMILY	2	2	1004 N SPRINGFIELD
568	1602310043	6,115			0	0	
. 567	1602311001	21,121		MULTI-FAMILY	3	3	1059 N SPRINGFIELD
568	1602311002	27,665		MULTI-FAMILY	3	0	1057 N SPRINGFIELD
589	1602311003	20,132		MULTI-FAMILY	3	3	1055 N SPRINGFIELD
570	1602311004	28,312		MULTI-FAMILY	4	4	1049 N SPRINGFIELD
571	1602311005	29,555		MULTI-FAMILY	4	4	1045 N SPRINGFIELD
*572	1602311006	19,362		MULTI-FAMILY	3	3	1041 N SPRINGFIELD
573	1602311007	20,612		MULTI-FAMILY	3	3	1039 N SPRINGFIELD
574	1602311008	36,027	YES	MULTI-FAMILY	2	2	1037 N SPRINGFIELD
576	-1602311008	20,403		MULTI-FAMILY	2	2	1033 N SPRINGFIELD
576	1602311010	20,403		MULTI-FAMILY	2	2	1031 N SPRINGFIELD
577	1602311011	23,438		MULTI-FAMILY	2	2	1027 N SPRINGFIELD
579	1602311012	21,626		MULTI-FAMILY	2	2	1023 N SPRINGFIELD
579	1602311013	16,483		SINGLE FAMILY	1	1	1021 N SPRINGFIELD
58B	1602311014	16,483		SINGLE FAMILY	1	1	1019 N SPRINGFIELD
581	1602311015	22,682		MULTI-FAMILY	2	2	1015 N SPRINGFIELD

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PGAV Urban Consulting

Chicago/Central Park Redevelopment Plan and Project

2000 Estimated EAV by Tax Parcel

City of Chicago

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS*
582	1602311016	20,570		MULTI-FAMILY	2	2	1013 N SPRINGFIELD
583	1602311017	22,037		MULTI-FAMILY	2	2	1011 N SPRINGFIELD
584	1602311018	34,140		MULTI-FAMILY	4	4	1006 N SPRINGFIELD
585	1602311019	6,115	YES		0	0	
586	1602311020	20,801			0	0	
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587	1602311021	12,091	YES		0	0	
S88	1602311022	27,694		MULTI-FAMILY	2	2	1052 N AVERS
568	1602311023	2T.966		MULTI-FAMILY	2	2	1048 N AVERS
580	1602311024	14,401		SINGLE FAMILY	1	1	1046 N AVERS
531	1602311025	18,204		SINGLE FAMILY	1	1	1042 N AVERS
58*	1602311026	14,099			0	0	
593	1602311027	6,115	YES		0	0	
594	1602311028	22,548		MULTI-FAMILY	2	2	1036 N AVERS
59S	1602311029	18,208			0	0	
596	1602311030	15,142		SINGLE FAMILY	1	1	1028 N AVERS
. 597	1602311031	15,260		-SINGLE FAMILY	1	1	1024 N AVERS
598	1602311032	15,146		MULTI-FAMILY	2	2	1022N AVERS
599	1602311033	15,029 r		SINGLE FAMILY	1	0	1020 N AVERS
600	1602311034	20,932		MULTI-FAMILY	2	2	1016 N AVERS
601	1602311035	15,667		SINGLE FAMILY	1	1	1012 N AVERS
602	1602311036	15,142		SINGLE FAMILY	1	1	1010 N AVERS
603	1602311037	4,998			0	0	
604	1602311038	15,046		SINGLE FAMILY	1	1	1006 N AVERS
605	1602311039	22,262		MULTI-FAMILY	2	2	1002 N AVERS
608	16023,11040	6,115			0	0	
607	1B02312002	6,115			0	0	
608	1602312003	20,983			0	0	
609	1602312004	15,191		SINGLE FAMILY	1	1	1049 N AVERS
610	1602312005	21,490		SINGLE FAMILY	1	1	1045 N AVERS
611	18023,12006	19,776		SINGLE FAMILY	1	1	1043NAVERS
612	1602312007	6,848				0	
613	1602312008	19,987		-SINGLE FAMILY	1	1	1037 N AVERS
614	1602312009	14,462		SINGLE FAMILY	1	1	1035 N AVERS
815	1602312010	15,022		SINGLE FAMILY	1	0	1031 N AVERS
816	1602312011	16,901		single family	1	0	1029 N AVERS J
817	1602312012	12,783		SINGLE FAMILY	1	1	1027 N AVERS
618	1602312013	15,818		SINGLE FAMILY	1	1	1023 N AVERS
619	1602312014	14,451		SINGLE FAMILY	1	1	1021 N AVERS
820	1602312015	€-.115				0	
621	1602312016	13,770		SINGLE FAMILY-	1	1	1017 N AVERS
622	1602312017	17,092		SINGLE FAMILY	1	1	1015 N AVERS
623	1602312018	14,539		-SINGLE FAMILY	1	1	1011 N AVERS
624	1602312018	13,968		SINGLE FAMILY	1	1	1009 N AVERS
625	1602312020	16,919		SINGLE FAMILY	1	1	1007 N AVERS
626	16023,12021	15,289		-SINGLE FAMILY	1	1	1003 N AVERS
627	1.602312022	8,115	YES			0	
628	1602312023	26,609	YES	MULTI-FAMILY	4	4	3801 W THOMAS
629	1602312024	19,238		-SINGLE FAMILY	1	1	1052 N HAMLIN
630	1602312025	9,172				0	
611	1602312026	16,403		SINGLE FAMILY	1	1	1046 N HAMLIN

632	1602312027	20,463		SINGLE FAMILY	1	1	1042 N HAMLIN
833	1602312028	6,115				0	
«34	1602312029	13,a08		SINGLE FAMILY	1	1	1038 N HAMLIN
635	1602312030	22,408		SINGLE FAMILY	1	1	1038 N HAMLIN .
636	1602312031	16.494		SINGLE FAMILY	1	/ 1	1032 N HAMLIN
637	1802312032	12.229			. 0	0	
638	1602312033	23,967		MULTI-FAMILY	3	3-	1026 N HAMLIN
639	1602312034	26,546		MULTI-FAMILY	2	2	1020 N HAMLIN
640	1602312035	16,374		•SINGLE FAMILY	1	1	1016 N HAMLIN
641	1602312038	22,022		MULTI-FAMILY	2	2	1016 N HAMLIN
842	1602312037	19.789			O	0	
643	1602312038	17,314	YES		0 •	0	
844	1602312039	19.227		MULTI-FAMILY	2	2	1008 N HAMLIN
645	1602312040	15.789		-SINGLE FAMILY	1	1	1006 N HAMLIN
646	1602312041	16,740		SINGLE FAMILY	1	1	1004 N HAMUN
647	1602312042	22,302			0	0	
648	1602312043	20.2QB			0	0	
849	1602312044	16,847		/	0 ■	0 ,	
650	1602313001	20,483			a	0	
651	1602313002	26.202		MULTVFAMILY	4	4	1067 N HAMUN
652	1602313003	4.447			0	0	
653	1602313004	13.808		SINGLE FAMILY	i.	1.	1051 N HAMUN
654	1602313005	'-14.546		SINGLE FAMILY	1	1	1049 N HAMLIN
655	1602313006	15,416		SINGLE FAMILY	i	1	1047 N.HAMLIN
656	1602313007	1B.796		MULTVFAMILY	3	3	1043 N HAMLIN ,
857	1602313008	22,035		MULTI-FAMILY	2	2	1041N HAMLIN
658	1602313009	21.726		MULTI-FAMILY	3	3	1039 N HAMLIN
659 .	1602313010	14.782	' YES	MULTI-FAMILY	2	2	1037 N, HAMLIN
660	1602313011	12.229	YES		0	0	
661	1602313012	19.887		MULTI-FAMILY	3	3	1029 N HAMLIN
662	1602313013	20,905		MULTI-FAMILY	2	2	1027 N HAMLIN
663	1602313014	23,329		MULTI-FAMILY	3	3	1021 N HAMLIN
664	1602313015	19,709		MULTI-FAMILY	3	3	1019 N HAMLIN

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2000 EAV Exhibit for Cenral Park-Redevelopment Piah.xis

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Chicago/ Central ParH Redevelopment Plan and Project

2000 Estimated EAV by Tax Parcel

Cttyol Chicago

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE¹	NUMBER OF RESIDENTIAL UNITS* .	OCCUPIED RESIDENTIAL UNITS*	RESIDENTIAL PROPERTY ADDRESS*
665	1602315016	23.140.		MULTI-FAMILY	2	2	1017 N HAMUN
66*	1602313017	14.451		SINGLE FAMILY	1	1	. 1013 N HAMUN
667	1602313018	20.361		MULTI-FAMILY	1	0	1011'N HAMUN
668	1602313019	6,115			0	0	
669	1602313020	6,115			0	O	
»7ff	1602313021	16,356		SINGLE FAMILY	1	1	'1003 N HAMUN

671	1602313022	6:115	YES		0	0	
672	1602313023	24,347	-	MULTI-FAMILY	2	2	1058 N RIDGEWAY
673	1602313824	22,493		MULTI-FAMILY	2	2	1056 N.RIDGEWAY
674	1602313023	22,404		MULTI-FAMILY	3	3	1052 N RIDGEWAY
675	1602313026	16,051		SINGLE FAMILY	1	1	■1050 N RIDGEWAY
676	1602313027	17,163		SINGLE FAMILY	1.	1	1048 N RIDGEWAY
677	1602313028	17,357			0	0	
676	1602313029	6,115			0	A	
679	1602313030	20,605		SINGLE FAMILY	1	1	1040 N RIDGEWAY
680	1602313031	8,065		SINGLE FAMILY	t	1	. 1038 N RIDGEWAY
681	1602313032	17,437		SINGLE FAMILY	1	0	1034 U RIDGEWAY
682	1602313033	14,370		SINGLE FAMILY	1	1	1030 N RIDGEWAY
683	1602313034"	23,080	YES	MULTI-FAMILY	2	2	102B N RIDGEWAY
684	1602313035	20,307		MULTI-FAMILY	2	2	1026 N RIDGEWAY
685	1602313036	6,115	YES		0	0	
ess	1602313037	6,115	YES		0	0	
687	1602313038	25,568		MULTI-FAMILY	2	2	1018 N RIDGEWAY
688	1.602313039	32,594		SINGLE FAMILY	1	1	1016 N RIDGEWAY
869	1602313040	20,558		MULTI-FAMILY	2	2	1012 N RIDGEWAY
BSD	1602313041	21,833		MULTI-FAMILY	2	2	1010 N RIDGEWAY
681	1602313042	14,842		SINGLE FAMILY	1	1	1008 N RIDGEWAY
992	1602313043	21,712		MULTI-FAMILY	3	3	1006 N RIDGEWAY
683	1602313044	11,006	YES		0	0	
894	1602314001	22,380		MULTI-FAMILY	2	2	1059 N RIDGEWAY
695	1602314D02	21,678		MULTI-FAMILY	2	2	1057 N RIDGEWAY
696	1602314003	14,248		MULTI-FAMILY	2 ■	2	1053 N RIDGEWAY
.897	1602314004	5,123			0	0	
696	1602314005	20,452		MULTI-FAMILY	2	2	1049 N RIDGEWAY
699	1602314006	13,970		SINGLE FAMILY	1	1	1045 N RIDGEWAY
700	1602314007	6,115			0	0	
701 .	1602314008	15,353	YES	SINGLE FAMILY	- 1 ■	1	1041 N RIDGEWAY
702	1602314009	6,115			0	0	
. 783	1602314010	20,381		MULTI-FAMILY	2	2	1035 N RIDGEWAY
784	■1602314011	23,084		MULTI-FAMILY	2	2	1033 N RIDGEWAY
705	1602314012	22,015		MULTI-FAMILY	2	2	1029 N RIDGEWAY
706	1602314013	22,633		MULTI-FAMILY	2	2	1027 N RIDGEWAY
707	1602314014	20,381		MULTI-FAMILY	2	2	1025 N RIDGEWAY
70S	1602314015	22,333		MULTI-FAMILY	2	2	1021N RIDGEWAY
. 709	1602314016	22,633		MULTI-FAMILY	2	2	1019 N RIDGEWAY
710	1602314017	.20,381		MULTI-FAMILY	2	2	1015N BIDGEWAY
711	16023140}8	. 23,113			0	0	
712	1602314019	20,832		MULTI-FAMILY	2	2	1009 N RIDGEWAY
713	1602314020	34,384		MULTI-FAMILY	2	2	1007 N RIDGEWAY
714	1602314021	27,974		MULTI-FAMILY	4	.4	1001 N.PIDGEWAY
715	1602314022	68,705			0	0	
718	1602314023	20,405		MULTI-FAMILY	2	2	1052 N LAWNDAL

717	1602314024	22,667		MULTI-FAMILY	3	3	1050 N LAWNSDALE
718	1602314025	33,032	YES	MULTI-FAMILY	3	3	1046"" N LAWNSDALE.
719	1602314026	9, 172	YES		0	0	
728	1602314027	20,572		MULTI-FAMILY	2	2	1040 N LAWNSDALE
721	1602314028	22,653		MULTI-FAMILY	2	2	103B N LAWNSDALE
722	1602314028	21,664		MULTI-FAMILY	3	3	1036 N LAWNSDALE
723	1602314030	19,616		MULTI-FAMILY	2	2	1032 N LAWNSDALE
724	1602314031	20,594		MULTI-FAMILY	2	2	1030 N LAWNSDALE
725	1602314032	18,976		MULTI-FAMILY	2	2	1026 N LAWNSDALE
726	1602314033	20,134		MULTI-FAMILY	2	2	1022 N LAWNSDALE
727	1602314034	20,274		MULTI-FAMILY	2	2	1020 N LAWNSDALE
728	1602314035	14,119		SINGLE FAMILY	1	1	1018 N LAWNSDALE
729	1602314036	18,357			0	0	
730	1602314037	20,921		SINGLE FAMILY	1	1	1012 N LAWNSDALE
731	1602314038	21,372		MULTI-FAMILY	2	2	1008 N LAWNSDALE
732	1602314039	21,982		MULTI-FAMILY	2	2	1006 N LAWNSDALE
733	160231.4040	27,576			0	0	
734	1602315002	19,518		MULTI-FAMILY	2	2	1051 N LAWNSDALE
735	1602315003	21,655		MULTI-FAMILY	2	2	1049 N LAWNSDALE
736	1602315004	22,319		MULTI-FAMILY	2	2	1045 N LAWNSDALE
737	1602315005	22,860		MULTI-FAMILY	2	2	1043 N LAWNSDALE
738	1602315008	23,062		MULTI-FAMILY	2	2	1039 N LAWNSDALE
739	1602315007	21,630		MULTI-FAMILY	2	2	1035 N LAWNSDALE
740	1602315008	21,575		MULTI-FAMILY	2	2	1033 N LAWNSDALE
741	1602315009	19,809		MULTI-FAMILY	2	2	1031 N LAWNSDALE
742	1602315010	25,010		MULTI-FAMILY	4	4	1027 N LAWNSDALE
743	1602315011	25,459			0	0	
744	1602315012	24,247		MULTI-FAMILY	4	4	1019 N LAWNSDALE
745	16023160.13	24,247		MULTI-FAMILY	4	4	10-17""N LAWNSDALE
746	1602315014	24,074		MULTI-FAMILY	4	4	1015 N LAWNSDALE
747	1602315015	14,584			0	0	

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2000 EAV Exhibit (or Central Park Redevelopment Plan.xls

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PGAV Urban Consulting

Chicago / Central Park Redevelopment Plan and Project

2000 Estimated EAV by Tax Parcel

City of Chicago

COUNT	PIN NUMBER	2880 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE	NUMBER OF RESIDENTIAL UNITS ¹	OCCUPIED RESIDENTIAL UNITS ¹	RESIDENTIAL PROPERTY ADDRESS*
748	1602315016	5,061			0	0	
749	1602315017	15,845		MULTI-FAMILY	2	2	1007 N LAWNSDALE
750	1602315018	24,672			0	0	
751	1602315019	68,369			0	0	
752	1602315020	20,754		MULTI-FAMILY	2	2	1052 N MONTICELLO
753	1602315021	22,368		MULTI-FAMILY	2	2	1060 N MONTICELLO
754	1602315022	24,163		MULTI-FAMILY	3	3	1048 N MONTICELLO
755	1602315023	19,956		MULTI-FAMILY	2	2	1046 N MONTICELLO

756	1602315024	19,338		MULTI-FAMILY	2	2	1042 N MONTICELLO
757	1602316026	20,029		MULTI-FAMILY	2	2	1040 N MONTICELLO
758	1602315028	23,629		MULTI-FAMILY	2	2	1038 N MONTICELLO
759	1602315027	13,908		SINGLE FAMILY	1	1	1038 N MONTICELLO
760	1602315028	20,376		MULTI-FAMILY	2	2	1032 N MONTICELLO
761	1602315029	7,336	YES		0	0	
782	1802315030	9,7B3	YES		0	0	
763	1802316031	20,510		SINGLE FAMILY	1	1	1024 N MONTICELLO
764	1602315032	20**25		MULTI-FAMILY	2	2	1020 N MONTICELLO
785	1602315033	22,022		MULTI-FAMILY	2	2	1016 N MONTICELLO
766	1602315034	7,338			0	0	
767	1602315035	17,519		SINGLE FAMILY	1	1	101 ON MONTICELLO
768	1602315036	16,570		SINGLE FAMILY	1	1	1008 N MONTICELLO
789	1602315037	22,204		MULTI-FAMILY	2	2	1008 N MONTICELLO
770	1602315038	6,116			0	0	
771	1602315039	22,113			0	0	
772	1602315040	29,897			0	0	
773	1602315041	7,411			0	0	
774	1602315042	21,606			0	0	
775	1602316001	5,588	YES		0	0	
776	1602316002	21,579		MULTI-FAMILY	2	2	1056 N MONTICELLO
777	1602316003	20,052		MULTI-FAMILY	2	2	1053 N MONTICELLO
778	1602316004	14,428		SINGLE FAMILY	1	1	1051 N MONTICELLO
779	1602316005	21,477		MULTI-FAMILY	2	2	1049 N MONTICELLO
788	1602316006	18,270		SINGLE FAMILY	1	1	1047 N MONTICELLO
781	1602316007	19,896		MULTI-FAMILY	2	2	1043 N MONTICELLO
782	1602316008	21,641		MULTI-FAMILY	2	2	1041 N MONTICELLO
783	1602316009	6,115			0	0	
784	1602316010	20,536		MULTI-FAMILY	2	2	1037 N MONTICELLO
785	1602316011	22,709		MULTI-FAMILY	2	2	1D31 N MONTICELLO
786	1602316012	22,184		SINGLE FAMILY	1	1	1029 N MONTICELLO
767	1602318013	22,953		MULTI-FAMILY	2	2	1027 N MONTICELLO
788	1602316014	19,213	YES		0	0	
789	1602316015	23,525		MULTI-FAMILY	3	3	1021 N MONTICELLO
790	1602316016	22,671			0	0	
791	1602316017	6,115			0	0	
792	1602316018	15,836		MULTI-FAMILY	2	2	1013 N MONTICELLO
793	1602316019	20,349		MULTI-FAMILY	2	2	1011 N MONTICELLO
794	1602316020	16,478		SINGLE FAMILY	1	1	1009 N MONTICELLO
795	1602316021	13,508	>	SINGLE FAMILY	1	1	1007 N MONTICELLO
796	1602316022	75,993			0	0	
797	1802316023	10,688	YES		0	0	
798	1602316024	7,338	YES		0	0	
799	1602316025	20,865			0	0	
808	1602316026	20,865		MULTI-FAMILY	2	2	1046 N CENTRAL PARK
981	1602316027	23,834		MULTI-FAMILY	2	2	1042 N CENTRAL PARK

682	1602316028	22,793	SINGLE FAMILY	1	1	1040 N CENTRAL PARK
883	1602316029	20,160	SINGLE FAMILY	1	1	1038 N CENTRAL PARK
884	1602316030	20,752	MULTI-FAMILY	2	2	1034 N CENTRAL PARK
805	1602316031	23,827	MULTI-FAMILY	2	.2	1032 N CENTRAL PARK
886	1602316032	22,635	MULTIFAMILY	2	2	1028 N CENTRAL PARK
887	1602316033	22,017	MULTIFAMILY	3	3	1024 N CENTRAL PARK
888	1602316034	20,438	MULTIFAMILY	2	2	1022 N CENTRAL PARK
889	1602316036	20,343	MULTI-FAMILY	2	2	1018N CENTRAL PARK
818	1502316036	20,792	MULTI-FAMILY	2	2	1016 NCENTRAL PARK
811	1602316037	22,368		0	0	
812	1602316038	23,293	MULTIFAMILY	2	2	1010 N CENTRAL PARK
613	1602816039	20,501	MULTIFAMILY	3	3	1006 N CENTRAL PARK
814	1602316040	20,501	MULTI-FAMILY	2	2	1002 N CENTRAL PARK
815	1602316041	28,134	MULTI-FAMILY	4	4	1000 N. CENTRAL PARK
816	1602317001	72,617		0	0	
817	1602317002	60,670		0	0	
818	1602317003	14,164		0	0	
819	1602317004	7,031		0	0	
828	1602317005	7,031		0	0	
821	1602317008	22,631		0	0	
822	1602317007	225,892		0	0	
923	1602317008	14,451		0	0	
824	1602317009	16,409		0	0	
825	1602317010	13,156		0	0	
826	16023170H	7,031		0	0	
827	1602317012	13,855	SINGLE FAMILY	1	1	927 N PULASKI
820	1602317013	16,494	SINGLE FAMILY	1	1	923 N PULASKI
829	1602317014	14,228	SINGLE FAMILY	1	1	921 N PULASKI
830	1602317015	22,460	MULTI-FAMILY	3	3	919 N PULASKI

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2000 EAV Exhibit for Central Park Redevelopment Plans

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PGAV Urban Consulting

Chicago/CerWai Park Redevelopment plan and Project

2000 Estimated EAV by

Tax Parcel

City of Chicago

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ¹	OCCUPIED RESIDENTIAL UNITS?	RESIDENTIAL PROPERTY ADDRESS*
831	1602317016	14,617	YES		0	0	
832	1602317017-	16,732		MIXED USE	1	1	915 N PULASKI
833	160231701B	7,031	YES		0	0	
834	1602317026	21,470		MULTIFAMILY	2	2	950 N HARDING
835	1602317027	18,494		SINGLE FAMILY	1	1	948 N HARDING
816	1602317028	22,010		MULTI-FAMILY	2	2	946 N HARDING
837	1602317029-	15,173		SINGLE FAMILY	1	.1	942 N HARDING
838	1602317030	14,533	YES	SINGLE FAMILY	1	1	« 940 N HARDING
839	1602317031	20,020	YES	SINGLE FAMILY	1	1	938. N HARDING
840	1802317032	21,383		MULTIFAMILY	2	2	936 N HARDING

841.	.1602317033	5728		MULTI-FAMILY	2	2	934 N HARDING
842	1602317034	15J5.18			0	0	
843	1602317035	19,976		MULTI-FAMILY	2	2	928 N HARDING
844	1602317036	20,616		MULTI-FAMILY	2	2	926 N HARDING
845	1602317037	'14190 .		SINGLE FAMILY	1	1	922 N HARDING
846	1602317058	14.60.4		SINGLE FAMILY	1	1	920 N HARDING
847	1602317039	14.075		single family	1	1	918 n Harding
848	1602317040	Exempt			0	. 0	
849	. 1602317041	13.861		SINGLE FAMILY	1	1	914 N HARD&JG
858.	• 1602317042	7.031			0	0	
851	, .1602317043	5,114.			0	0	
832	1602317044	6,315			0	0-	
853	1602317045	14,544			0	0	
854	1602317046	22,677.			0	0	
855	1602317047	23,173			0	0	
856	1602317048	136,032	YES-		0	0 " '	
857	1602318001	15,862		SINGLE FAMILY	t	1 "	959 N HARDING
858	1602312002	22746		MULTI-FAMILY	2	2	957 N HARDING
859	1602318003	19,885		MULTIFAMILY	2	2	953 N HARDING.
868	1602318004	23.460		MULTIFAMILY	2	2	951 N HARDING
861	1602316005	"3,515			0	0	
862"	.1602318006	11.158			.0	0	
861	1602318008	Exempt			0	0	
i 864	1602318009	16,445		Single family	1	1	937 N HARDJNG
865	1602318010	7,031			0	0	
866	1602318011	13.995		SINGLE FAMILY	' 1	1	931 N HARDING
867	1602318012	20,866		MULTIFAMILY	2	2	929 N HARDING "
668	1602318013	20,663		MULTI-FAMILY	. . 3	3	923 N HARDING
669	1602318014	: 22,909 ->		MULTIFAMILY	2	2	921 N HARDING
870 "	M602318015	17,001		MULTI-FAMILY	3	3	919.N HARDING
671	1602318016	14,417	YES	SINGLE FAMILY	1	' t	9)7 N HARDING
872 '	i 1602318017	14)995		SINGLE FAMILY	1	1	915 N HARDING
871:	.1602318018^	22,551	YES	SINGLE FAMILY	1	1	911 N HARDING
874	1602316019	' 16,314		SINGLE FAMILY	1	1'	909 N HARDING'
875	1602318020	17,770		SINGLE FAMILY	1	1	907 N HARDING
876	1602318021	21,346		MULTI-FAMILY	3	■ 3	903 N HARDING
677	1602318022.	13,672		SINGLE FAMILY	1	1	90.1 N HARDING
\$78	- .1602316023	15,362		SINGLE FAMILY	1	1	958 N SPRINGFIELD
S79 .	1602318024	13,852		SINGLE FAMIL Y	1	1	956 N SPRINGFIELD
888	1602316025	20,481		MULTIFAMILY	2	2	.952 N SPRINGFIELD
861	1802318026:	16256		SINGLE FAMILY	1	1	950 N SPRINGFIELD.
882	1602318027	.16,514		SINGLE FAMILY	1	1	948 N SPRINGFIELD
883	1602318028	15.800		MULTIFAMILY	2	2	944 N SPRINGFIELD
884	. 1602318029	22.B15		MULTIFAMILY	. 2	2	942 N SPRINGFIELD
865	■1602318030	1.3.655		SINGLE FAMILY	1	1	940 N SPRINGFIELD

886	1602318031	22,987		MULTI-FAMILY	2	2	938 N SPRINGFIELD
887	1602318034	21,021		MULTI-FAMILY	2	2	930 N SPRINGFIELD
888	IS0231f035	16,365		SINGLE FAMILY	1	1	928 N SPRINGFIELD
689	T602318036	7,031	YES		0	0	
898	1602318037	is;55i.			0	0	
891	1602318038	15,393		SINGLE FAMILY	1	1	920 N SPRINGFIELD
892	1602318039	7,031	YES		0	0	
693	1602318040	13,368		SINGLE FAMILY	1	f	916 N SPRINGFIELD
894	1602318041	23,033		SINGLE FAMILY	1	1	912 N SPRINGFIELD
895	1602318042	20,403		MULTI-FAMILY	2	2	910 N SPRINGFIELD
896	1602318043	23,042		MULTI-FAMILY	2	2	906 N SPRINGFIELD
697	1602318044	15,398		MULTI-FAMILY	2	2	902 N SPRINGFIELD
898	16023,18045	15,891		SINGLE FAMILY	1	1	900 N SPRINGFIELD
899	1602318047	18,437		SINGLE FAMILY	1	1	934 N SPRINGFIELD
908	1602318048	17,717		SINGLE FAMILY	1	1	932" N» SPRINGFIELD
MI	1602318049	21,833	YES		0	0	
982	1602318050	16,525			0	0	
903	1602319001	22,624		MULTI-FAMILY	4	4	3857 W AUGUSTA
904	1602319002	23,113		MULTI-FAMILY	2	2	957 N SPRINGFIELD
985	160231S003	20,396		MULTI-FAMILY	2	2	953 N SPRINGFIELD
BOB	16023,18004	19,711		MULTI-FAMILY	2	2	951 N SPRINGFIELD
907	1602319005	20,376		MULTI-FAMILY	2	2	947 N SPRINGFIELD
988	16023-19006	20,332		MULTI-FAMILY	2	2	943 N SPRINGFIELD
909	1602319007	15,971		SINGLE FAMILY	1	1	941 N SPRINGFIELD
B18	1602319008	13,866		SINGLE FAMILY	1	1	939 N SPRINGFIELD
911	1602319009	16,165		SINGLE FAMILY	1	1	937 N SPRINGFIELD
S12	1602319010	14,909		SINGLE FAMILY	1	1	933 N SPRINGFIELD
913	1602319011	5,612			0	0	

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2000 EAV Exhibit for CentratPark Ftevetoprnt Plan.xls PGAV Urban Consulting
Chicago / centra) Park Redevelopment Plan and Project
2000 Estimated EAV by Tax Parcel
City of Chicago
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COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE¹	NUMBER OF RESIDENTIAL UNITS¹	OCCUPIED RESIDENTIAL UNITS²	RESIDENTIAL PROPERTY ADDRESS⁴
S14	1602319012	24,438		MULTI-FAMILY	2	0	929 N SPRINGFIELD
915	1602319013	21,988		MULTI-FAMILY	2	2	925 N SPRINGFIELD
»1*	1602319014	20,369		MULTI-FAMILY	2	2	921 N SPRINGFIELD
917	1602319015	20,561	YES	MULTI-FAMILY	2	2	919N SPRINGFIELD
918	1602319016	14,337		SINGLE FAMILY	1	1	917 N SPRINGFIELD
919	1602319017	13,156			0	0	
920	1602319018	13,808		SINGLE FAMILY	1	1	911 N SPRINGFIELD
921	1502319019	13,190		SINGLE FAMILY	1	1	909 N SPRINGFIELD
822	1602319020	14,453		SINGLE FAMILY	1	1	907 N SPRINGFIELD
92)	1602319021	Exempt			0	0	
924	1602319022	22,555		MIXED USE	4	1	958 N AVERS
925	1602319023	20,852		MULTI-FAMILY	2	2	956 N AVERS

926	1602319024	8.156	YES		0	0	
92-7	1602319025	22,913		MULTI-FAMILY	3.	3	948 N AVERS
928	1602319026	20.354		MULTVFAMILY	2	2	946 N AVERS
929	1602319027	22,082		MULTI-FAMILY	2	2	942 N AVERS
930	160231902B	21288		MULTI-FAMILY	3	3	940 N AVERS
931	1602319029	21.263		MULTI-FAMILY	2	2	936 N AVERS
932	1602319030	15,487		SINGLE FAMILY	1	1	932 N AVERS
933	1602319031	14215		SINGLE FAMILY	1	1	930 N AVERS
934	1602319032	20,94-8		MULTI-FAMILY	2	2	928 N AVERS
936	1602319033	15,222		MULTI-FAMILY	2	2	926 N AVERS
936	1602319034	19,282		MULTVFAMILY	2	2	922 N AVERS
937	1602319035	19,282		MULTI-FAMILY	2	2	920 N AVERS
938	1602319036	15,956		MULTI-FAMILY	2	2	918 N AVERS
939	1602319037	22,397		MULTI-FAMILY	2 "	2	916 N AVERS
940	1602319038	15,536		SINGLE FAMILY.	1	1	912NAVERS
941	1602319039	15,736		SINGLE FAMILY	1	1	91 ON AVERS
942	1602319040	20,912			0	0	
943	1602319041	20,574		MULTVFAMILY	3	3	902 N AVERS
944	1602319042	6,797			0	0	
94S	1602320002	25,488		MULTI-FAMILY	2	2	953 N AVERS
946	1602320003	19,900		MULTI-FAMILY	2	2	951'.N .AVERS
»47	1602320004	19,900			0	0	
948	1602320006	19,060		MULTVFAMILY	2	2	947 N A VERS
949	1602320006	20.767		MULTI-FAMILY	2	2	943 N AVERS
950	1602320007	23.576		MULTI-FAMILY	' 2	2	939 N AVERS
951	1602320008	20,043		MULTI-FAMILY	3	3	935 N AVERS
952	1602320009	15.153	YES.,'	SINGLE FAMILY,	1	1	933 N AVERS
9S3	.1602320010	5,159	YES		0	0	
954	1602320Q11	15.533		SINGLE FAMILY	1	1	929 N AVERS
955	1602320012	5,968			0	0	
956	1602320013	20.027		MULTVFAMILY	2	2	923 N AVERS.
-957	1602320014	21,452		MULTI-FAMILY	2	2	921 N AVERS
958	1602320015	Exempt			0	0	
959	1602320017	19.631	YES		0	0	
, 960	1602320O18	Exempt			0	0	
981	1602320019	19.529		MULTI-FAMILY	2	2	952 N HAMLIN
962	1602320020	19,424		MULTI-FAMILY	2	2	950 N HAMLIN
963	1602320021	22,506		MULTI-FAMILY	2	2	948 N HAMLIN
964	16O2320O2Z	21.721			0	0	
965	1602320023	19,215		MULTI-FAMILY	3	3	942 N HAMLIN
966	1602320024	20,472		MULTI-FAMILY	-2	Z	940 N HAMLIN
867	1602320025	23,587		MULTVFAMILY	3	3	938 N HAMLIN
968	1602320026	23,974		MULTT-FAMILY	3	3	936 N HAMLIN
989	1602320027	19.894		SINGLE FAMILY	• 1	1	932 N HAMLIN.
970	1602320028	24,040		MULTVFAMILY	3	3	930 N HAMLIN
871	1602320029	20,176		MULTI-FAMILY	2	2	928 N HAMLIN

972	1602320030	19,353		SINGLEFAMILY	1	1	926 N HAMLIN
973	1602320031	23,820		MULTIFAMILY	3	3	924 N HAMLIN
874	1602320032	23,789		MULTI-FAMILY	3	3	920 N HAMLIN
975	1602320033	22*04		MULTI-FAMILY	2	2	918 N HAMLIN-
976	1602320034	Exempt			0	0	
977	1602320036	20,976			0	0	
978	1602320037	20,487			0	0	
979	1602320038	Exempt			0	0	
»ao	1602321003	41,386			0	0	
»81	1602321004	16/183	YES	SINGLE FAMILY	1	1	951 N HAMUN
982	1602321005	15,945		SINGLE FAMILY	1	1	949 N HAMUN
983	1602321006	18,562			0	0	
984	1602321007	17,112		SINGLEFAMILY	1	1	343 N HAMLIN
985	1602321008	28,157	YES	MIXED USE	2	2	941 N HAMLIN
966	1602321009	7,031			0	0	
S87	1602321010	7,031		MULTVFAMILY	3	3	S35 N HAMLIN
»B8	1502321013	15,120	YES		0	0	
989	1602321014	17,085		SINGLE FAMILY	1	1	925 N HAMLIN
990	1602321015	20,532		MULTI-FAMILY	2	2	923 N HAMUN
991	1602321016	141559		SINGLE FAMILY	1	1	92.1 N HAMLIN
992	1602321017	20,523			0	0	
993	1802321018	21350		MULTI-FAMILY	2	2	915 N HAMLIN
994	1602321019	20,545		MULTI-FAMILY	2	2	913 N HAMLIN
995	1602321020	20,274		MULTVFAMILY	2	2	911 N HAMLIN
996	1602321021	21,833		MULTI-FAMILY	2	2	909 N HAMLIN

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PGAV UrBan Consulting
CMcafi(O/Cenira) Parti Redevelopment Plan and Project
2000 Estimated EAV by
Tax Parcel

COUNT	PIN NUMBER	2808 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE'	NUMBER OF RESIDENTIAL UNITS'	OCCUPIED RESIDENTIAL UNITS' O	RESIDENTIAL PROPERTY ADDRESS*
*97	1602321022	7,031			0		
998	1602321023	30,813		MULTI-FAMILY	10	10	901 N HAMLIN-
999	1602321024	20,825		MULTI-FAMILY	2	2	956 N RIDGEWAY
1880	1602321025	7,031			0	0	
1481	1602321026	6,075			0	0	
1882	1602321027	21334		MULTI-FAMILY	2	2	950 N RIDGEWAY
1803	1602321028	19,871		MULTI-FAMILY	3	3	948 H RIDGEWAY
1084	1602321029	14,797	YES	SINGLE FAMLY	1	1	946 N RIDGEWAY
1S8S	1602321030	16,483		SINGLE FAMILY	1	1	944 N RIDGEWAY
1886	1602321031	19,378		MULTI-FAMILY	2	2	940 N RIDGEWAY
1887	16Q2321032	21,397		MULTI-FAMILY	2	2	938 N RIDGEWAY
1808	1602321033	19,353		MULTI-FAMILY	2	2	934 N RIDGEWAY
1889	1602321034	1,7,112		SINGLE FAMILY	1	1	932 N RIDGEWAY
1818	1602321035	22,608		MULTI-FAMILY	2	2	930 N RIDGEWAY

1811	1602321036	19,996,		MULTI-FAMILY	2	2	928 N RIDGEWAY
1812	1602321037	22,193		MULTI-FAMILY	2	2	926 N RIDGEWAY
1813	1602321038	22,75B		MULTI-FAMILY	2	2	922 N RIDGEWAY
1814	1602321039	19,998		MULTI-FAMILY	2	2	920 N RIDGEWAY
1815	1602321040	14,199		SINGLE FAMILY	1	-1	91B N RIDGEWAY
1018	1602321041	16,031		SINGLE-FAMILY	1	1	916 N RIDGEWAY
1017	1602321042	13,892		SINGLE FAMILY	1	1	912 N RIDGEWAY
1,818	1602321043	19,195		SINGLE FAMILY	1	1	910 N RIDGEWAY
1819	1602321044	15,253		SINGLE FAMILY	1	1	908 N RIDGEWAY
1828	1602321045	5,114	YES		0-	0	
1821	1602321046	20,312		MULTI-FAMILY	2	2	902 N RIDGEWAY
1822	1602321047	9,101		MULTI-FAMILY	4	4	900 N RIDGEWAY
1023	1602321048	30,635			0	0	
1824	1602321D49	17,199			0	0	
1825	1602321050	20,023			0	0	
1826	160232200)	25,010			0	0	
1827	1602322002	23,396		MULTI-FAMILY	3	3	955 N RIDGEWAY
1828	1602322003	6,268			0	0	
1029	1602322004	15,711		MULTI-FAMILY	2	2	951 N RIDGEWAY
1838	1602322005-	12,476			0	0	
1831	1602322006	16,272		SINGLE FAMILY	1	1	946 N RIDGEWAY
U32,	1602322007	20,043		MULTI-FAMILY	2	2	943 N RIDGEWAY
1933.	1602322008	15,554		SINGLE FAMILY	1	1	941 N RIDGEWAY
1834	1602322009	19,674		MULTI-FAMILY	2	2	939 N RIDGEWAY
1835	1602322010	20,207		SINGLE-FAMILY	1	1	937 N RIDGEWAY
1836	1602322011	24,732	YES	MULTI-FAMILY	2	2/-	933 N RIDGEWAY
1837	1802322012	19,589		MULTI-FAMILY	2	2	929 N RIDGEWAY
1038	1602322013	22,995		SINGLE FAMILY	1	1	927 N RIDGEWAY
1839	1602322014	22,471		SINGLE FAMILY	1	1	923 N RIDGEWAY
1840	1602322015	20,465		MULTI-FAMILY	2	2	921 N RIDGEWAY
1841	1602322016	23,104		MULTI-FAMILY	2	2	917 N RIDGEWAY
1842	1602322017	23,104		SINGLE FAMILY	1	1	915 N RIDGEWAY
1843	1602322018	15,402		SINGLE FAMILY	1	1	911 N RIDGEWAY
1044	1602322019	15,11B		Single family	1	1	909 N RIDGEWAY
1045	1602,322020	15,049		SINGLE FAMILY	1	1	907 N RIDGEWAY
1848	1602322021	17,226			0	0	
1847.	1602322022	4,945			0	0	
1048	1602322023.	20,730		MULTI-FAMILY	2	2	958 N LAWNSDALE
1049	1602322024.	28,523		MULTI-FAMILY	2	2	956 N LAWNSDALE
1850	1602322025	14,680		MULTI-FAMILY	3	3	952 N LAWNSDALE
1851	1602322026	16,512		SINGLE FAMILY	1	1	950 N LAWNSDALE
1857	1602322027	20,092		MULTI-FAMILY	2	2	94B N LAWNSDALE
1853	1602322028	19,827		MULTI-FAMILY	2	2	948 N LAWNSDALE
1854	1602322029	20,052		MULTI-FAMILY	2	2	942-N LAWNSDALE
1055	1602322030	15,260		SINGLE FAMILY	1	1	940 N LAWNSDALE
1856	1602322031	7,03t	YES		0	0	

1857	1602322032	16,683'	SINGLE FAMILY	1	1	936 N LAWNSDALE
1858	1B02322033	19,347	MULTI-FAMILY	3	3	932 N LAWNSDALE
1859	1602322034	16,423		0	0	
1088	1602322035	24,903	MULTI-FAMILY	3	3	928 N LAWNSDALE
1861	1602322036	14,513	SINGLE FAMILY	1	1	924 N LAWNSDALE
1862	1602322037	16,194	SINGLE FAMILY	1	1	922 N LAWNSDALE
1863	1602322038	20,679	MULTI-FAMILY	4	4	920 N LAWNSDALE
1884	1602322039	20,065	MULTI-FAMILY	2	2	918 N LAWNSDALE
1865	1602322040	22,909	MULTI-FAMILY	2	2	914 N LAWNSDALE
1866	1602322041	20,672	MULTI-FAMILY	2	2	912 N LAWNSDALE
1867	1602322042	22,971	MULTI-FAMILY	2	2	910 N LAWNSDALE
1069	1602322043	14,175	SINGLE FAMILY	1	1	908 N LAWNSDALE
1869	1602322044	Exempt		0	0	
1878	1602323001	15,527	SINGLE FAMILY	1	1	959 N LAWNSDALE
1871	1602323002	13,114	SINGLE FAMILY	1	1	957 N LAWNSDALE
1972	1602323003	5,114		0	0	
1873	1602323004	22,540	MULTI-FAMILY	3	3	951 N LAWNSDALE
1874	1602323005	22,037	MULTI-FAMILY	2	2	947 N LAWNSDALE
1075	1602323006	20,178	MULTI-FAMILY	2, J	2	943 N LAWNSDALE
1974	1602323007	20,289	MULTI-FAMILY	2	2	941 N LAWNSDALE
1877	1602323008	6,075		0	0	
1878	1602323009	19,135	MULTI-FAMILY	2	2	935 N LAWNSDALE
1079	1602323010	20,109	MULTI-FAMILY	2	2	933 N LAWNSDALE

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Revised January 28, 2002

2000 EAV Exhibit for Central Park Redevelopment Final, x/s

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PGAV Urban Consulting

Chicago's Central Park Redevelopment Plan and Project

2000 Estimated EAV by Tax Parcel

City of Chicago

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE¹	NUMBER OF RESIDENTIAL UNITS¹	OCCUPIED RESIDENTIAL UNITS¹	RESIDENTIAL PROPERTY ADDRESS²
loan	1602323011	6,308			0	0	
fsal	1602323012	7,031			0	0	
1882	1602323013	20,140		MULTI-FAMILY	2	2	825 N LAWNSDALE
1883	1602323014	15,880		SINGLE FAMILY	1	1	923 N LAWNSDALE
1884	1602323015	21,174		MULTI-FAMILY	2	2	921 N LAWNSDALE
1885	1802323018	17,145		SINGLE FAMILY	1	1	019 N LAWNSDALE-
1888	1602323017	13,979		SINGLE FAMILY	1	1	915 N LAWNSDALE
1887	1602323019	5,594			0	0	
1888	1602323020	15,260		SINGLE FAMILY	1	1	905 N LAWNSDALE
1089	1602323021	13,992		MULTI-FAMILY	3	3	903 N LAWNSDALE
1088	1602323022	6,757	YES		0	0	
1891	1602323023	12,776			0	0	
1892	1602323024	5,374	YES		0	0	
1893	1602323025	7,031	YES	MIXED USE	1	1	952 N MONTICELLO
1884	1602323026	13,487		MULTI-FAMILY	2	2	950 N MONTICELLO
1895	1602323027	23,900			0	0	

1896	1602323028	19.43S		MULTI-FAMILY	2	2	946 N MONTICELLO
189T	1602323029	19.485			.0	0	
1898	1602323030	19,458		MULTI-FAMILY	2	2	940 N MONTICELLO
1899	1602323031	16.956		SINGLE FAMILY	1	1	938 N MONTICELLO
1188	1602323032	22,508		MULTI-FAMILY	2	2	936 N-MONTICELLO
1181	1602323033	20,036-		MULTVFAMILY-	2	2	932 N MONTICELLO
H82	1602323034	16.154		SINGLE FAMILY	1"	1	930 N MONTICELLO
1183	1602323035	14.517		SINGLE FAMILY	1	1	928-N MONTICELLO
1104	1B0232303B	19,153		■SINGLE FAMILY	1	1	926 N MONTICE LLO
1105	1602323037	. 21.764		MULTI-FAMILY	2	2	922 N MONTCELLO
1106	1602323038	7.031			0	0	
1187	1602323039	15.929		SINGLE FAMILY	1	1	918 N MONTICELLO.
1188	1602323040	14.788		SINGLE FAMILY	1	1	914 N MONTICELLO
1189	1602323041	14.597		SINGLE FAMILY	1	1	912.N MONTICELLO
1110	1602323042	20,699		MULTVFAMILY	3	3	910 N. MONTICELLO
1111	1602323043	13,176		SINGLEFAMILY	1	1	908 N MONTICELLO
1412	1602323044	14,408		SINGLEFAMILY	1	1	905 N MONTICELLO
1113	1602323045	20.196			0	0	
1114	1602323046 1	21,495			0	0	
111.5	1602323047	19.578			0	0	
1118	1602323048	6;288			0	0	
1117	1602324001'	27.798	VES		0	0	
1119	1602324002	19;674		MULTI-FAMILY	2	2	953 N MONTCELLO
1119	1602224003	7,031			0	0	
1128	1602324004	14.937			0	0-	
1121	1602324005	21.946		MULTVFAMILY	. 3	3	945 N MONTICELLO
1122	1602324006	20.156		MULTI-FAMILY	2	2	943 N MONTICELLO
1123	1602324007	14,110		•SINGLE FAMILY	1	1	.941 N MONTICELLO
1124	1602324008	14.49S		SINGLE FAMILY	1	1	- 939.N MONTICELLO
1125	1602324001?	20.645		MULTI-FAMILY	2	2	935N MONTICELLO
1126	1602324010 .	21.128		MULTI-FAMILY	2	2	933 N MONTICELLO
1127	1602324011	21,050		MULTI-FAMILY	2	2	931 N MONTICELLO
1128	11602324012	20,645			0	0	
1129	1602324013	20.252		MULTI-FAMILY	2	2	925.N MONTICELLO
1138	1602324014.	22,475		SINGLE FAMILY	1	1	921 N MONTICELLO
1131	1602324017	17.010	YES	MULTI-FAMILY	2	2	aiS N MONTICELLO
-ft32	1602324018	22;858		SINGLE FAMILY	1	1	911 N MONTCELLO
1133	1602324019	21,174		MULTI-FAMILY	2	2	909 N MONTICELLO
1114	16O232402O	15,242		SINGLE FAMILY-	1	1	905 N MONTICELLO
.11.35	1602324021	15.324		SINGLE FAMILY	1 ■	f	903 N MONTICELLO
1136	1602324022	17.137		SINGLEFAMILY	1	)	901.N MONTICELLO
1137	1602324023.	26,888		MULTVFAMILY	2	2	956 N CENTRAL PARK
1138	1602324024	26,549		MULTI-FAMILY	4	4	952NCENTRALRARK
1139	1602324025	22,967		MULTI-FAMILY	2	.2	948 N CENTRAL PARK
1T48	1602324026	32,703		MULTVFAMILY	4	4	944 N CENTRAL PARK
1141	1502324027	20,532		MULTVFAMILY	2	2.	940 N CENTRAL PARK

1147	1602324028	21,110		MULTI-FAMILY	3	3	938 N CENTRAL PARK
1143	1602324029	20.659		MULTI-FAMILY	2	2	936 N CENTRAL PARK
1144	1602324030	22.420		MULTI-FAMILY	3	3	932 N. CENTRAL PARK
1145	1602324031	13.403		SINGLE FAMILY	1	1	930 N CENTRAL PARK
1146	1602324032	7.031			0	0	
1147	1602324033	22.660		MULTI-FAMILY	2	2	926 N CENTRAL PARK
1148	1802324034	14.088		MULTI-FAMILY	2	2	922 N CENTRAL PARK
1149	1602324035	22.915		MULTI-FAMILY	2	2	920 N CENTRAL PARK
1150	1602324036	20.294		MULTI-FAMILY	2	2	918 N CENTRAL PARK
1151	1602324037	7.031			0	0	
1152	1602324038	24.770		MULTI-FAMILY	2	2	916 N CENTRAL PARK
1153	1602324039	21.019		MULTI-FAMILY	2	2	914 N CENTRAL PARK
1154	1602324040	20.645		MULTI-FAMILY	2	2	912 N CENTRAL PARK
1155	1602324041	22.035		MULTI-FAMILY	2	2	910 N CENTRAL PARK
1156	1602324042	21.453		MULTI-FAMILY	3	3	908 N CENTRAL PARK
1157	1602324043	18.110			0	0	
1158	1602325001	15.204			0	0	
1159	1602325002	14.755			0	0	
1160	1602325003	7.031	YES		0	0	
1161	1602325004	7.031			0	0	
1162	1602325005	20.438	YES		0	0	

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Revised January 2a. 2002

2000 EAV Exhibit for Central Park Redevelopment Plan

PGAV Urban Consulting

Chicago Central Park Redevelopment Plan

2000 Estimated EAV by Tax Parcel

CRYG Chicago

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE	NUMBER OF RESIDENTIAL UNITS	OCCUPIED RESIDENTIAL UNITS	RESIDENTIAL PROPERTY ADDRESS
1163	1602325006	19,978			0	0	
1164	1802325007	14,680			0	0	
1165	1602325006	5,114			0	0	
1166	1802325009	15,304			0	0	
1167	1602326010	7,031			0	8	
1168	1602326011	13,402			0	0	
1169	1602325012	22,271			0	0	
1170	1602325013	21,826			0	0	
1171	1602325014	31,178			0	0	
1172	1802325015	13,568			0	0	
1173	1602325019	21,321			0	0	
1174	1602325020	14,562		SINGLE FAMILY	1	1	854 N HARDING
1175	1602325021	12,249		SINGLE FAMILY	1	1	852 N HARDING
1176	1602325022	15,524		SINGLE FAMILY	1	1	848 N HARDING
1177	1602325023	17,806		SINGLE FAMILY	1	1	846 N HARDING
1178	1602325024	19,843		MULTI-FAMILY	2	2	844 N HARDING
1179	1602325025	14,393		SINGLE FAMILY	1	1	842 N HARDING
1180	1602325026	14,304		SINGLE FAMILY	1	1	840 N HARDING
1181	1802326027	15,262		SINGLE FAMILY	1	1	836 N HARDING

1162	1602325028	25.303		MULTI-FAMILY	3	3	834 N HARDING
1163	1602325029	20,367		MULTI-FAMILY	3	3	830 N HARDING
1184	■ 1602325030	21.543		MULTI-FAMILY	3	3	828 N HARDING
1185	1602325031	21.917		MULTI-FAMILY	3	3	824 N HARDING
1186	1602325032	22,557	--	MULTI-FAMILY	.....3	3	822 N HARDING
1187	1602325033	6.115	YES		0	0	
1168	160232SO34	16,634		SINGLE FAMILY	1	1	816 N HARQING
1189	1602325035	16,174		SINGLE FAMILY	1	1	814 N HARDING
1190	1602325044	47,723	YES		. 0	0	
1141	1602326003	15,398			.0	' 0	
1182	.1602326008	23,413	YES		0	0	
1193	.1602326009	-17.708			0	0	
1194	1802326010	14,337			0	0	
1195	1602326011	15213			0	0	
1196	- 1602326012	18,535			• 0	0	
1167	1602326013	14.519			0	0	
1198	.1602326014	15,160			. 0	0	
1185 -T-	.1602326015	6,115			0	0	-r -
1200	-1602326016	6.115			. , . 0	0	
1281	1602326017	6,115			0	0	
1282.	1602326018	Exempt			0	0	
1203	- 1602326019.	20.238		MULTI-FAMILY	2	2	856 N.SPRINGFIELD
1284	1602326020	• 4.845			0	0	
.1285	1602326021	20,152		'SINGLE FAMILY	1	1	852 NSPRINGFIELD
1286 -	. 1602326022	15,135 .		MULTI-FAMILY	' - 2	2	•850 N SPRINGFIELD
12Q7	1602326023	23.785 .		MULTI-FAMILY	.2	2	846 N SPRINGFIELD
1208	1802326024	26,059		MULTI-FAMILY	2	2	844 N SPRINGFIELD
1209	1602326025	26,326		MULTI-FAMILY	4	4	840 N SPRINGFIELD
1210	1602326026	16,363		SINGLE FAMILY-	1	1	836 N SPRINGFIELD
1211	1602326027	.14,746		SINGLE FAMILY	1	1 .	834 N SPRINGFIELD
1212	1602326028	14.519 .		SINGLE FAMILY	1	1	832 N SPRINGFIELD
1213	1602326029	22,104		MULTI-FAMILY	• 3	3	830 N SPRINGFIELD
1214	1602326030	4,447			0	0	
1215	1602326031	20,312		MULTI-FAMILY	3	3	821N SPRINGFIELD
1216	•1602328035	85,425		MIXED USE	2	2	3924 W CHICAGO
1217	1602326036	24,556			0	0	
1216	1602326037	15.756	YES	MIXED USE	1	1	3918 W CHICAGO
1218	1602326038	Exempt			0	0	
1228	1602326039	5,870 ;	YES		0	0	
1221	1602328040	Exempt .			0	0	
1222	1602326041	56,026	YES		0	0	
1223	1602326042	28.794			0	0	
1224	1602326043	17.359 .		MIXED USE	1	1	3900 W CHICAGO
1225	1602326044	12229			0	0	
1226	1602326050	21.123		MULTI-FAMILY	2	2	822 N SPRINGFIELD
1227	1602328051■	25.744 .		MULTI-FAMILY	2	2	814 N SPRINGFIELD

1228	1602326052	26,609		0	0	
1229	1602326053	19,278		0	0	
1238	1602326054	23,040				
1231	1602327001	21,105		0	0	
1232	1602327002	23,191	MULTVFAMILY	2	2	"853 N SPRINGFIELD
1233	1602327003	20,412	MULTI-FAMILY	2	2	851 N SPRINGFIELD
1234	1602327 004	20,412	MULTI-FAMILY	2	2	.847 N SPRINGFIELD
12*5	1602327005-	18,182	-SINGLE FAMILY	1	1	845 N-SPRINGFIELD
1238	.1602327006	13,777	SINGLE FAMILY	1	1	843 N SPRINGFIELD
1237	1602327007	13,158	SINGLE FAMILY	)	1	830 N SPRINGFIELD
1238	1602327008	14,909	MULTI-FAMILY	2	2	837 N SPRINGFIELD
1239	1602327009.,	6,115		0	0	
1240	1602327010.	6,115		0	0	
1241	1602327011	19,794	MULTI-FAMILY	2-	2	831 N SPRINGFIELD
1242	1602327012	20,412	MULTVFAMILY	2	2	827 N SPRINGFIELD
1243	1602327013	20,412	MULTVFAMILY	2	2	825 N SPRINGFIELD
1244	1602327014	20,412	MULTVFAMILY	2	2	823 N SPRINGFIELD
1245	1602327015	20,412	MULTI-FAMILY	2	2	819 N SPRINGFIELD

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Revised January 28,2002

2000 EAV Exhbl.1 for Central ParisRedevelopment Plan.xls

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PGAV Urban Consulting

Chicago I Central Park Redevelopment Plan and Prqed

2000 Estimated EAV by Tax Parcel

City of Chicago

COUNT	PIN NUMBER	2808 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE¹	number of residential units¹	occupied residential Units¹	RESIDENTIAL PROP ERTY ADDRESS⁴
1246	1602327016	18,995 . ■		■MULTI-FAMILY	2	2	815 N SPRINGFIELD
1247	1602327017	6,399 ->			0	0	
1248	1602327016	20,030 ;			0	0	
1249	1602327019	. 23.489		MULTI-FAMILY.	2	2	852 U AVERS
1250	1602327020	22*91		MULTI-FAMILY	2	2	848 N AVERS
1251	1602327021	20,305		MULTI-FAMILY	2	2	844 N AVERS,
1252	1602327022	19,462		MULTI-FAMILY	2	2 - '	842 NAVERS
1253	1602327023	19,429		MULTI-FAMILY	2	2	«40 N AVERS
1254	1602327024	Exempt			0-	0	
1265	1602327026	26,535		MULTI-FAMILY	2	2	•832 N AVERS
1256	1602327026	20,309		. MULTI-FAMILY	2	2	630 NAVERS
1257	1602327027	20,585		MULTI-FAMILY	2	2	826 N AVERS
1258	*1602327028	23,880		MULTI-FAMILY.	2	2	822 N AVERS
1259	1602327029	19,727		MULTI-FAMILY	2	2	820 NAVERS
1260	1602327030	4,845			0	0	
1261	- 1602327031	.24,412	YES .	MULTI-FAMILY	2	2	814 N AVERS
1262	1602327033	; 16,836			0	0	
1263	1602327034.	16.836 .			0	0	
1264	160232703S .	. 18,331 "			0	0	
1265	1602327036	Exempt			0	0	

1266	. 1602327038	11.985 .	YES		0	0	
1287	1602327043	12.690		SINGLE FAMILY	1	1	809 N SPRINGFIELD
1288	1602327044 .	,12,158	..YES		0	0	
1269	1602327045	26^497	YES		0	0	
1278	' 1802328001	Exempt			... 0	0	
1271	1602328002	Exempt			0	0	
1272	1602326003..	.21,432		MULTI-FAMILY	. 2	2	651 N AVERS
1273	1602328004	21.432 .	YES		0	0	
1274	1602328006	22.717		MULTI-FAMILY	3.	0	845 N AVERS
1275	1602328006	. 15.607		SINGLEFAMILY	t	1	843 N AVERS
1276	1602326007	14,148		SINGLE FAMILY	1	1	»41 N AVERS
1277	1602326006	20,956		MULTI-FAMILY	2 -	2	537 NAVERS
1278	1602328009	20,692		MULTI-FAMILY	2	2	833 N AVERS
1279	. 1602328010	22.724		LMULTI-FAMILY	2	2	631 N AVERS
1280 .	1602328011.	.16,327.		SINGLE FAMILY	1	1	829 N AVERS
1291	.1602328012	. 6,848	YES ..		6	0	
1292	....1602328013	23,144		MULTI-FAMILY	. 2	2	623 NAVERS
1283..	. 1602326014	24,363 •		MULTI-FAMILY.	3	3	619 NAVERS
1284..	..1602328015	■20,183 ,		MULTI-FAMILY	.2- -	2	815 N AVERS
1285	1602328016	. 30246			0	0	
1288	..1602328017	25235		MULTI-FAMILY.	. 3	3	654 N HAMLIN
1287....	1602328018	24.009--		MULTI-FAMILY	- 3	3	852 N HAMLIN
1296	1602326019	23,196		MULTI-FAMILY	3	3	850 N HAMLIN
1289	1602326020 .	21,588			0 - .	0	
1290	.1602328021	. 21.586		MULTI-FAMILY	2	2	842 N HAMLIN
1291	,1602328022 '	. 22.784		MULTI-FAMILY	, 2	0	840 N HAMLIN
1292	1602328023...	6.115	YES,		0	0	
1293	..1602326031 '	. 20,799	YES.		0	0	
1294	^1602328032	;54,371			0	0	
1295	1802328033	Exempt			0	0	
1296	.1602328034 \	16,143			0	0	
1297	1602326035.	8,805	YES		0	0	
1298 .	1602328036	18,982			0	0	
1298	1602328037	: 24232			. 0	0	
1388	•1602328038 :	6.117	YES		0	0	
1381	1602328039	Exempt			0	0	
1382	1602328040	Exempt			0	0	
1303	. 1602329001	21.012			0	0	
1384	1602329002	16.214	YES..		0	0	
1385 .	1602329003	14.504			0	0	
1308	1602329004	20.116			0	0	
1387	1602329005..	6.115	YES		0	0	
1308	1602329006	22,864			0	0	
1389	160232900?	24,054	YES		- 0	0	
1310	1602329008	6,115 .	YES		0	0	
1311	1602329011	17.370			0-	0	

1312	1602329012	15,760		0	0	
1313	1602329013	Exempt		. a	0'	
1314	. 1602329014	Exempt		0	0	
1315	1602329015	20,521		a	0	
1316	.1602329016	13,912 .		0	0	i
1317	1602329017	4,845		■ 0	0	
1319	1602329018	32,143		0	0	
1319	1602329019	12,529	YES	: 0	0	
1320 .	1602329022	21,332		SINGLE FAMILY- 1	1	846 N RIDGEWAY
1321	1602329023-	- 12,761		SINGLE FAMILY 1	1	844 N RIDGEWAY
1322	! : *1602329024	6,172		0	0	
1323	1802329025	20,796 .		MULTI-FAMILY 3	3	840 N RIDGEWAY
1324	1602329026	22,139		0	0	
1325	1602329027	13,190		SINGLE FAMILY 1	1	634 N RIDGEWAY
1326	1602329028	.20,029		MULTI FAMILY 2	2	832 N RIDGEWAY
1327	~" 1602329029	20,029		MULTI-FAMILY 2	2	830 N RIDGEWAY
1328	1602329030	13,174		0	0	

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COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNITTYPE'	NUMBER OF RESIDENTIAL UNITS¹	OCCUPIED RESIDENTIAL UNITS*	RESIDENTIAL PROPERTY ADDRESS⁴
1329	1602329031	20,180		MULTI-FAMILY	2	2	824 N RIDGEWAY
1330	1602329032	14,151		SINGLE FAMILY	1	1	822 N RIDGEWAY
1331	1602329033.	7,342			0	0	
1332	1602329034	13,839		SINGLEFAMILY	.1	1	816 N RIDGEWAY
1333	1602329035	23,144		MULTIFAMILY	2	2	814 N RIDGEWAY
1334	1602329036	18,780			0	0	
1335	1602229037	40,703			.0	0	
1338	1602329038!	16,7B3			0	0	i
1337	1602329039	17,835			0	0 •	
1338	1602329040-	11,742	YES		0	0	
1339	1602329041	20,523	YES		0	0	
1340	1602329042	20,523	YES		0	0	
1341	; 1602329043	18,615	YES		0	0	
1342	1602329044	Exempt			0	0	
1343	*1602329045	6,146	YES		. 0	0	
1344	1602329048	22575			0	0	
1345	1602329047	Exempt			0	0	
1346	1602330001	27,663		MULTI-FAMILY	2	2	857 N RIDGEWAY
1347	1602330002	8,115			0	0	
1348	1602330003	70,005		SINGLE FAMILY	1	1	853 N RIDGEWAY
1349	1602330004	22,513		single family	. 1	1	851 N RIDGEWAY
1350	1602330005	14,121		SINGLE FAMILY	1	1	847 N RIDGEWAY
1351	1602330006 :	6,115		• - >.	0	0	
1352	1602330007	13,808		SINGLEFAMILY	1	1	843 N RIDGEWAY

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PGAV Urban Consulting
Chicago / Central Park Redevelopment Plan and Project
2000 Estimated EAV by
Tax Parcel
City of Chicago

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City of Chicago

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PGAV Urban Consulting
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3474	161)202039	13,274		MULTI-FAMILY	2	2	706 N TRUMBULL
3475)6))202040	12,309		MIXED USE	2	2	704 N TRUMBULL
3478	)61)202041	23,320			0	0	
3477	)6))202044	49,219	YES		Q	0	
3478	1611202045	18,960			0	0	
3479	1611203001	150340		MULTI-FAMILY	2	2	3415 W CHICAGO
3488	161)203002	20,252	YES	MULTI-FAMILY	2	2	747 N TRUMBULL
3481	1611203003	22,082		MULTI-FAMILY	2	2	745 N TRUMBULL
3482	1611203004	20,881		MULTI-FAMILY	2	2	741 N TRUMBULL
3483	1611203006	20*52		MULTI-FAMILY	2	2	739 N TRUMBULL

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PGAV Urban Consulting
Chicago ' Central Park Redevelopment Plan and Project**2000 Estimated EAV by Tax Parcel**

City Of Chicago

COUNT	PIN NUMBER	2888 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE¹	NUMBER OF RESIDENTIAL UNITS¹	OCCUPIED RESIDENTIAL UNITS¹	RESIDENTIAL PROPERTY ADDRESS*
2484	. 1611203006	20.1B9		MULTI-FAMILY	2	2	735 N TRUMBULL
3485	1611203007	20,196		MULTI-FAMILY	2	2	733 N TRUMBULL .
3486	1611203008	5,786	YES		0	0	
3487	1611203009	21,826		MULTI-FAMILY	2	2	725 N TRUMBULL .
3488	1611203010	19,551.	YES-	MULTI-FAMILY	2	2	723 NTRUMBULL
3488	1611203011	26,406		MULTI-FAMILY	-.2'	2	721 N TRUMBULL
3480	1611203012	22,684		SINGLEFAMILY	-1	1	717 N TRUMBULL
3491	1611203013	20,267	YES	MULTI-FAMILY	2	2	715 N TRUMBULL
3492	1611203014	21,869		MULTI-FAMILY	2	2	711 N TRUMBULL
3493	1611203015	23,091		' MULTI-FAMILY	■ .2	2	7Q9N TRUMBULL -
3494	1611203016	21,319		MULTI-FAMILY.	2	2 -	705 N TRUMBULL '
3495	1611203017	22,938			0	0	
3496	1611203015	84,213			. 0	0	
3497	1611203019	24,561			0	0	
3498	1611203020	11,805			0	0	
3499	1611203021	9,657			. 0	0	
3688	1611203022	18,914	YES	MULTI-FAMILY	2	2.	740 N Homan
3581	1611203023	20243		MULTI-FAMILY	2	2	738 N HOMAN
3582	1611203024	20,285			0	0	
3583	1611203026	23,0B2		MULTI-FAMILY	2	2	734 N HOMAN
3584	1611203026	19,316		MULTI-FAMILY	2	2	728 N HOMAN
3585	1611203027	4,587			0'	0	
3586	1611203028'	19,120		MULTI-FAMILY	2	2	724 N HOMAN
3587	1611203029	19,700	YES	MULTI-FAMILY	2	2	720 N HOMAN
358B	1611203030	20,356		MULTI-FAMILY	2	2	718 N HOMAN
3589	1611203033	21.B10		MULTI-FAMILY	2	2	708 N HOMAN
3510	1611203034	5,050			0	0	
3511	1611203035	22,573		MULTI-FAMILY	2	2	702 N HOMAN
. 3512	1611203036	22,635		MULTI-FAMILY	2	2	700 N HOMAN-.
3S13	1611203037	21,160			0	0	

3514	1611203038	4,623		0	0	
3515	1611204001	55,481		0	0	
3516	1611204002	72,025		0	0	
3517	1811204003	11,411		0	0	
3516	3611204004	44,003		0	0	
3519	1611204005	17,630		0	0	
3528	1611204006	16,118		0	0	
3521	1611204007	17,005		0	0	
3522	1611204008	9,121		0	0	
3523	1811204009	11,037		0	0	
3524	1611204010	25,317		0	0	
3525	1611204011	25,837	MULTI-FAMILY	6	6	733 N HOMAM
3526	1611204012	31,434	MULTI-FAMILY	4	4	729 N HOMAN
3527	1611204013	21,859	MULTI-FAMILY	2	2	727 N HOMAN
3526	1611204014	20,378	MULTI-FAMILY	2	2	723 N HOMAN
3529	1611204015	20,378	MULTI-FAMILY	2	2	719 N HOMAN
3530	1611204016	22,110	MULTI-FAMILY	2	2	717 N HOMAN
3531	1611204017	41,892		0	0	
3537	1611204018	20,676	MULTI-FAMILY	2	2	711 N HOMAN
3533	1611204019	21,933		0	0	
3534	1611204020	26,971	MULTI-FAMILY	2	2	705 N HOMAN
3535	1611204021	21,003		0	0	
3538	1611204022	10,179	SINGLE FAMILY	1	1	742 N CHRISTIANA
3537	1611204023	11,553	SINGLE FAMILY	1	1	740 N CHRISTIANA
3538	1611204024	10,833	SINGLE FAMILY	1	1	73B N CHRISTIANA
3539	1611204025	19,968	MULTI-FAMILY	2	2	734 N CHRISTIANA
3548	1611204026	20,225	MULTI-FAMILY	2	2	732 N CHRISTIANA
3541	1611204027	22,624	MULTI-FAMILY	2	2	730 N CHRISTIANA
3542	1611204028	22,324	MULTI-FAMILY	2	2	726 N CHRISTIANA
3543	1611204029	20,205	MULTI-FAMILY	2	2	724 N CHRISTIANA
3544	1611204030	9,968	MULTI-FAMILY	2	2	720 N CHRISTIANA
3545	1611204031	20,327	MULTI-FAMILY	2	0	718 N CHRISTIANA
3546	1611204032	19,573	MULTI-FAMILY	2	2	714 N CHRISTIANA
3547	1511204033	20,323	MULTI-FAMILY	2	2	712 N CHRISTIANA
3548	1611204034	19,738	MULTI-FAMILY	2	2	708 N CHRISTIANA
3549	1611204035	20,372	MULTI-FAMILY	3	3	704 N CHRISTIANA
3558	1611204036	20,349	MULTI-FAMILY	3	3	700 N CHRISTIANA
3551	1611205001	12,883		0	0	
3552	1611205002	29,762		0	0	
3553	1611205003	30,202		0	0	
3554	1611205004	22,346		0	0	
3555	1611205005	89,894		0	0	
3556	1611205006	19,311		0	0	
3557	1611205007	21,557		0	0	
3556	1611205008	4,563		0	0	
3559	1611205009	4,754		0	0	

3568	1611205010	Exempt		0	0	
3561	1611205011	20,692	YES	MULTI-FAMILY ■"· 2	2	741 N CHRISTIANA
3562	1611205012	22,824		MULTI-FAMILY 2	2	737 N CHRISTIANA
3563	1611205013	19,502		MULTI-FAMILY 2	2	735 N CHRISTIANA
3584	1611205014	20,145		, MULTI-FAMILY 2	2	731 N CHRISTIANA
3585	1611205015	20,132		MULTI-FAMILY ■ 2	2	729 N CHRISTIANA
3566	1611205016	20,094		MULTI-FAMILY 2 '	2	725 N CHRISTIANA

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COUNT	PIN NUMBER	2000EAV	/ TAX ■ DELINQUENT	RESIDENTIAL UNIT TYPE*	NUMBER OF RESIDENTIAL UNITS*	OCCUPIED RESIDENTIAL UNITS'	RESIDENTIAL PRO PERTY ADDRESS*
35B7	1611205017	20,094		MULTIFAMILY	2	2	723 N CHRISTIANA
3568	1611205018	20,138		MULTIFAMILY	■ ■' 2	2	719 N CHRISTIANA
3569	1611205019	22,597		MULTI-FAMILY	■ 2-	2	717 N CHRISTIANA
3578	1611205020	20,172		MULTI-FAMILY	2	2	713 N CHRISTIANA
3571	1611205021	22,824		MULTI-FAMILY	2	2	711 N CHRISTIANA
3572	1611205022	22,460			0	0	
3573	1611205023	21,657		MULTI-FAMILY	2	2	703 N CHRISTIANA
3574	1611205024	20,345		MULTI-FAMILY	2	2	701 N CHRISTIANA
* 3575	1611205025	20,910		MULTI-FAMILY	2	2	742NSPAULDING
3576	1611205026	20,198			0	0	
3577	1611205027	20,868		MULTIFAMILY	3	3	736 N SPAULDING
3578	1611205028	23,487		MULTIFAMILY	2	2	732 N SPAULDING
3579	1611205029	22,053		MULTI-FAMILY	2	2	730 N SPAULDING
3588	1611205030	20,314		MULTIFAMILY	2	2	728 N SPAULDING
3581	1611205031	23,965		MULTIFAMILY	Z	2	724 N SPAULDING
3582	1611205032	20,212		MULTI-FAMILY	2	2	720 N SPAULDING
3583	1611205033	20,227		MULTI-FAMILY	2	2	718 N SPAULDING
3584	1611205034	20,227		MULTI-FAMILY	■ 3	3	714 N SPAULDING
3585	1611205035	23,127		MULTIFAMILY	2	2	712 N SPAULDING
3586	1611205036	20,305		MULTIFAMILY	2	2	708 N SPAULDING
3587	1611205037	28,763		MULTIFAMILY	3	3	706 N SPAULDING
	1611205039						
3588	16112050391001	35,674					
3569	16112050391002	35,674					
3590	16112050391003	35,674					
3591	16112050391004	35,674					
3592	16112050391005	32,928					
3593	16112050391008	32,928					
3594	16112050391007	32,928					
3595	16112050391008	32,928					
3596	1611206001	23,509			a	0	
1597	1611206002	Exempt			0	0	
3598	1611206003	Exempt			0	0	

1599	1611206004	Exempt		0	0	
3680	1611206005	Exempt		0.	0	
3881	1611206006	17,012		0	0	
3602	1611206007	17,279		0	0	
3603	1611206008	99.85t		0.	0	
3804	1611206009	21,132		MULTI-FAMILY 3	3	745 N SPAULDING
3605	16.11206010	22.662		MULTVFAMILY 3	3	743 N SPAULDING .
3606	1611206011	21,266		MULTI-FAMILY 2	2	739 N SPAULDING,
3687	1611206012	19,816		0	0	
3688	1611206013	28,194	YES	MULTI-FAMILY • 2	2	731 N SPAULDING
3689	1611206014	10.691		SINGLE FAMILY ' 1 .	1	729 N SPAULDING
3618	1811206015	4,696	YES	0	0	
1811	1611206016	16,892		SINGLE FAMILY 1	1	723 N SPAULDING
3612	1611206017	9.977		MULTVFAMILY 2	2	721 N SPAULDING
3613	1611206018	10,121	YES	SINGLE FAMILY 1	1	719 N SPAULDING
3614	1611206019	19.363		MULTI-FAMILY 2	2	715 N SPAULDING
3615	1611206020	Exempt		. 0	0	
3616	1611206021	10,495		SINGLE FAMILY* 1	1	744 N SAWYER
3617	1611206022	19.829		MULTI-FAMILY . 3	3	742 N SAWYER
3818	1611206023	10.295	YES	MULTVFAMILY 2	2	740 N SAWYER
3819 .	1611206024	21.639		MULTVFAMILY 2	2	736 N SAWYER
3628	1611206025	21,321		MULTI-FAMILY . 3	3	734 N SAWYER
3821	1511206026	21,219		, MULTVFAMILY 4	4	732 N SAWYER
3622	1611206027	19.836		MULTI-FAMILY 2	2	730 N SAWYER
3623	1611206028	4,696		0	0	
3824	1611206029	19.960		MULTI-FAMILY 2	2	724 N SAWYER
1825	1611206030	11,629		SINGLEFAMILY 1	1	722 N SAWYER
3826	1611206031	12,816		SINGLE FAMILY 1	0	720 N SAWYER
3627	1611206032	12,396 ,		SINGLE FAMILY 1	1	718 N SAWYER
3628	.1611206033	11,260 '		SINGLE FAMILY 1	1	714 N SAWYER
3629	1611206034	11,242		SINGLE FAMILY. 1	1	712 N SAWYER
3618	1611206035	3.255		0	0	
3631	1611206036	22,597		MULTI-FAMILY 3	3	3256 W HURON
3632	1611206037	18,622	-	MULTVFAMILY 2	2	3254 W HURON
3633	1611208038	21.995		0	0	
3634	1611206039	9,741		SINGLE FAMILY 1	1	3246 W HURON
1635	1611206040	5,634	.. YES	0	0	
3838	1611206041	20,516		MULTVFAMILY 2	2	3242 W HURON
3837	1611206042	19,422		.MULTVFAMILY 2	2	3240 W HURON
3638	1611206043	25,046		MULTVFAMILY 2	2	3236W HURON
1639	1611206044	4,407	YES	0	0	
3640-	1611207002	13,728		SINGLE FAMILY 1	1	727 N SAWYER
3841	1611207003	9,721		SINGLEFAMILY 1	1	725 N SAWYER
3642	1811207004	9,374		SINGLE FAMILY 1	1	723 N SAWYER
3643	1611207005	11.004.		SINGLE FAMILY 1	1	721 N SAWYER
3644	1611207006	10,379		SINGLE FAMILY 1	1	719 N SAWYER.

3645	1611207007	22,873		MULTI-FAMILY	' 2	2	715 N SAWYER
3648	1611207008	4,678			0	0	
3647	1611207010	4,696	YES		0	0	
3649	1611207011	19,749		MULTI-FAMILY	2	2	724 N KEDZIE
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City of Chicago							
COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE*	, NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS?	RESIDENTIAL PROPERTY ADDRESS*
3849	1611207012	Exempt			0	0	
3650	1611207013	'13,659			0	0	
3651	1611207014	12334			0	0	
3652	1611207015	4,229			0	0	
3653	1611207016	9,810			0	0	
3654	1611207017	4,229			0	0	
3655	1611207018	9,488			0	0	
3658	1611207019	4,605			0	0	
3657	1611207020	21,377		MULTI-FAMILY	2	2	706 N KEDZIE
3658	1611207021	56,848			0	0	
3659	1611207025	Exempt			0	0	
3680	1611208001	36,539	YES		.0	0	
3661	1611208002	145,388			0	0	
3662	1611208003	19,144			0	0	
3613	1511208004	24,005		MULTI-FAMILY	7	2.	633 N CENTRAL PARK
3664	1611208005	19,771	•	MULTI-FAMILY	2	2	631 N CENTRAL PARK
3665	1611208006	21,764		MULTI-FAMILY	2	2	629 N CENTRAL PARK
3666	1611208007	9,270		SINGLE FAMILY	1	1	627 N CENTRAL PARK
3667	1611208008	9,417		SINGLE FAMILY	1	1	623 N CENTRAL PARK
3668	1611208010	12,563		SINGLE FAMILY	1	1	617 N CENTRAL PARK
3669	1611208011	10,241		SINGLE FAMILY	1	1	613 N CENTRAL PARK
3670	1611206012	25,208		MULTI-FAMILY	3	a	611 N CENTRAL PARK
3671	161120801.3	12100			0	0	
3572	1611208014	12,127		SINGLE FAMILY	1	i	605 N CENTRAL PARK
3*73	1611208015	9,452	YES		0	0	
3674	1611208016	21,130		MULTI-FAMILY	2	2	656 N DRAKE
3675	1611208017	10,284		SINGLE FAMILY	1	1	654 N DRAKE
3676	1611208018	21,510		MULTI-FAMILY	2	2	650 N DRAKE
3677	1611208019	21,624		MULTI-FAMILY	2	2	648 N DRAKE
3876	1611208020	22,684		MULTI-FAMILY	2	2	646NDRAKE
3679	1611208021	23,373		MULTI-FAMILY	2	2	644 N DRAKE
3680	1611208024	22,838		MULTI-FAMILY	2	2	636 N DRAKE
3661	1611208025	19,985		MULTI-FAMILY	2	2	634 N DRAKE
3682	1611208026	5,001			0	0	

3683	1611208027	23.167		MULTI-FAMILY	2	2,	628 N DRAKE
3684	1611208028	20,732		MULTI-FAMILY	2	2	, 624.N DRAKE
3685	1611208029	20.163	YES	MULTVFAMILY	2	2	622 N DRAKE
3686	1611208630	20,247		MULTVFAMILY	2	2	618 N DRAKE
3687	1611208031	17,788		MULTI-FAMILY	2	2	616 N DRAKE
3688	16H208032	23.149		MULTI-FAMILY	2	2	■ 614 N DRAKE
3689	1611208034	18.858		MULTI-FAMILY	2	2	3544 W OHIO
3890	1611208035	3,284			0	0	
3691	1611208036	19,638		MULTI-FAMILY	2	2	3538 W OHIO
3692	1611208037	4,113			0	0	
3693	1611208038	3,284			.0	0	
3694	1611208039	9,570		SINGLE FAMILY	1	1	610N:DRAKE
3695	1611208040	11,144		SINGLE FAMILY	1	1	608 N DRAKE
3696	1611208041	10,651			0	0	
3*97	1611206042	3,780			0.	0	
3698.	1611208043	20,185		MULTI-FAMILY	2	2	640 N DRAKE
3*99	1611209001	11.106		MULTI-FAMILY	2	0	" 657 N DRAKE
3766	1611209002	10,215		SINGLE FAMILY	1	1	653 N DRAKE
3701	1611209003	13,412		SINGLE FAMILY	" 1	1	651 N DRAKE
3702	1611209004	10,666		SINGLE FAMILY	1	1	647 N DRAKE
3703	1611209005	24,443	YES	MULTI-FAMILY	2	2	645 N DRAKE
3704	1611209006	16.421		MULTVFAMILY	2	2'	643 N DRAKE
3705	1611209007	19,707		MULTVFAMILY	2	2	639 N DRAKE
3706	1611209008	23.1B4		MULTI-FAMILY	2	.2	637 N DRAKE
37*7	1611209009	11.820		SINGLE FAMILY	1	. 1	633 N DRAKE
3706	1611209011	" 20,145		MULTI-FAMILY	2	2	625 N DRAKE
3709	1611209012	16543		MULTI-FAMILY	3	3	621 N DRAKE
3710	1611209013	3,831	YES		0	0	
3711	1611209014	22.562	YES		0	0	
3712	1611209015	13.036	YES		0	0	
3713	1611209016	21.781		v	0	0	
3714	1611209017	4,718	\		0	0	
3715	1611206018	71.007	YES		0	0	
371*	1611209019	23,625		MULTI-FAMILY	2	2	652 N ST LOUIS
3717	1611209020	4,892	YES		0	0	
3716	1611209021	21.648		MULTIFAMILY	2	2	646 N ST LOUIS
3719	1611209022	20,903	YES	MULTI-FAMILY	2	2	644 N ST LOUIS
3728	1611209023	4.892	YES		0	0	
3721	1611209024	24,759		MULTVFAMILY	3	3	638 N ST LOUIS
3722	1611209027	19.038	YES		0	0	
3723	1611209028	9.392	YES	MULTI-FAMILY	2	2	630 NST LOUIS
3724	1611209029	21,452		MULTI-FAMILY	2	2	624 N ST LOUIS
3725	1611209030	25.101		MULTI-FAMILY	4	4	622 N ST LOUIS
3726	1611209031	9.392	YES		0	0	
3727	1611209032	3,651			0	0	
372*	1611209033	11.578		SINGLE FAMILY	t	1	612 NST LOUIS

3729	1611209034	12,258		SINGLE FAMILY	1	1	610 NST LOUIS
3730	1611209035	10,295		SINGLE FAMILY	1	1	608 N ST LOUIS
3731	1611209036	21,459			0	0	
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45 PGAV Urban Consulting ZSSXJS**** ■ S O p d E s a m a t e d E A V ^ y T a x P a r c . a t y o l C h t a g o							
COUNT	PIN NUMBER	2B00EAV	TAX DEUNQUENT	RESIDENTIAL UNIT TYPE¹	NUMBER OF RESIDENTIAL UNITS¹	OCCUPIED RESIDENTIAL UNITS²	RESIDENTIAL PROPERTY ADDRESS⁴
3732	1611200037	3,651'			0	0	
3733	1611209038	5.114	YES		- 0	0	
3734	1611209039	19.985		MULTI-FAMILY	2	2	636 N ST LOUIS
373S	1611209040	19.184		MULTI-FAMILY	2	2	634 NST LOUIS
373*	1611210001	20.2B5		MULTI-FAMILY	3	3	657 NST LOUIS
3737	1611210002	19.698			0	0	
3738	1611210004	4.892	YES		0	0	
3739	1611210005	10.210		SINGLEFAMILY	1	1	645 N ST LOUIS
3740	1611210006	4.892	YES		0	0	
3741	1611210007	19.929			0	0	
3742	1611210008	11J329			0	0	
374S	1611210009	11,013		SINGLE FAMILY	1	1	633 N ST LOUIS
3744	161121Q010	12,378	YES	SINGLE FAMILY	1	1	629 N ST LOUIS
3745	1611210011	T2.329		SINGLE FAMILY	1	T	627 N ST LOUIS
3746	1611210012	11,013		SINGLE FAMILY	1	1	623 N ST LOUIS
3747	1611210013	10,584		SINGLE FAMILY	1	1	621 N ST LOUIS
3748	1611210014	10,248		SINGLE FAMILY	1	1	617 N ST LOUIS
3749	1611210015	11,318		SINGLE FAMILY	1	1	615 NST LOUIS
3748	1611210016	11,013		SINGLE FAMILY	-1	1	611 NST LOUIS
3751	1611210017	19,318		MULTVFAMILY	2	2	3456 W OHIO
1752	161T210018	19,318		MULTVFAMILY	2	2	3454 W OHIO
3753	1611210019	21,655		MULTVFAMILY	■ 2	2	3450 W OHIO
3754	1611210020	19.938		MULTI-FAMILY	2	2	344BWOHIO
3755	1611210021 ...	20,156		MULTI-FAMILY	3	3	656 N TRUMBULL
3756	1611210022	20.156		MULTVFAMILY	3	3	652 N TRUMBULL
375?	1611210023	20,176		MULTI-FAMILY	3	3	650N TRUMBULL
3758	1611210024	20.17B		.Multi-Family	3	3	646 N TRUMBULL
3759	1611210025	20.17B		MULTVFAMILY	3	3	644 N TRUMBULL
3760	1611210026	19,996		MULTI-FAMILY	3	3	640 N TRUMBULL
1761	1511210027	21,197		MULTI-FAMILY	3	3	63BN TRUMBULL
37*2	1611210028	4,892			0	0	
3763	1611210029	10.B17		SINGLE FAMILY	1.	1	634 N TRUMBULL
3764	1611210030	19,407		MULTVFAMILY	2	2	632 N TRUMBULL
3765	1611210031	4,696			0	0	
3766	1611210032	23,000		MULTVFAMILY	2	2	626 N TRUMBULL
378?..	1611210033	22,826		MULTI-FAMILY	: 2	2	622 N TRUMBULL
37*8	161:1210034	20.27B.		MULTI-FAMILY	2	2	620 N TRUMBULL
1769	1611210035	24,176		MULTI-FAMILY	4,	4	616 N TRUMBULL

3770.	1611210036;	16,272	YES	MULTVFAMILY	3	3	614 N TRUMBULL
3771 .	.1611210037 ,	24,660		MULTVFAMILY	3	3	610 N TRUMBULL
3772	1611210038	22.B20		MULTI-FAMILY	3	3	806 N TRUMBULL
3773	1611210039.	20085		MULTVFAMILY	'2	2	604 N TRUMBULL
3774	,1611210040	7,044	YES		.0	0	
3775	. 1611210041	Exempt			0	0	
377*	J.1611210042	1,174			0	0	
3777	1611211001	• Exempt'			0	0	
377*	. .1611211002	11,544			0	0	
3779	1611211003	4.B92	YES		0	0	
3780	1611211004	9,683 '			0	0	
3781	1611211005	4,892	YES .		.0	0	
3782	1611211006	4,892		SINGLE FAMILY	1	i	639 N TRUMBULL
3763	1611211007	4,892	YES		. 0	0	
3784	161121100B	10,055		SINGLE FAMILY	1	1	635 N TRUMBULL
3785	1611211009	18.B22		MULTI-FAMILY.	2	2	633 N TRUMBULL
3786	1611211010	Exempt		- "	0	. 0	
3787	1611211011	15,596		MULTI-FAMILY	' 2	2	627 N TRUMBULL
37*8	1611211012	9,339		SINGLEFAMILY	1	1	626 N TRUMBULL
3709	1611211013	10,157		SINGLE FAMILY	1	1	623 « TRUMBULL
3790	1.611211014	10,646		SINGLE FAMILY	1	1 '	621 N TRUMBULL
3791	1611211015	10,526		MULTVFAMILY	2	2	617 N TRUMBULL
3792	1611211016	9,339		SINGLE FAMILY	1	1	615N TRUMBULL
3783	1611211017	4,696	YES '		0	0	
3794	1611211018	10,141		SINGLEFAMILY	1	1	611 N TRUMBULL
3796	1611211019	17,835			0	0	
3796	1611211020	3,353	YES-		0	0	
3797	1611211021	18,608			0	0,	
379*	1611211022	Exempt.'			0	0	
3799	1611211023	3.353	YES		0	0	
3888	.1611211024	21,632			0	0	
3881	1611211025	18,095 .		SINGLE FAMILY	1	1	656 N HOMAN
3882	1611211026	21.770		MULTI-FAMILY	2	2	654 N HOMAN
3003	1611211027	9.783	YES		0	0	
3804	'161121102B	4,892			0	0	
3885	1611211029	22.553		SINGLE FAMILY	1.	1	644 N HOMAN
3886	1611211030	19,289		MULTVFAMILY	2	2	642 N HOMAN
3087	-1511211031	11.071		SINGLE FAMILY	'1	1	63B N HOMAN
3808	1611211032	4.892			0	0	
1809	1611211033	24,770		MULTI-FAMILY	6	6	634 N HOMAN
3818	1611211034	102,752		MULTI-FAMILY	3	3	630 N HOMAN
1811	1611211035	14,059		SINGLE FAMILY	1	1	626 N HOMAN
3812	1611211036	13,761		SINGLE FAMILY	1	1	624 N HOMAN
3013	1611211037	23,558		MULTI-FAMILY	2	2	622 N HOMAN
3614	1811211038	24,236	YES			0	•

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Revised January 22, 2002

Revised January 28, 2002
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PGAV Urban Consulting
Ghlc?DO / Cenjral Park Redevelopment Plan and Project

2000 Estimated EAV by Tax Parcel

CityorCnicaBO

COUNT	PIN NUMBER	2880 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE¹	NUMBER OF RESIDENTIAL UNITS¹	OCCUPIED RESIDENTIAL UNITS¹	RESIDENTIAL PROPERTY ADDRESS¹
3815	1611211039	23.024			0	0	
3818	161)211040	Exempt			0	a	
3817	16)1211041	Exempt			0	0	
3818	1611211042	Exempl			0	o-	
3819	16))211043	Exempt			0	0	
3828	1611212001	27.374			0	0	
3821	1611212002	19,987	YES	MULTI-FAMILY	2	2	-653 N WOMAN
3822	16'1)2)2003	21,986		MULTI-FAMILY	2	2	651 N HOMAN
3823.	16112)2004	19,903		MULTI-FAMILY	2	2	647 N HOMAN
3824	1611212005	22.460		MULTI-FAMILY	2	2	645 N HOMAN
3825	1511212006	4.901			0	0	
3826	16)1212007	22,798		MULTI-FAMILY	3	3	639 N HOMAN
3827	16)1212006	21.793		MULTI-FAMILY	2	2	637 N HOMAN
3828	1611212009	4,901			0	0	
3629	1611212010	26.791		MULTI-FAMILY	2	2	633 N HOMAN
3838	161121201)	21 .DOS		MULTI-FAMILY	Z	2	629 N HOMAN
3831	1611212012	19,798		MULTI-FAMILY	2	2	625 N HOMAN
3832	1611212013	20,587		MULTI-FAMILY	2	2	621 N HOMAN
3833	1611212014	19,287		MULTI-FAMILY	2	2	617 N HOMAN
3834	1611212015	12,774		SINGLE FAMILY	■ 1	1	6) 5 N HOMAN
3835	1611212016	19,898		MULTI-FAMILY	2	2	613 N HOMAN
3836	16112120)7	19,920		MULTI-FAMILY	2	2	61)N HOMAN
3837	161121201B	22.560		MULTI-FAMILY	2	2	609 N HOMAN .
3838	1611212019	4,705		MULTI-FAMILY	3	3	603 N HOMAN
3839	)6H212020	27,907		MULTI-FAMILY	3	3	601 N HOMAN
3840	1611212021	20,005			0	0	
3841	1611212022	21.399		MULTI-FAMILY	2	2	654 N CHRISTIANA
3842	1611212023	12,147		single Family	1	)	650 N CHRISTIANA
3843	1611212024	19,818		MULTV FAMILY	2	2	648 N CHRISTIANA
3844	1611212025	22.179		MULTV FAMILY	2	2	644 N CHRISTIANA
3645-	. 1611212026	20,5)0		MULTI-FAMILY	2	2	642 N CHRISTIANA
3846	161)2)2027	22311		MULTV FAMILY	2	2	638 N CHRISTIANA '
3847	) 6))2)2026	6,482			0	0	
3848	(611212029	20.805		MULTI-FAMILY	2	2	632 N CHRISTIANA
3849	1611212030	23.216		MULTI-FAMILY	2	2	628 N CHRISTIANA
3850	16))2)2031	5,496		SINGLE FAMILY	1	) \	626.N CHRISTIANA
3851	16112)2032	S.496			0	0	
3852	16)12)2033	20,i07		MULTI-FAMILY	2	2	620 N CHRISTIANA
3853	)6)1212034	20,107	YES	MULTV FAMILY	2	0	618 N CHRISTIANA
3854	)6))2)2035	22,326		MULTI-FAMILY	2	2	614 N CHRISTIANA

3855 ')61)2)2036 .	22,400		MULTVFAMILY	2	2	612 N CHRISTIANA
3856 1611212037	4,705			0	0	
3857 161)212038	27,760		MULTI-FAMILY	3	3	608'N CHRISTIANA
3858 ' 1611212039	83,645		MULTI-FAMILY	2	2	600N CHRISTIANA
3859 16))213001	20,040		MULTI-FAMILY	2	2	657 N CHRISTIANA
3860 1811213002	20,007		MULTI-FAMILY	2	2	653 N CHRISTIANA
3861 161)213003	4,901			0	0	
3862 1611213004	4,901	YES		0	0	
3863 1611213005	21,935		MULTI-FAMILY	2	2	647 N CHRISTIANA
3864 1511213006	19,954		MULTI-FAMILY	2	2	645.N CHRISTIANA
3865 1611213007	19,320	YES		0	0	
3866 1611213008	19,367		MULTVFAMILY	2	2	639. N CHRISTIANA
3867 ' 1611213009	11,660		SINGLE FAMILY	1	t	637 N CHRISTIANA
3868 1611213010	19,867		MULTI-FAMILY	2	2	635 N CHRISTIANA
3869 1611213011	10,321		MULTI-FAMILY	2	2	631 N CHRISTIANA
3878 1811213012	10,775		SINGLE FAMILY	1	)	629 N CHRISTIANA
3871 16112)3013	21,857		MULTI-FAMILY	2	2	627 N CHRISTIANA
3872 , 16112130)4	4,705	YES		0	0	
3873)6)12130)5 ,	15,064			0	0	
3874 16)1213016	9,608		■SINGLE FAMILY	1	1	619 N CHRISTIANA
3875 161)2)30)7	12,312		SINGLE FAMILY	)	1	617 N CHRISTIANA
3876)61)2)30)8	12,767		SINGLE FAMILY	)	1	615 N CHRISTIANA
3877 161)213019	19,791		MULTI-FAMILY	2	2	6)3 N CHRISTIANA
3678 161)2)3020	23,791		MULTVFAMILY	3	3-	0 3324 W OHIO
3879 1611213021	Exempt			0	0	
3880 1611213022	Exempt			0	0	
3881 1611213023	24,427		MULTVFAMILY	3	3:	33)8 W OHIO
3882 1611213024	~ 4,754	YES		0	0	
3883 1611213025	20,483		MULTI-FAMILY	2	2	656 N SPAULDING
3884 1811213026	23,207		MULTVFAMILY	2	2	654 N SPAULDING
3885 1611213027	16,474		MULTI-FAMILY	2	2	650 N SPAULDING
3886 16112-13026	22,720		MULTVFAMILY	2	2	646 N SPAULDING
3867 1611213029	20,132		MULTVFAMILY	2	2	■644 N SPAULDING
3888 16.11213030	11,653		SINGLE FAMILY	)	1	642 N SPAULDING
3889 1611213031	25,243		MULTVFAMILY	3	3	638 N SPAULDING
3898 1811213032	12,483		SINGLE FAMILY	1	1	636 N SPAULDING
3894 1811213033	12,245		SINGLE FAMILY	)	1	634 N SPAULDING
3892 1611213034.	19,851		MULTI-FAMILY	3 1	3	832N SPAULDING
3893 1611213035	21,793		MULTVFAMILY	2	2	628 N SPAULDING
3894 1611213036	9,846		MULTI-FAMILY	2	2	626 N SPAULDING
3895 1611213037	9,846		MULTVFAMILY	2	0	624 N SPAULDING
3896- 1611213038	21,203		MULTVFAMILY	2	2	622 N SPAULDING '
3887 1611213039	23385		MULTI-FAMILY	2	2	620 N SPAULDING

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Chicago/Central Parts Redevelopment Plan and District

Chicago/ Central Park, Redevelopment Plan and Project
 2000 Estimated EAV by Tax Parcel
 City Of Chicago

COUNT	PIN NUMBER	2006 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE'	NUMBER OF RESIDENTIAL Units'	OCCUPIED RESIDENTIAL units'	RESIDENTIAL PROPERTY ADDRESS*
3858	1611213040	21.886 ~		MULTI-FAMILY	2	2	61« N SPAULDING
3899	1611213041	Exempt			0	0	
3900	1811213042	29.183		MULTI-FAMILY	3	3	60S N SPAULDING
3901	1611213043	23,111		MULTI-FAMILY	3	3	600 N SPAULDING
3902	1611214081	20,4)8		MULTI-FAMILY	3	3	655 N SPAULDING
3903	1611214002	23,296			0	0	
3904	1611214003	24.8.19		MULTI-FAMILY	2	2	649 N SPAULDING
3905	1611214004	)),418		MULTI-FAMILY	2	2	647 NSPAULDING
390«	1611214005	10,846		MULTI-FAMILY	2	2	645 N SPAULDING
3907	1611214006	20,274		MULTI-FAMILY	2	2	643 N SPAULDING
3908	1611214007	23,071		MULTI-FAMILY	2	2	641 NSPAULDING
3909	1611214008	19,780		MULTI-FAMILY	2	2	637 N SPAULDING
3918	1611214009	20,236		MULTI-FAMILY	2	2	633 NSPAULDING
3911	1611214010	20.163		MULTI-FAMILY	2	2	631 J4 SPAULDING
3912	16H214011	Exempt			0	0	
3913	1611214012	Exempt			0	□	
3914	1611214013	4,774	-		0	0	
3915	1611214014	-4,882			0	0	
3916	1611214015	20,016		MULTI-FAMILY	2	2	650 N SAWYER
3917	1611214016	22,815		MULTI-FAMILY	2	2	648 N SAWYER
3910	161)2)4017	20,036		MULTI-FAMILY	3	3	646 N SAWYER
3919	1611214018	22882		MULTI-FAMILY	2	2	642 N SAWYER
3920	. 1611214019	19,473			0	0	
3921	1611214020	30,518		MULTI-FAMILY	2	2	534N SAWYER
3922	1611215001	9,674	YES		0	0	
3923	1611215002	4.892	YES		0	0	
3924	1611215003	4,892	YES		0	0	
3925	1611215004	4,692	YES		0	0	
3926	1611215005	19,598		MULTI-FAMILY	2	2	645 N SAWYER
3S27	1611215006	. 20.109		MULTI-FAMILY	2	2	643 N SAWYER
3926	1611215007	20,556		MULTI-FAMILY	2	2	639 N SAWYER
3929	1611215008	20,109			0	0	
3930	18H215009	21.704		MULTI-FAMILY	2	2	6S3 N SAWYER
3931	1611215010	21,704		MULTI-FAMILY	2	2	631 N SAWYER
3932	1611215011	22,151		MULTI-FAMILY	2	0	627 N SAWYER
3933	1611215012	19,754		MULTI-FAMILY	2	2	625 N SAWYER .
3934	1611215013	18.754		MULTI-FAMILY	. 2	2	623 N SAWYER •
3935	1611215014	19,122		MULTI-FAMILY	2	2	621 N SAWYER
3936	16112)5015	20,545		MULTI-FAMILY	2	2	617 N SAWYER
3937	16112150)8	Exempt			0	0	
393*	1611215017	Exempt			0	0	
3939	1611215018	21,835		MULTI-FAMILY	2	2	611 N SAWYER

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Redevelopment Plan and Project COUNT	PIN NUMBER	2008 EAV	TAX ' DELINQUENT	RESIDENTIAL UNIT TYPE¹	NUMBER OF RESIDENTIAL UNITS²	OCCUPIED RESIDENTIAL UNITS¹	RESIDENTIAL PROPERTY ADDRESS¹
3881	1611216023	134,250			0	0	
3882	1611216024	25,926		MULTI-FAMILY	3	0	3548 W FRANKLIN
3983	1611216025	29,464			0	0	
3984	1611216026	-5,943			0	0	
398S	1611216027	51519			0	0	
3988	1611216028	5,307			0	0	
3987	1611216029	Exempt			0	0	
3988	1611217001	9,783	YES		0	0	
3989	1611217002	22,833		MULTI-FAMILY	2	0	545 N DRAKE
3998	1611217003	4,692			0	0	
3991	1611217004	12,140		SINGLE FAMILY	1	1	539 N DRAKE
3992	1611217005	9,930		SINGLE FAMILY	1	1	537 N DRAKE
3993	1611217006	9,915		SINGLE FAMILY	1	1	535 N DRAKE
3994	1611217007	9,950		SINGLE FAMILY	1	1	533 N DRAKE
3895	1611217008	23,062		MULTI-FAMILY	3	3	531 N DRAKE
3998	1611217009	25,366	YES	MULTI-FAMILY	3	3	527 N DRAKE
3997	1611217010	6,261	YES		0	0	
3998	1611217011	9,852		SINGLE FAMILY	1	1	521 N DRAKE
3999	1611217012	21,675		MULTI-FAMILY	2	2	519 N DRAKE
4800	1611217013	4,892	YES		0	0	
4801	1611217014	19,107		MULTI-FAMILY	2	2	546 N ST LOUIS
4802	1611217015	11,720		SINGLE FAMILY	1	1	542 N ST LOUIS
4803	1611217016	3,913			0	0	
4004	1611217017	19,816		MULTI-FAMILY	2	2	538 N ST LOUIS
4005	1611217018	19,818		MULTI-FAMILY	2	2	536 N ST LOUIS
4006	1611217019	19,404	YES	MULTI-FAMILY	2	2	532 N ST LOUIS
4097	1611217020	4,892	YES		0	0	
4098	1611217021	4,692	YES		0	0	
4009	1611217022	4,892	YES		0	0	
4018	1611217023	4,892	YES		0	0	
4011	1611217024	2,151	YES	MULTI-FAMILY	2	2	520 N ST LOUIS
4012	1611217025	10,237		MULTI-FAMILY	2	2	518 N ST LOUIS
4013	1611217026	14,012		SINGLE FAMILY	1	1	3524 W FRANKLIN
4014	1611217027	14,075		SINGLE FAMILY	1	1	3522 W FRANKLIN
4015	1611217028	20,527		MULTI-FAMILY	2	2	3520 W FRANKLIN
4016	1611217029	20,514		MULTI-FAMILY	2	2	3518 W FRANKLIN
4017	1611217030	20,347		MULTI-FAMILY	2	2	3514 W FRANKLIN
4018	1611217031	20,292		MULTI-FAMILY	2	2	3512 W FRANKLIN
4819	1611217032	20,407		MULTI-FAMILY	2	2	3510 W FRANKLIN
4820	1611217033	19,260			0	0	
4821	1611218001	Exempt			0	0	
4022	1611218002	22,046			0	0	
4023	1611218003	20,152			0	0	
4824	1611218004	24,323		MULTI-FAMILY	3	3	539 N ST LOUIS

4025	1611218005	-20,169		MULTI-FAMILY	2	2	535 N.ST LOUIS
4026	1611218006	20,241		MULTI-FAMILY	2	2	S31 NST LOUIS
4027	1611218007	20,180		MULTI-FAMILY	2	2	529 NST LOUIS
4026	4611218006	12,754		SINGLE FAMILY	1	1	527 N ST LOUIS
4029	1611218009	10,439		SINGLE FAMILY	1	1	525 N ST LOUIS
4838	1611218010	4,696			0	0	
4831	161121B011	4,500	YES		0	0	
4832	1611218012	19,918			0	0	
4833	1811218013	- 5,772			0	0	
4834	1611218014	19,220%			0	0	
4035	1611218015	21,615		MULTI-FAMILY	2	2	546 N TRUMBULL
4036	1611218016	1,121			0	0	
4037	1611216017	4396			0	0	
4838	1611218018	4,696			0	0	
4039	1611218019	4,892			0	0	
4040	1811218020	Exempt		MULTI-FAMILY	3	3	518 N TRUMBULL
4841	1611218021	- 4,696			0	0	
4042	1611218022	4,696			0	0	
4043	1611218023	4,696			0	0	
4844	1611218024	20,467			0	0	
4845	1611218025	Exempt			0	0	
4048	161121B026	Exempt			0	0	
4047	1611218027	Exempt-			0	0	
4048	1611218028	249,479			0	0	
4049	1611219001	20,545		MULTI-FAMILY	2	2	549 N TRUMBULL
4050	1611219002	19,331			0	0	
4051	1611219003	5,541	YES	MULTI-FAMILY	2	2	543 N TRUMBULL
4852	1811219004	22,949		MULTI-FAMILY	2	2	541 N TRUMBULL
4853	1611219005	20,614		MULTI-FAMILY	2	2	539 N TRUMBULL
4054	1611219006	20,561		MULTI-FAMILY	2	2	535 NTRUMBULL
4855	1611219007	22,002		MULTI-FAMILY	2	2	533 N TRUMBULL
4056	1611219008	20,076		MULTI-FAMILY	2	2	531 N TRUMBULL
4057	1611219009	19,569		MULTI-FAMILY	2	2	527 N TRUMBULL
4858	1611219010	3,911			0	0	
4859	1611219011	10,104		SINGLEFAMILY	1	1	523 N TRUMBULL
4060	1611219012	3,858			0	0	
4081	1611219013	19,078		MULTI-FAMILY	2	2	517 N TRUMBULL
4082	1611219014	Exempt			0	0	
4063	1611219015	21,154		MULTI-FAMILY	2	2	542 N HOMAN

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Chicago/Central Park Redevelopment Plan and Project

2000 Estimated EAV by

Tax Parcel

City of Chicago

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ¹	OCCUPIED RESIDENTIAL UNITS ²	RESIDENTIAL PROPERTY ADDRESS ³
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4065	1611219017	23,360		MULTI-FAMILY	3	3	536 N HOMAN
4086	1611219018	24298		MULTI-FAMILY	2	2	532 N HOMAN
4067	1611219019	20,336		MULTI-FAMILY	2	2	528 N HOMAN
4068	1611219020	19,300		SINGLE FAMILY	1	1	526 N HOMAN
4089	1611219021	3,864	YES		0 -	0	
4070	1611219022	9,127			0	0	
4071	1611219023	4,342			0	0	
4072	1611219024	20,630		MULTI-FAMILY	2	0	3424 W FRANKLIN
4073	1611219025	14,835		MULTI-FAMILY	2	2	3416 W FRANKLIN
4674	1611219026	5,170	YES		0	0	
4075	1611219027	20,314		MULTI-FAMILY	2	0	3414 W FRANKLIN
4076	1611219028	13,712			0	0	
4077	1611219029	20,169		MULTI-FAMILY	2	2	3408 W FRANKLIN
4078	1611219030	13,972		MULTI-FAMILY	2	2	3406 W FRANKLIN
4079	1611219031	129,534		MULTI-FAMILY	6	0	3400 W FRANKLIN
4080	1611220001	114,555		MULTI-FAMILY	12	12	533 N HOMAN
4081	1611220002	29,499	"YES		0	0	
4062	1611220003	9,988	YES		0	0	
4083	1611220004	9,968	YES		0	0	
4084	1611220005	9,988	YES		0	0	
4085	1611220006	9,988			0	0	
4080	1611220007	29,504		MULTI-FAMILY	6	0	525 N HOMAN
4087	1611220008	31,469		MULTI-FAMILY	6	6	521 N HOMAN
4068	1611220009	22,660			0	0	
4069	1611220010	28,639			0	0-	
4090	1611220011	28,639			0	D	
4091	1611220012	46,829			0	0	
4092	1611220014	32,063			0	0	
4003	1611220015	30,168			0	0	
4094	1611221001	740,003			0	0	
4895	1611222001	Exempt			0	0	
4096	1611222002	4,892			0	0	
4097	1611222003	3,987			0	0	
4098	1611222004	21,970		MULTI-FAMILY	2	2	539 N SPAULding
4090	1611222007	4,892			0	0	
4100	1611222006	Exempt			0	0	
4181	1611222009	20,160 ¹		MULTI-FAMILY	3	3	527 N SPAULDING
4102	1611222010	8,923			0	0	
4103	1611222011	21,761			0	0	
4104	1611222012	9,783			0	0	
4105	1611222015	20,545			0	0	
4106	1611222016	20,453		MULTI-FAMILY	2	2	530 N SAWYER
4107	1611222017	19,173		MULTI-FAMILY	2	2	528 N SAWYER
4108	1611222018	22,829		MULTI-FAMILY	2	2	524 N SAWYER
4109	1611222019	22,629		MULTI-FAMILY	2	2	522 N SAWYER

4110	1611222020	20,185		0	• 0	
4111	1611222026	8,327		0	0	
4112	1611222027	7,435		0	0	
4113	1611222028	Exempt		0	0	
4114	1611222029	828,625		0	0	
4115	1611223001	19,934	MULTI-FAMILY	2	2	549 N SAWYER
4118	1611223002	2,815		0	0	
4117	1611223003	Exempt		0	0	
4118	1611223004	2,815		0	0	
4119	1611223005	17,930		0	0	
4120	1811223008	4,705		0	0	
4121	1611223007	4,705		0	0	
4122	1611223008	4,705		0	0	
4123	1611223009	4,705		0	0	
4124	1611223010	4,705		0	0	
4125	1611223011	4,705		0	• 0	
4126	1611223012	4,705		0	0	
4127	1611223013	19,178		0	0	
4126	1611223014	Exempt		0	0	
4129	1611223015	4,705		0	0	
4138	1611223016	3,315		0	0	
4131	1611223017	3,315		0	0	
4132	1611223018	18,386		0	0	
4133	1611223019	20,352		0	0	
4134	1611223020	2,613		0	0	
4135	1611223021	2,813		0	0	
4138	1611223022	2,813		0	0	
4137	1611223023	2,813		0	0	
4138	1611223024	2,813	>	0	0	
4139	1611223025	4,705		0	0	
4140	1611223026	4,705		0	0	
4141	1611223027	3,422		0	0	
4142	1611223028	4,705		0	0	
4143	1611223029	21,219	MULTI-FAMILY	2	2	526 N KEDZIE
4144	1611223030	18,279	MULTI-FAMILY	2	2	526 N KEOZIE
4145	1611223031	4,705		0	0	
4140	1811223032	4,705		0	0	

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2000 Estimated EAV by Tax Parcel
City of Chicago

COUNT	PIN NUMBER	2000 EAV	TAX ...DELINQU ENT	RESIDENTIAL UNIT TYPE*	NUMBER OF RESIDENTIAL UNITS*	OCCUPIED RESIDENTIAL UNITS*	RESIDENTIAL PROPERTY ADDRESS*
4147	1611223033	19,120		MULTI-FAMILY	2	2	520 N KEDZIE
4148	1611223034	- 2,724		- -	0	0	
4149	1611223050	115,402 -			0	0	
4150	1611223051	22,000		SINGLE-FAMILY	1	1	444 N CENTRAL PARK

415P	1611224003	20,966	SINGLE FAMILY	1	1	441 N CENTRAL PARK
4151	1611224004 -	22,171	SINGLE FAMILY	1	1	439 N CENTRAL PARK
4152	1611224005	5,267		0	0	
4153 ■	1611224006	50,516	MULTI-FAMILY	6	8	431 N CENTRAL PARK
4154	1611224007	15,524	MULTI-FAMILY	2	2	427 N CENTRAL PARK
4153	1611224010	14,893		Q	0	
4158	1611224030	Exempt		O	0	
4157 ■	1611224031	Exempt		0	0	
4158	1611224032	20,636	MULTI-FAMILY	2	2	415 NCENTRALPARK
41S9	1611224038	Exempt	MULTI-FAMILY	157	157	430-440 N DRAKE
4160	1811224040	Exempt		0	0	
4181	1611224041	Exempt		0	0	
4162	1611225001	290,803		0	0	
4163	1611225002	23,01 B		0	0	
4164	1611225003	21,930		0 .	0	
4165 '	1611225004	15.B54		0	0	
4166	1611225005	5,952		0	0	
4167	1611225006	3,844		0	0	
4188	1611225007	11,138		0	0	
4169	1611225008	9,835	SINGLE FAMILY	1	i	421 N DRAKE
4170	1611225009	20,919	MULTI-FAMILY	2	2	419 N DRAKE
4171	1611225015	20,636		0	0	
4172	1611225016	10,095		0	0	
4173	1611225017	10,177		0	0	
4174	1611225018	12,770		0	0	
4175	1611225019	12,494		0	0	
4176	1611225020	Exempt-		0	^' 0	
4177	1611226021	Exempt		0	0	
4176	1611225022	196		0	0	
4179	1611225024	Exempt		0	0	
4188	1611225025	10;S22		0	0	■J
4181	1611225026	Exempt .		0	0	
4162	^1611226001	16,667		0	0	
4163	1611226002	5,501		0	0	
4184	1611226003	6,224 --.		0	0	
4185	1611226004	20,338		0	0	
4166	1611226005	1B.030		0	0	
4167	1611226006	11,002		0	0	
4188	1611226007	18,942		0	0	
4189	1611226008	4,892		0	0	
4190	1611226009	18,308 .		0	0	
4191	.1611226010	4,892		0	0	
4192	1611226011	11,825		0	0	
4183	1611226012	4,892		0	0	
4194	1811226013	11,224		0	0	
4185	1611226014	5,959		0	0	

4198	1611226015.	9,143		0	0	
4197	1611226016	10,368		0	0	\
4198	1611226017	4,892		0	0	
4199	1611226018	9,597		0	0	
4200	1611226019	19,702	MULTI-FAMILY	2	2	' 428 N TRUMBULL
4201	1611226020..	13,101	SINGLE FAMILY	1	1	426 N TRUMBULL
4202	1611226021	9279	SINGLE FAMILY	1	0	424 N TRUMBULL
4203	1611226022	9,652	SINGLE FAMILY	1	1	420 N TRUMBULL
4204	1611226023	10,820	SINGLE FAMILY	1	1	41BN TRUMBULL
4205	1611226024	4,692		0	0	
4286	1611226025	10,873	SINGLE FAMILY	1	1	414 N TRUMBULL
4207	1611226026	21,012	SINGLE FAMILY	1	1	410 N TRUMBULL
420B	1611226027	8,934	.	0	0	
4288	1611226028	' B.934 .		0	0	
4210	1611226029	8,934		0	0	
4211	1611226030"	9,597	SINGLE FAMILY	1	1	400 N TRUMBULL
4212	1611227001	10,753		0 ¹	0	i
4213	1611227002	4,903		0	0	
4214	1611227003	13,150	MULTI-FAMILY	2	2	3417 W FRANKLIN
4215	1611227004	20,056	MULTI-FAMILY	2	2	3415 W FRANKLIN
4218	1611227005	22,844	MULTI-FAMILY •	2	2	3413 W FRANKLIN
4217	1611227006	30295	MULTI-FAMILY	3	3	3411 W FRANKLIN
4218	1611227007.	5,376		0	0	
4219	1611227008	- Exempt		0	0	
4220	1611227009	3,762	-	0	0	
4221	1611227010	3,962		0	0	
4222	1611227011	9,067		0	0	
4223	1611227012	9,067		0	0	
4224	1611227013	34,022		0	0	
4225	1611227014	9,190		0	0	
4226	1611227015	9,190		0	0	
4227	1611227016	8,296		0	0	
422B	1611227017.	B.296		0	0	
4229	1611227022	Exempt		0	0	

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Chicago / Central Park Redevelopment Plan and Project

2000 Estimated EAV by Tax Parcel

City of Chicago

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE'	NUMBER OF RESIDENTIAL UNITS*	OCCUPIED RESIDENTIAL UNITS*	RESIDENTIAL PROPERTY ADDRESS'
4230	1611227023	Exempt			0	0	
4231	1611228001	Exempt			0	0 r	
4232	1611228002	Exempt			0	0	
4233	1611229005	22,448			0	0	
4234	1611229006	24,774			0	0	
4235	1611229007	15,636			0	0	
4236	1611229008	15,636			0	0	

4236	1611229008	10,642	0	0	
4237	1611229009	116,716	0	0	
4233	1611229010	100,669	0	0	
4239	1611229011	Exempt	0	0	
4248	1611229013	1,910	0	0	
4241	1611229014	1,910	0	0	
4242	1611229015	1,910	0	0	
4243	1611229016	1,910	0	0	
4244	1611229017	1,910	0	0	
4245	1611229022	Exempt	0	0	
4248	1611229023	Exempt	0	0	
4247	1611229024	Exempt	0	0	
4248	1611230001	2,715	0	0	
4249	1611230002	2,606	0	0	
4250	1611230003	20,274	0	0	
4251	1611230004	5,212	0	0	
4252	1611230005	5,212	0	0	
4253	1611230006	5,212	0	0	
4254	1611230007	5,212	0	0	
4255	1611230008	5,212	0	0	
4256	1611230009	13,884	0	0	
4257	1611230010	3351	0	0	/
4256	1611230011	18288	0	0	
4259	1611230012	10,646	0	0	
4260	1611230013	19,802	0	0	
4261 ..	1611230014	3,611	0	0	
4262	1611230015	4,967	0	0	
4263	1611230016	1,788	0	0	
4264	1611230017	6,597	0	0	
4285	1611230018	6,597	0	0	
4268	1611230019	12,216	0	0	
4267	1611230020	13,194	0	0	
4266	1611230021	6,597	0	0	
4269	1611230022	Exempt	0	0	
4270	1611230023	4,967	0	0	
4271	1611230024	Exempt	0	0	
4272	1611230025	Exempt	0	0	
4273	1611230026	Exempt	0	0	
4274	1611230027	Exempt	Q	0	
4275	1611230028	Exempt	0	0	
4276	1611303001	9,752	0	0	
4277	1611303002	30,360	0	0	
4276	1611303003	34,562	0	0	
4279	1611303004	34,562	0	0	
4288	1611303005	19,774	MULTI-FAMILY 2	2	379 NAVERS
4281	1611303006	Exempt	0	0	

4262	1611303007	Exempt		0	0	
4283	1611303008	24,063		MULTI-FAMILY	3	371 N AVERS
4264	1611303011	20,143	YES	MULTI-FAMILY	2	3832 W FULTON
4285	1611303012	2,839		MULTI-FAMILY	3	3824 W FULTON
4288	1611303013	2,839			0	
4287	1611303014	18,884			0	
4288	1611303015	3,907	YES		0	
4289	1611303016	3,907			0	
4290	1611303017	4,992			0	
4291	1611303018	2,995			0	
4292	1611303019	10.141 "			0	
4293	1611303020	5,090			0	
4294	1611303021	Exempt			0	
4295	1611303022	10,273		SINGLE FAMILY	1	376 N HAMLIN
4296	1611303023	20.03S			0	
4297	1611303024	9,946			0	
4298	1611303025	35.076		MULTI-FAMILY	2	368 N HAMLIN
4299	1611303026	4,218			0	
4380	1611303027	20,298		MULTI-FAMILY	2	362 N HAMLIN
4381	1611303028	23,925		MULTI-FAMILY	2	358 N HAMLIN
4302	1611303029	21,853		MULTI-FAMILY	2	369 N AVERS
4303	1611303030	10,877		SINGLE FAMILY	1	367 N AVERS
4304	1611304001	Exempt			0	
4305	1611304002	23,567			0	
4388	1611304003	19,840			0	
4387	1611304004	23,309		MULTI-FAMILY	2	335 N AVERS
4388	1611304005	4,983			0	
4309	1611304006	2,490			0	
4310	1611304007	21,523		MULTI-FAMILY	2	327 N AVERS
4311	1611304008	19,095			0	
4312	1611304009	21,250		MULTI-FAMILY	3	321 N AVERS ,

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City of Chicago

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE*	NUMBER OF RESIDENTIAL UNITS ¹	OCCUPIED RESIDENTIAL UNITS ¹	RESIDENTIAL PROPERTY ADDRESS*
4313	1611304010	20,152		MULTI-FAMILY	2	2	319 NAVERS
4314	1611304011	25,535		MULTI-FAMILY	3	3	317 HAVERS
4315	1611304018	3,907			0	0	
4316	1611304019	3,907			0	0	
4317	1611304020	Exempt			0	0	
4316	1611304021	Exempt			0	0	
431S	1611304022	20,403			0	0	, -
4320	1611304023	10.179			0	0	
4321	1611304024	20,007		MULTI-FAMILY	2	2	321 N AVERS

4321	1611304024	20,367	MULTI-FAMILY	2	2	334 n Hamlin
4322	1611304025	27,345	MULTI-FAMILY	4	4	332 N HAMLIN
4323	1611304026	5,090		0	0	
4324	1611304027	Exempt		0	0	
4325	1611304028	Exempt		0	0	
4326	1611304029	22,569		0	0	
4327	1611304030	5,090		0	0	
4326	1611304031	5,090	<	0	0	
4328	1611304032	22,833		0	0	
4330	1611304033	631		0	0	
4331	1611304034	20,841		0	0	
4332	1611304041	4,794		0	0	
4333	1611304042	11,462		0	0	
4334	1611400001	Exempt		0	0	
4335	1611400002	Exempt		0	0	
4338	1611400003	3,084		0	0	
4337	1611400004	18,860		0	0	
4330	1611400005	5,508		0	0	
4339	1611400006	5,999		0	0	
4340	1611400007	23,589		0	0	
4341	1611400008	9,803		0	0	
4342	1611400009	3,028		0	0	
4343	1611400010	7,120		0	0	
4344	1611400011	19,876		0	0	
4345	1611400012	Exempt		0	0	
4348	1611400013	25,248		0	0	
4347	1611400014	19,460		0	0	
4348	1611400015	19,480		0	0	
4349	1611400016	4,685		0	0	
4350	1611400017	Exempt		0	0	
4351	1611400018	Exempt		0	0	
4352	1611400019	Exempt		0	0	
4353	1611401005	a,856	MULTI-FAMILY	2	2	3448 W CARROLL
4354	1611401006	19,751	MULTI-FAMILY	3	3	3446 W CARROLL
4355	1611401007	17,132	MULTI-FAMILY	3	3	3442 W CARROLL
4356	1611401008	Exempt		0	0	
4357	1611401009	Exempt		0	0	
4358	1611401010	4,938		0	0	
4359	1611401011	Exempt		0	0	
4380	1611401012	6,250		0	0	
4361	1611401013	19,980		0	0	
4362	16H401014	9,065	SINGLE FAMILY	1	1	3424 W CARROLL
4363	1611401015	9,052	SINGLE FAMILY	1	1	3422 W CARROLL
4364	1611401016	12,007	SINGLE FAMILY	1	1	3420 W CARROLL
4365	1611401017	9,154	SINGLE FAMILY	1	0	3418 W CARROLL
4366	1611401018	8,818	SINGLE FAMILY	1	1	3414 W CARROLL

4367	1611401019	8,941	SINGLE FAMILY	1	1	3412 W CARROLL
4368	16H401020	18,920	MULTI-FAMILY	2	2	3410 W CARROLL
4369	1611401021	19,553	MULTI-FAMILY	2	2	3408 W.CARROLL
4370	1611401022	19,553	MULTI-FAMILY	2	2	3406 W CARROLL
4371	1611401023	21,921	MULTI-FAMILY	2	2	3402 W CARROLL
4372	1611401024	19,553	MULTI-FAMILY	2	2	3400 W CARROLL
4373	1611401025	Exempt		0	0	
4374	1611402001	19,749		0	0	
4375	1611402002	19,115		0	0	
4378	1611402003	18,651	SINGLE FAMILY	1	1	3358 W CARROLL
4377	1611402004	3,028		0	0	
4378	1611402005	2,844		0	0	
4379	16H 402006	4,741		0	0	
4300	1611402007	Exempt		0	0	
4361	1611402008	18,488		0	0	
4362	1611402009	10,557		0	0	
4383	1611402010	3,940		0	0	
4384	1611402011	4,067		0	0	
4305	1611402012	4,938		0	0	
4366	1611402013	Exempt		0	0	
4397	1611402014	Exempt		0	0	
4380	1611402015	Exempt		0	0	
4389	1611402016	24,336		0	0	
4390	1611402017	21,917		0	0	
4391	1611402018	23,242		0	0	
4392	1611402019	9,539		0	0	
4393	1611402020	8,812		0	0	
4394	1611402021	3,446		0	0	
4395	1611402022	Exempt		0	0	

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COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE¹	NUMBER OF RESIDENTIAL UNITS²	OCCUPIED RESIDENTIAL UNITS³	RESIDENTIAL PROPERTY ADDRESS*
4398	1611402023	4,741			0	0	
4397	1611402024	21,657		MULTI-FAMILY	2	2	3264 W CARROLL
4398	1611402025	18,439		MULTI-FAMILY	2	0	3262 W CARROLL
4399	1611402026	19,080		MULTI-FAMILY	2	2	3260 W CARROLL
4400	1611402027	18,448		MULTI-FAMILY	2	2	3256 W CARROLL
4401	1611402028	19,080		MULTI-FAMILY	2	2	3254 W CARROLL
4402	1611402029	22,397			0	0	
4403	1611402030	4,741			0	0	
4404	1611402031	4,741			0	0	
4405	1611402032	19,911			0	0	
4406	1611402033	26,433			0	0	
4407	1611402034	26,433			0	0	

4407	16)1402034	Exempt	0	0	
440.8	)6)1402035	Exempt	0	0	
4409	)6)1402036	Exempt	0	0	
4410	1611*02037	19,542	MULTVFAMILY 2	- 6	3230 W CARROLL
4411	161)402038	18,902	MULTVFAMILY 2	2	3228 W CARROLL
4412	)6))402039	20,307	MULTI-FAMILY 2	2	3226 W CARROLL
4413	1611402040	19,542	MULTI-FAMILY 2	2	3224 W CARROLL
4414	)6))40204)	21,759	MULTVFAMILY 2	, 2	3222 W CARROLL
4415	)6)1402042	19,536	MULTFFAMILY 2	2	3220 W CARROLL
4416	)6))402043	19,536	MULTI-FAMILY 2	2	3218 W CARROLL
4417	)6))402044	19,536	0	0	
4418	1611402045	3,949	0	O - -	
44)9	1611402046	7,569	0	0	
4420	161)402047	25,888	0	0	
4421	161)402048	105,187	0	0	
4422	1611403001	Exempt	0	0	
4423	16)1403002	24,105	0	a	
4424	1611403003	18,749	0	0	
4425	1611403004	23,469	^ 0	0	
4426	1611403005	29,043	0	0	
4427	1611403006	25,890	Q	0	
, 4428	16))403007	24*85	0	0	
4429	16)1403008	24,350	0	0	
4430	1611403009	30,195	0	0	
443)	16))4030)0	235,629	0	0	
4432	)6))4030))	17,663	0	0	
4431	1611403012	22,022	MULTI-FAMILY 2	2	3535 W CARROLL
4434	16114030)3	20,727	MULTVFAMILY 2	2	3531 W CARROLL
4435	1611403014	10,161	SINGLE FAMILY- 1	1	-3529 W CARROLL
4436	16))4030)5	8,178	SINGLE FAMILY 1	1	3527 W CARROLL
4437	)6))4030)6	25,288	0	0	
4438	)6))403017	10,433	SINGLE FAMILY 1	1	3521 W CARROLL
4439	1611403018	9,523	SINGLE FAMILY 1	1	3519 W CARROLL
4440	1611403019	20,2)6	MULTI-FAMILY 2	- 2 ■ ■'	3515 W CARROLL
4441	1611403020	4,845	0	0	
4442	1611403021	19,634	MULTI-FAMILY 2	2	3511 W CARROLL
4443	1611403022	19,482	MULTVFAMILY 2	2	3509 W CARROLL
4444	1611403023	22,142	MULTI-FAMILY 2	2	3507 W CARROLL
4443	1611403024	3,876	0	0	
4446	1611403025	3,876	MULTI-FAMILY 2	2	3501 W CARROU-
4447	1611403026	4,658	a	0	
- 4446	1611403027	21,383	MULTI-FAMILY" 2	2	3542 W FULTON
4449	1611403028	5,888	0	0	
4450	1611403029	21,463	MULTI-FAMILY 2	2	3536 W FULTON
4451	1611403030	26,133	MULTI-FAMILY 3	3	3534 W FULTON
4452	1611403031	20,934	MULTI-FAMILY 2	2	3530 W FULTON

4453	1611403032	25.888		0	0	
4454	1611403033	4.845		0	0	
4455	1611403034	4.909		0	a	
4456	1611403035	14,477		0	0	
4457	1611403036	9.253	-	0	0	
4458	1611403037	4,845		10	0	
4458	1611403038	8,556		0	0	
4460	1611403039	4,522		0	0	
4461	1611403040	Exempt		0	0	
4462	1611404001	9,692		0	0	
4483	1611404005	4,843		0	0	
4484	1611404006	9.179	SINGLE FAMILY	1	1	3443 W CARROLL
4485	1611404007	9,539	SINGLE FAMILY	1	1	3441 W CARROLL
4466	1611404008	18.184	MULTIFAMILY	2	2	3439 W CARROLL
4487	1611404009	4.845		0	0	
4468	1611404010	204	SINGLE FAMILY	1	1	3433 W CARROLL
4469	1611404011	321	SINGLE FAMILY	1	1	3431 W CARROLL
4478	1611404012	4,723		0	0	
4471	1611404013	10,551	SINGLE FAMILY	1	1	3425 W CARROLL
4472	1611404014	9,606	SINGLE FAMILY	1	1	3423 W CARROLL
4473	1611404015	4,845		0	0	
4474	1611404016	9,621	SINGLE FAMILY	1	i	3419 W CARROLL
4475	1611404017	10,875	SINGLE FAMILY	1	i	3415 W CARROLL
4478	1611404018	0.559	SINGLE FAMILY	1	1	3413 W CARROLL
4477	1611404019	9,768	SINGLE FAMILY	1	i	330 N HOMAN
4476	1611404020	9,23	SINGLE FAMILY	1	1	328 N HOMAN

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2000 Estimated EAV by Tax Parcel
City of Chicago

count	PIN NUMBER	2088 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE	NUMBER OF RESIDENTIAL UNITS*	OCCUPIED RESIDENTIAL UNITS*	RESIDENTIAL PROPERTY ADDRESS*
4479	1611404021	9,699		SINGLE FAMILY	1	1	324 N HOMAN
4488	1611404022	10,733		SINGLE FAMILY	1	1	322 N HOMAN
4481	1611404023	9,145		SINGLE FAMILY	1	1	320 N HOMAN
4482	1611404024	10,975		SINGLE FAMILY	1	t	318 N HOMAN
4483	1611404025	9,692			0	0	
4484	1611404026	4,645			0	0	
4485	1611404027	20,845		MULTI-FAMILY	2	2	3450 W FULTON
4486	1611404028	22,506		MULTI-FAMILY	2	2	3448 W FULTON
4487	1611404029	19,509		MULTI-FAMILY	2	2	3446 W FULTON
4488	1611404030	9,654		SINGLE FAMILY	1	1	3442 W FULTON
4489	1611404031	12,176		SINGLE FAMILY	1	1	344Q W FULTON
4490	1611404032	19,507		SINGLE FAMILY	1	1	3438 W FULTON
4491	1611404033	4,845			0	0	

4492	1611404034	20,945	MULTI-FAMILY	2	2	3432 W FULTON
4493	1811404035	. 25.094	MULTI-FAMILY	3	3	3430 W FULTON
4494	1611404036	20.776	MULTI-FAMILY	2	2	3424 W FULTON
4495	1611404037	9,692		0	0	
4496	161140403B	5,817		0	'0	
4497	■ 1611404039	1,356		0	0	
4498	1611404040	3,876		0	0	
4499	1611404041	19.529		0	0	
4580	1611404042	9,692		0	0	
4581	161T404043	20,247		0	0	
4582	1611404044	20,572		0	0	
4503	1611404045	Exempt		0	0	
4504	1611404047	45,017		0	0	
4505	1611.405001	2,733		0	0	
4508	1611405002	2,733		0	0	
4587	1611405003	2,733		0	0	
4588	1611405004	17,599	MULTI-FAMILY	2	2	323 N HOMAN
4589	1611405005	17.599	MULTI-FAMILY	2	2	321 N HOMAN
4518	1611405006	19,073	MULTI-FAMILY	2	2	319 N HOMAN
4511	1611405007	4,652		0	0	
4512	.1611405008	19,589	MULTI-FAMILY	2	2	3353 W CARROLL
4513	1611405009	4,027		0 -	0	
4514	1611405010	19,071	MULTI-FAMILY	/ 2	2	3347 W CARROLL
4515	1611405011	,10;350	SINGLE FAMILY	. 1	1	3345 W CARROLL
4516	. 1611405012 .	11,315	SINGLE FAMILY	1	1	3343 W CARROLL
4517	1611405013	4,845		0	0	
4618	16)1405014	27,509	MULTI-FAMILY	4	4	3337 W CARROLL
4619	1611405015	21,893	MULTI-FAMILY	2	2	3335 W CARROLL
4528	1611405018	20,452	MULTI-FAMILY	2	2	3331 W CARROLL
4521	1811405017	23,527	MULTI-FAMILY	2	2	3327 W CARROLL
4522	1611405016	19,836	MULTI-FAMILY	2	■2	3325 W CARROLL
4523	1611405019	5,648	MULTI-FAMILY	2	2	3321 W CARROLL
4524	1611405020	87.813		0	0	
4525	1611405021	6,980		0	-0	
4526	1611405022	15,340	MULTI-FAMILY	3	3	3303 W CARROLL
4527	16-11405023	10.964	SINGLE FAMILY	1	1	3301 W CARROLL
4528	1811405024	19.891	MULTI-FAMILY	3	3	3263 W CARROLL
4529	1611405025	9,430	SINGLE FAMILY	1	1	3261 W CARROLL
4538	1611405026	19,925	MULTI-FAMILY	2	2	3259 W CARROLL
4531	1611405029	22,557	MULTI-FAMILY	2	. 2	3251 W CARROLL
4532	1611405030	21,897		0	; 0	
4533	1611405031	9,637		0	0	
4534	1611405032	20,921		0	0	
4535	1611405033	20.921		0	0	
4536.	1611405034	Exempt		0	0	
4537	1611405035	Exempt		0	0	

4538	1611405036	5,054		0	0	
4539	1611405037	" Exempt		0	0 ■	
4540	1611405038	Exempt		0	0	
4541	1611405039	3,357		0	0	
4542	161140504Q	18,328	MULTI-FAMILY	2	0	322 N KEDZIE
4543	1611405041	18,382	MULTI-FAMILY	2	0	320 N KEDZIE
4544	1611405042	Exempt ■		0	0	
4545	1611405043	5,356	MULTI-FAMILY	2	2	313 N HOMAN
~ 4546	1611405044	20576	MULTI-FAMILY	2	2	3354 W FULTON
4547	1611405045	19,616	MULTI-FAMILY	2	.2	3352 W FULTON
4548	1611405046	20,261	MULTI-FAMILY	. 2	2	3350 W FULTON
4549	1611405047	Exempt ~	SINGLE FAMILY	1	■1	3346 W FULTON
4550	1611405048	20,065	MULTI-FAMILY	2	2	3344 W FULTON
4551	1611405049	4,845		0	0	
4552	1611405050	12556		0	0	
4553	1611405051	3,524	MULTI-FAMILY	■ 2	2	3338 W FULTON
4554	1611405052	22,709		0 -	0	
4555	1611405053	23,594	MULTIFAMILY	2	2	3332 W FULTON
4556	1611405054	6,475		0	0	
4557	1611405055	20,494	MULTI-FAMILY	2	2	3326 W FULTON
4558	1611405056	20,49B	MULTI-FAMILY	2	2	3324 W FULTON
4559	1611405057	19,863	MULTI-FAMILY	2	2	3320 W FULTON
4560	1611405058	22626	MULTI-FAMILY	S	5	3316 W FULTON
4661	161140S059	6.9B0	MULTI-FAMILY'	2	2	3314 W FULTON

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2000 Estimated EAV by Tax Parcel

City of Chicago

COUNT	PIN NUMBER	2880 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE¹	NUMBER OF RESIDENTIAL UNITS⁴	OCCUPIED RESIDENTIAL UNITS*	RESIDENTIAL PROPERTY ADDRESS*
4562	1611405060	21,779			0	0	
4563	1611405061	6,980			0	0	
4564	1611405Q62	25,052		MULTI-FAMILY	6.	0	3302 W FULTON
4565	1611405063	22,039		MULTI-FAMILY	2	2	3300 W FULTON
4566	1611405064	18,544		MULTI-FAMILY	2	2	3264 W FULTON
4567	1611405065	19,21 B		MULTI-FAMILY	2	2	3262 W FULTON
4568	1611405066	19,202		MULTI-FAMILY	2	2	3260 W FULTON
4569	1611405087	19,202		MULTI-FAMILY	2	2	3256 W FULTON
4570	1611405068	26,695		MULTIFAMILY	3	3	3254 W FULTON
4571	1811405069	20,085		MULTI-FAMILY	2	2	3252 W FULTON
4572	1611406070	9,901		MULTI-FAMILY	2	2'	3250 W FULTON
4573	1611405071	8,676		MULTIFAMILY	2	2	3248 W FULTON
457*	1611405072	18,962		MULTI-FAMILY	2	2	3246 W FULTON
4575	1611405073	18,582		MULTI-FAMILY	2	2	3244 W FULTON
4578	1611405074	18,962		MULTI-FAMILY	2	2	3242 W FULTON
4577	1811405075	18,989		MULTI-FAMILY	2	2	3240 W FULTON
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4578	1611405076	22,860	MULTI-FAMILY	2	2	3238 W FULTON
4579	1611405077	23,220	MULTI-FAMILY	2	2	3234 WFULTON
4568	1611405078	20243	MULTVFAMILY	2	2	3232 VV FULTON
4561	1811405079	8,649	MULTI-FAMILY	2	2	3230 W FULTON
4582	1611405080	6649	MULTI-FAMILY	2	2	3226 W FULTON
4583	1611405081	21.165	MULTVFAMILY	2	2	3224 W FULTON
4584	1611405082	20.783	MULTVFAMILY	2.	2	3222 W FULTON
4585	1611405083	20.249	MULTVFAMILY	2	2	3220 W FULTON
4586	1611405084	20.381	MULTVFAMILY	3	3	3216 WFULTON
4567	1611405085	20.163	MULTI-FAMILY	3	3	3214 W FULTON
4588	1611405088	4,845		0	0 i	
4589	1611405087	20,474	MULTI-FAMILY	2	2	3210 W FULTON
4598	1611405088	71.285		0	0	
4591	1611405089	Exempt		0	0	
4592	1611406001	Exempt		0	0	
4593	1611406002	Exempt		0	0	
4594	1611406003	32,499	MULTI-FAMILY	6	6	3529 W FULTON
4595	1611406004	21,548	MULTI-FAMILY	6	6	3527 w FULTON
4596	1611408005	2T.228		0	0	
459T	1611406006	20.498	MULTVFAMILY	2	2	3521 VY FULTON
4598	1611406007	20.421	MULTVFAMILY	2.	2	3517 w FULTON
4599	1.611406008	26.351		0	0 ¹	
4608	1611406009	23,091	MULTI-FAMILY	2	2	3509 W FULTON
4681	1611406010	Exempt		0	> 0	
4682	1611406011	23,356	MULTI-FAMILY	2	2	3528 W WALNUT
4683	1611406012	20,916	MULTI-FAMILY	2	2	3524 w WALNUT,
4684	1611406015	18,444	MULTI-FAMILY	2	2	3516 W WALNUT
4685	1611406016	3,300		0	0	
4806	161140601.7	3,300		0	0	
4687	1611408018	18.984	MULTVFAMILY	2	2	3512 W WALNUT
4606	1611406019	19.113	MULTI-FAMILY	2	2	3510 W WALNUT
4689	1611406020	17,997	MULTVFAMILY	2	2	3508 WWALNUT
4618	1611406021	20,058	SINGLE FAMILY	1	1	3506 W WALNUT
4611	1.611406022	18.742	SINGLE FAMILY	1	1	3504 WWALNUT
4612	1611406023	3.028	SINGLE FAMILY	1	1	3502 W WALNUT
4813	1611406024	16.173	MULTI-FAMILY	2	2	3500 W WALNUT
4814	1611406025	Exempt		0	0	
4615	1611406026	Exempt		0	0	
4818	1611406027	16,SOB		0	0	
4617	1611407001	Exempt		0	0	
4618	1611407002	9748	SINGLE FAMILY	1	1	3455 W FULTON
4619	1611407Q03	3.502		0	0	
4628	1611407004	20,127	MULTI-FAMILY	2	2	3451 W FULTON
4821	1611407005	19298	MULTI-FAMILY	2	2	3449 W FULTON
4622	1611407006	17,915	SINGLE FAMILY	1.	1	3445 W FULTON
4623	1611407007	25,561	MULTI-FAMILY	3	3	3443 W FULTON

4624	1611407008	16,851	MULTI-FAMILY	3	3	3441 W FULTON
4825	1611407009	19,316	MULTIFAMILY	2	2	3439 W FULTON
4828	1611407010	4,158		0	0	
462?	1811407011	3,326		.0	0	
4628	1611407012	3,063		0	0	
4629	1611407013	2,072		0	0	
4630	1611407014	8560	MULTI-FAMILY	) 2	0	2427 W FULTON
4631	16U4Q7015	8,747	MULTIFAMILY	2	2	3425 W. FULTON
4632	1611407016	6,560	MULTIFAMILY	3	3	3423 W FULTON
4833	1611407017	8,565	SINGLE FAMILY	1	1	3421 W FULTON
4634	1611407018	8,565	SINGLEFAMILY	1	1	3419 W FULTON
4635	1611407019	8,565	SINGLE FAMILY	1	1	34.17 W FULTON
4636	161.1407020	8,623	SINGLE FAMILY	1	1	3415 WFULTON
463?	1611407021	8,583	MULTIFAMILY	2	2	3413 W FULTON
4838	1611407022	8,569	MULTIFAMILY	2	2	3411 W FULTON
4639	1611407023	8,553	SINGLE FAMILY	1	1	3409 WFULTON
4640	1611407024	8,563	SINGLEFAMILY	1	1	3407 WFULTON
4641	1611407025	Exempt		0	0	
4642	1611407026	21,150	MULTI-FAMILY	2	2	3458 W WALNUT
4643	1611407027	21,292	MULTIFAMILY	3	3	3454 W WALNUT
4844	1611407028	20,243	MULTIFAMILY	2	2	3452 W WALNUT

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COUNT	PIN NUMBER	2880 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	occupied residential units ³	RESIDENTIAL PROPERTY ADDRESS ⁴
4645	1611407029	8,683		SINGLE FAMILY		1	3450 W WALNUT
4646	1611407030	9152		MULTI-FAMILY	2	2	3448 W WALNUT
4647	1611407031	10,193		SINGLE FAMILY	1	1	3444 W WALNUT
4648	1611407032	8,236		MULTI-FAMILY	2	2	3442 W WALNUT
4649	1611407033	8,274		SINGLEFAMILY	1	1	3440 W WALNUT
4654	1611407034	21,839		MULTI-FAMILY	2	2	3438 W WALNUT
4651	1611407035	21,083		MULTI-FAMILY	2	2	3434 W WALNUT
4852	1611407036	23,080		MULTI-FAMILY	3	3	3432 W WALNUT
4653	1611407037	25,951		MULTI-FAMILY	2	2	3430 W WALNUT
4654	1611407038	20,127		MULTI-FAMILY	2	2	3426 W WALNUT
4655	1611407039	938		MULTI-FAMILY	2	2	3424 W WALNUT
4656	1611407040	20,945			0	0	
4657	1611407041	20,465		MULTI-FAMILY	2	2	3422 W WALNUT
4668	1611407042	19,651		MULTI-FAMILY	2	2	3418 W WALNUT
4659	1611407043	19,658		MULTI-FAMILY	2	2	3416 W WALNUT
4660	1611407044	4,251			0	0	
4681	1611407045	20,209			0	0	
4662	1611407046	25,864		MULTI-FAMILY	3	3	3410 W WALNUT

4663	1511407049	4'07		0	0	
4884	1611407050	4.534		0	0	
4685	1611407051	27,692	MULTI-FAMILY	3	3	3404 W WALNUT
4686	1611408001	76,820		0	0	
4657	1611408002	19,6)8	MULTI-FAMILY	3	3	3353 WFULTON
4686	1611408003	19,513	MULTI-FAMILY	3	3	3351 WFULTDN
4669	16t 1408004	17,508	MULTI-FAMILY	2	2	"3347 WFULTON
4878	1611408005	25,895	MULTI-FAMILY	3	3	3345 W FULTON
4671	1611408006	19.378	MULTI-FAMILY	3	3	3343 WFULTON
4672	161)408007	4,845		0	0.	
4673	1611408008	20,100	MULTI-FAMILY	2	2	3339 WFULTON
4874	)6))408009	4,845		0	0	
4675	)6))408010	4,846		0	0	
4678	)6))40801) .	36.030 '	MULTI-FAMILY	3	3	333) W FULTON
4677	)6))4080)2	8,160 .		0	0	
4676	16)14080)3	4.652		0	0	
4679	. 16)1408014	24.632	MULTI-FAMILY	6	5	33)9 WFULTON
4688	16114080)5	• 19209	MULTI-FAMILY	3	3	33)7 WFULTON
4881	16114080)6	19,709	MULTI-FAMILY	2	2	33)5 WFULTON
4682	)B)14080)7	22,199	MULTI-FAMILY	2	2	3313 WFULTON
4683	161140801B	19,840	MULTI-FAMILY	2	2	3307 WFULTON
4684	1611406019	4.113		0	0	
4665	16))408020	9,305		0	0	
4666	1611408021	27,042	MULTI-FAMILY	4	.4	3253 WFULTON
4687	1611408022	19,527	MULTI-FAMILY	3	3	326) W FULTON
4886	1611408023	19,580	SINGLEFAMILY	)	1	3257 W FULTON
4689	1611408024	19,580	MULTI-FAMILY	3	3	3256 W FULTON
4690	1611408025	23.26?		0	0	
4E91	161140B026	4,845		0	0	
4692	1611408027	19,800	MULTI-FAMILY	2	2	3239 WFULTON
4693	1611408028	26,228	MULTI-FAMILY	9	6	3235 WFULTON
. 4694	161)408029	23,729	MULTI-FAMILY	6	6	3233 WFULTON
4695	)61)408030	27,051	MULTI-FAMILY	3	3	3231 WFULTON
4696	161)40803)	22,531	SINGLE FAMILY'	1	1	3227 WFULTON
4897	)6)1408032	19,858	MULTI-FAMILY	2	2	3225 WFULTON
4698	) 6)) 408033	4,845		0	0	
4899	181)408034	23,035	MULTI-FAMILY	3	3	3221 W FULTON
4700	1811408035	19,809	MULTI-FAMILY	3	3	32)7 WFULTON
4701	) 6)1408036	4.409		0	0	
4702	1611408037	23.091	MULTI-FAMILY	3	3	3213 W FULTON
4703	1611408038	3,384		0	0	
4704	1611408039	4,652		0	0	
4705	1811408040	109.438		0	0	
4706	1611408041	20.105		0	0	
4707	„ 161140B042	17.990	MULTI-FAMILY	3	3	3356 W WALNUT
4708	16)1408043	19,104	MULTI-FAMILY	2	2	3354 W WALNUT

4709	1811408044	18,006	MULTI-FAMILY	3	3	3352 WWALNUT
4710	1611408045	20,334	MULTI-FAMILY	2	2	3350 W WALNUT
4711	1611408046	21,34	MULTI-FAMILY	2	2	3346 WWALNUT
4712	1611408047	3,244		0	0	
4713	1611408048	4,585		0	0	
4714	1611408049	4,585		0	0	
4715	1611406050	4,585		0	0	
4716	1611408051	19,960	MULTI-FAMILY	2	2	3334 W WALNUT
4717	1611408052	17,479	MULTI-FAMILY	2	2	3332 W WALNUT
4718	1611406053	21,712	MULTI-FAMILY	2	2	3326 W WALNUT
4719	1611408054	4,585		0	0	
4720	1611408065	4,403		Q	0	
4721	1611408056	4,403		0	0	
4722	1611408057	20,307	MULTI-FAMILY	2	2	3318 W WALNUT
4723	1611408058	26,042	MULTI-FAMILY	3	3	3316 WWALNUT
4724	1611408059	4,403		0	0	
4725	1611408060	4,403	MULTI-FAMILY	3	3	3312 W WALNUT
4728	1611408061	4,403		0	0	
4727	1611408082	4,403		0	0	

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4728	1611408063	19,273		MULTI-FAMILY	2	2 -	3304 WWALNUT
4729	1611408064	4,403			0	0	
4730	1611408065	Exempt			0	0	
4731	1611408066	4,403			0	0	
4732	1611408067	4,403			0	0	
4733	1611408068	19,340			0	0	
4734	1611408069	19,507		MULTI-FAMILY	2	2	3256 WWALNUT
4735	1611408070	Exempt			0	0	
4736	1611408071	4,403			0	0	
4737	1611408072	16,890			2	2	3250 W WALNUT
4738	1611408073	19,273			2	2	3246 WWALNUT
4739	1611408074	19,971			0	0	
4740	1611408075	21,023			0	0	
4741	1611408076	4,623			0	0	
4742	1611408077	3,598			0	0	
4743	1611408078	3,529			0	0	
4744	1611408079	3,529			0	0	
4745	1611408080	Exempt			0	0	
4746	1611408081	3,544			0	0	
4747	1611408082	53			0	0	

4748	1611406083	18,373	MULTI-FAMILY	2	2	3228 WWALNUT
4749	1611406084	19,929	SINGLE FAMILY	1	1	3226 W WALNUT
4750	1611408085	6,052		0	0	
4751	1611408066	6,052		0	0	
4752	1611408087	19,409	MULTI-FAMILY	2	2	3216 WWALNUT
47*3	1611408088	20,950	MULTI-FAMILY	2	2	3212 WWALNUT
4754	1611406089	19,438	MULTI-FAMILY	2	2	3210 WWALNUT
47 SS	1611408090	19,678	MULTI-FAMILY	2	2	3208 W WALNUT
4758	1611408091	20,643		0	0	
4757	1611408092	Exempt		0	0	
4758	1611409001	Exempt		0	0	
4759	1611409002	19,333	MULTI-FAMILY	2	2	3543 WWALNUT
47*0	1611409003	19,409	MULTI-FAMILY	3	3	3541 W WALNUT
47*1	1611409004	19,009	MULTI-FAMILY	2	2	3537 W WALNUT
47*2	1611409005	26,455	MULTI-FAMILY	2	2	3535 W WALNUT
4763	1611409006	20,167	MULTI-FAMILY	2	2	3533 W WALNUT
4764	1611409007	2,006 -		0	0	
4765	1611409008	18,097	SINGLEFAMILY	1	1	3529 WWALNUT
476*	1611409009	5,134	SINGLE FAMILY	1	1	3527 WWALNUT
4767	1611409010	19,991	SINGLE FAMILY	1	1	3525 WWALNUT
4760	1611409011	5,250	SINGLE FAMILY	1	1	3523 W WALNUT
4769	1611409012	7,624	SINGLE FAMILY	1	1	3521 WWALNUT
4770	1611409013	18,657	SINGLE FAMILY	1	1	3519 WWALNUT
4771	1611409014	18,791	SINGLE FAMILY	1	1	3515 WWALNUT
4772	1611409015	18,895	MULTI-FAMILY	2	2	3513 WWALNUT
4773	1611409016	16,906	MULTI-FAMILY	2	2	3511 W WALNUT
4774	1611409017	16,651	MULTI-FAMILY	3	3	3509 WWALNUT
4775	1611409018	22,008	MULTI-FAMILY	2	2	3507 WWALNUT
4776	1611409019	2,564		0	0	
4777	1611409020	19,760	MULTI-FAMILY	2	2	3501 WWALNUT
4779	1611409021	25,710		0	0	
4779	1611409022	Exempt		0	0	
4760	1611409023	3,884		0	0	
47*1	1611409024	9,430		0	0	
47*2	1611409025	3,858		0	0	
47B3	1611409026	3,858		0	0	
4784	1611409027	34,129		0	0	
47*5	1611409028	3,277		0	0	
478*	1611409029	3,277		0	0	
4767	1611409030	3,277		0	0	
4780	1611409031	3,277		0	0	
4709	1611409032	26,520		0	0	
4790	1611409033	19,533		0	0	
4791	1611409036	9,099		0	Q	
4792	1611409037	Exempt		0	0	
4793	1611410001	18,473		0	0	

4794	1611410002	10,579	0	0
4795	1611410003	12,523	0	0
479*	1611410004	3,613	0	0.
4797	1611410005	8,881	0	0
4790	1611410006	17,228	0	0
4799	1611410007	3,613	0	0
4800	1611410008	18,093	0	0
4601	1611410009	3,613	0	0
4*02	1611410010	8,171	0	0
4603	1611410011	18,426	0	0
4804	1611410012	431	0	0
4805	1611410013	4,820	0	0
480*	1611410014	21,270	0	0
4607	1611410015	1,250	0	0
4*00	1611410016	4,336	0	0
4609	1611410017	19,271	0	0
4*10	1611410018	19,903	0	0

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COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE*	NUMBER OF RESIDENTIAL UNITS*	OCCUPIER RESIDENTIAL UNITS*	RESIDENTIAL PROPERTY ADDRESS*
4811	1611410019	19,903			0	0	
4812	1611410022	18,613			0	0	
4813	1611410023	3,607			0	0	
4814	1611410024	19,307			0	0	
481\$	1611410025	23,236			0	0	
481S	1611410026	17,730			0	0	
4817	1611410027	65,689			0	0	
481B	1611410028	3584			0	0	
4819	1611410029	Exempt			0	0	
4828	1611410030	Exempt			0	~10	
4821	1611410031	Exempl			0	0	
4822	1611410032	Exempt			0	0	
4823	1611410033	Exempl			0	0	
4824	1611410034	Exempt			0	0	
4825	1611410035	Exempt			0	0	
4828	1611410036	Exempt			0	0.	
4827	1611410037	125,792			0	0	
4828	1611410038	24,725			0	0	
4829	1611410039	73,353			0	0	
4830	1611410040	20,750			0	0	
4831	1611411001	50,064			0	0	
4832	1611411002	Exempl			0	0	
4833	1611411003	Exempl			0	0	

4834	1611411004	19,313	MULTI-FAMILY	3	3	3351 W WALNUT
4835	1611411005	19,709	SINGLE FAMILY	'1	1	3349 W WALNUT
4836	(611411006	20,105	MULTI-FAMILY	3	3	3345 WWALNUT
4*37	1611411007	19,404	MULTI-FAMILY	2	2	3343 WWALNUT
4838	1611411008	20,432	MULTI-FAMILY	3	3	3341W WALNUT
4839	1811411009	7,589	SINGLE FAMILY	1	1	3339 WWALNUT
4848	1611411010	3,048		0	0	
4841	1611411011	3,124		0	0	
4842	1611411012	Exempl		0	0	
4843	1611411013 ,	'3,124		.... .0-'	.....0	
4844	1611411014	7,629	MULTI-FAMILY	2	2	3329 W WALNUT
4845	1611411015	2,726		0	0	
4848	1611411016	2,766		0	0	
4847	1611411017	8,629	SINGLE FAMILY	1	1	3323 WWALNUT
4848	1611411018	3,215		0	0	
4849	1611411019	3,887		0	0	
4858	1611411020	19,496	MULTV FAMILY	2	2	3315 WWALNUT
4851	1611411021	8,134		0	0	• ;' '•• x .
4852	1611411022	3,991	MULTI-FAMILY	3	3	3311 WWALNUT
4853	(611411023	4,018		0	0	• ' 'V
4854	1611411024	4,045		0	0	
4855	1611411025	21,350	MULTI-FAMILY	2	2	3303 W WALNUT '
4856	1611411028	20,025	MULTI-FAMILY	2	2	3301 W WALNUT
4857	1611411027	20,930	MULTI-FAMILY	2	0	3265 WWALNUT
4858	1611411028	8,09*	SINGLE FAMILY	1	1	, 3263 WWALNUT
4859	1611411029	3,500		0	0	
4868	1611411030	7,918	SINGLE FAMILY	1	1	3259 WWALNUT
4861	1611411031	- 8,102	MULTI-FAMILY	2	2	3257 WWALNUT
4862	1611411032	8,107	multi-family	2	2	3255 WWALNUT
4863	1611411033	Exempt		0	0	
4884	1611411034	4,300		0	0	
4865	1611411035	19,880	MULTI-FAMILY	2	2	3249 W WALNUT
4886	1811411036	10,410	MULTI-FAMILY	2	2	3245 W WALNUT
4867	1611411037	7,982	MULTI-FAMILY	3	3	32*3 W WALNUT
4868	1611411038	19,107	MULTI-FAMILY	2	2	3241 WWALNUT
4889	1611411039	3,867		0	0	
4878	1611411040	18,640	MULTI-FAMILY	2	2	3235 WWALNUT
4871	1611411041	10,097	MULTI-FAMILY	2	2	3233 WWALNUT
4872	161(411042	4,696	MULTI-FAMILY	2	2	3231 WWALNUT
4873	1611411043	*,*00	MULTI-FAMILY	2	2	3229 WWALNUT
4874	1611411044	19,496	MULTI-FAMILY	2	2	3227 WWALNUT
4875	1611411045	4,689		0	0	
4876	1611411046	4,703		0	0	
4877	1611411047	18,355		0	0	
4878	1611411048	18,373	MULTI-FAMILY	2	2	3217 WWALNUT

4679	1611411049	22,435	MULTI-FAMILY	3	3	3215 WWALNUT
4888	1611411050	23,923	MIXED USE	3	3	3213 WWALNUT
4881	1611411051	Exempt		0	0	
4882	1611411052	Exempt		0	0	
4883	1611411053	19,053		0	0	
4884	1611411054	23,318		0	0	
4885	1611411065	22,046		0	0	
4888	1811411056	Exempt		0	0	
4687	1611411057	Exempt		0	0	
4886	1611411058	Exempt		0	0	
4889	1611411059	Exempt		0	0	
4890	1611411060	Exempl		0	0	
4891	1611411061	Exempl		0	0	
4892	1611411062	2,143		0	0	
4893	1611411063	Exempt		0	0	

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COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ¹	RESIDENTIAL PROPERTY ADDRESS ⁴
4894	1611411064	Exempt			0	0	
489S	1611411065	Exempt			0	0	
4896	1611411066	Exempt			0	0	
4897	1611411067	Exempt			0	0	
4898	1611411068	Exempt			0	0	
4899	1611411069	Exempt			0	0	
4980	1611411074	8,334			0	0	
4981	1611411075	230,159			0	0	
4902	1811411076	2,183			0	0	
4903	1611411077	7,011			0	0	
4904	1611411078	10,835			0	0	
4905	1611411080	Exempt			0	0	
4906	161141,1082	82,499			0	0	
4907	1611500001	Exempt			0	0	
	TOTAL	94,413,414	553		4,736	4,622	

¹Indicates P.I.N.'s containing residential units and residential unit by type. ¹ Indicate* the total number of residential units for each P.J.N. ¹ Indicates the total number of occupied residential units for each P.I.N. * Properly addresses only shown for residential usbb.

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2000 EAV Exhibit for Central Park Redevelopment Plan.xls

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Attachment Five Housing Impact Study

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The Chicago/Central Park Tax Increment Financing Redevelopment Plan and Project Housing Impact

Study Revision #1

City of Chicago • Richard M. Daley, Mayor
September 25, 2001 Revised January 28, 2002

PQ(y URBAN CONSULTING

with assistance from

ERNEST R. SAWYER ENTERPRISES, INC & GOODMAN WILLIAMS GROUP

v.i.i.

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Housing Impact Study Chicago/Central Park TIF Redevelopment Plan and Project

City of Chicago

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APPENDIX

Exhibit H-1 - Units That May Be Removed

Exhibit H-2 - West Humboldt Underlying Acquisition Map

Chicago/Central Park Census Tract and Community Maps

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Housing Impact Study . '

Chicago/Central Park Redevelopment Area TIF

Redevelopment Plan and Project City of Chicago

I. Introduction

The purpose of this study is to conduct a housing impact study for the Chicago/Central Park Redevelopment Project Area (Area) pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended ("the Act")- The approximately 149-block Area is located in portions of three communities (Humboldt Park, West Garfield Park, and East Garfield Park) of the City of Chicago (City) and is located four miles west of downtown Chicago.

The Area contains approximately 678 acres and 4,730 residential units.

As set forth in the Act, if a redevelopment plan for the Area results in the displacement of residents from 10 or more inhabited residential units, or if the Area contains 75 or more inhabited residential units and the City is unable to certify that no displacement of residents will occur, the municipality shall prepare a housing impact study and incorporate the study in the feasibility report required by subsection (a) of Section 11-74.4-5 (sic) [Section 11.74-4-4.1], which for the purposes herein shall also be the "Chicago/Central Park Tax Increment Financing Redevelopment Plan and Project" ("the Plan").

Because the Area includes more than 75 residential units and the City is unable to certify that no displacement of residents will occur, information regarding the potential impact on such residents and residential units is being provided in this Housing Impact Study. Appendix, Exhibit H-1 - Units That May Be Removed, of this Housing Impact Study, indicates the parcels of real property on which there are buildings containing residential units that may be removed and that, to the extent those units are inhabited, the residents thereof may be displaced. The number and type of residential buildings in the Area potentially affected by the Plan were identified during the building condition and land use survey conducted as part of the Eligibility Study for the Area. A good faith estimate and determination of the number of residential units and rooms within each such building and whether such residential units were inhabited were based on a number of research and analytical tools including, where appropriate, physical building surveys, data received from building owners and managers, Cook County tax assessment records and census data.

The survey of residential units was undertaken between March 1, 2001 and April 1, 2001. The Area contained 4,622 inhabited residential units. The residential units are a combination of single-family and multi-family units. Because the Plan is intended to foster economic development activities which may result in the acquisition, renovation, and or demolition of property, which may include residential units, the housing impact study is being prepared under the assumption that more than 10 occupied residential units may be displaced. However, it should be noted that at this time no proposals for the removal of such units has been presented and that one of the primary goals of the Plan is to provide mechanisms to aide in the construction and rehabilitation of new affordable residential housing.

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As set forth in the Act:

Part I of the housing impact study shall include: ,

data as to whether the residential units are single-family or multi-family units;

the number and type of rooms within the units, if that information is available; -

whether the units are inhabited or uninhabited, as determined not less than 45 days before the date that the ordinance or resolution required by subsection (a) of Section 11-74.4-5 of the Act is passed; and '

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

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

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

(ii) the municipality's plans for relocation assistance for those residents in the proposed redevelopment project area whose residences are, to be removed; , .

(iii) the availability of replacement housing for those residents whose residences are to be removed, and identify the type, location, and cost of the replacement housing; and

(iv) the type and extent of relocation assistance to be provided.

(i) (ii)

(iii) (iv)

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Housing Impact Study

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II. Housing Impact Study - Part I A. Number and Type of Residential Units

The Area contains 1,041 single-family residential units and 3,689 multi-family (buildings with 2 or more units) units for a total of 4,730 residential units. Table H-1 below indicates the number and type of residential units and a breakdown by type of the number of units that were inhabited. This data was derived from field surveys of the Area conducted between March 1, 2001 and April 1, 2001

Table H-1

Chicago/Central Park Redevelopment Plan and Project . Housing Impact Study Number of Housing Units By Type and Occupancy -

Unit Type	Vacant	Occupied	Total
Single-Family Multi-Family	1791	1,024 3,598.	1,041: 3,689
Total	108	4,622	4,730

B. Number and Type of Rooms Within Units

The majority of the Area is developed and limited new residential construction has occurred over the last decade. Data, from the 1990 Census was used as the source for estimating the number of rooms and bedrooms contained within the residential units that are located in the Area. Table H-2, provided on the following page provides housing data for the census tracts within the Area (census tracts are identified on maps provided in the Appendix of this study).

Consistent with the field survey of residential units, the census data indicates that the majority of residential units in and surrounding the Area are multi-family units. In addition, the data suggest the following:

- About 66% of units are renter occupied and 34% are owner occupied;
- About 38% of units are in duplex structures and about 14% are single-family detached homes. Units in multi-family buildings with more than four units represent about 21% of all units;
- ^About 29% of the housing units contain six rooms; five-room units are the second most frequent size, representing 23% of all units, and 19% of units contain four-rooms;

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Housing Impact Study Chicago/Central Park TIF Redevelopment Plan and Project

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Table H-2

Chicago/Central Park Redevelopment Plan and Project Housing Impact Study Selected Housing Data

Census Tracts	Humboldt Park						W. Garfield Pk.		E. Garfield Pk.	Total
	2307	2310	2311	2312	2315	2316	2601	2703	' 2704	
Housing Units 1990	2,001	931	417	2,548	2,712	647	602	756	455	11,069
Occupied	1,831	836	386	2,151	2,440	566	530	640	404	9,784
Owner Occupied	742	349	172	741	767	155	65	173	139	3,303
Renter Occupied	1,089	487	214	1,410	1,673	411	465	467	265	6,481
Vacant	170	95	31	397	272	81	72	116	51	1,285
Units Per Structure 1990										
1, Detached	329	254	91	354	435	24	15	52	31	1,585
1, Attached	72	18	0	46	0	0	0	21	31	188
Duplex	794	292	266	1,131	934	289	89	219	180	4,194
3 or 4	530	267	60	699	601	207	90	142	135	2,731
5 to 9	191	50	0	250	269	83	88	160	38	1,129
10 to 19	57	50	0	30	152	44	41	11	12	397
20 to 49	0	0	0	31	170	0	24	19	28	272
50 or More	0	0	0	124	0	255	120		...	499 74
Mobile Home, Trailer, Other	28	0	0	7	27	0	0	12	0	
Booms										
1 Room	0	0	0	0	0	0	29	9	10	38

2 Rooms	54	19	0	29	81	0	.116.	50	;	;	0	, 349
3 Rooms	173	42	11	, 132	288	84	269	106	82			1,187
4 Rooms	414	116	105	417	533	111	12	166	34			1,908
5 Rooms	57 i	270	78	96	892	107	41	K5	131			2,371
6 Rooms	626	,280	154	.705	635	252	81	110	. .117			. 2,960
7 Rooms	83	115	29	140	137	66	44	50	79			743
8 Rooms	27	37	0	57	70	6	0	37	7			241
9 or More Rooms	53 | 52		40	106	76	21	10	43	5			406
Bedrooms												
No Bedroom	0	0	0	0	9	0		80 ; 30	0			119
1 Bedroom	279	51	43	319	532	123		346	179	82		1,954
2 Bedrooms	937	343	125	1,179	116	164		61	292	103		3,320
3 Bedrooms	680	381	211	784	784	311		106	162	204		3,623
4 Bedrooms	67		23	50	143	32		9	61	61		457/
5 or More Bedrooms	38	45 | 15		116	78	17		0	32	5		346

Median Year Structure Built

Median Value - Owner Occupied Source: 1990 Census

1939

\$ 50,900

1939

\$ 44,100

1943

\$ 34,500

1944

1

1939

\$ 51,000 i \$ 43,500

1941

\$ 36,300

1946

1942

\$ 24,700 , \$ 39,300

1939

(\$6,800

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- About 37% of all units have three bedrooms, 34% have two bedrooms, and 20% have one bedroom. . "

Table H-3 provides household data for the census tracts that comprise portions of the Area. '

Table H-3

Chicago/Central Park Redevelopment Plan and Project Housing Impact Study Household Characteristics

Census Tracts

Households 1990	Humboldt Park						W. Garfield Park		E. Garfield Park	Total
	2307	2310	2311	2312	2315	2316	2601	2703	2704	
	.1,771	843	393	2,190	2,456	586	569	730	401	9,939
Families	1,481	698	345	1,754	1,898	466	183	474	298	7,597
Persons Per Family	4.2	4.2	4.1	4.0	3.9	3.9	3.3	3.7	3.7	N/A
Median Household Income (1989) -"	\$22,982	\$17,337	- \$25,079	\$19,760	\$13,020	. \$12,892	\$4,999	\$11,707	\$15,052	N/A

Source: 1990 Census

In summary, the typical housing unit in the Area contains five to six rooms with two to three bedrooms and is likely to be located in a duplex or 3 to 4 unit building. The occupants are likely to be renters with family sizes generally consisting of 4 persons. Household incomes are noticeably lower in the southern portion of the Area with the lowest household incomes found in census track 2601, which is located in the southwest portion of the Area.

C. Number of Inhabited Units >

The Area contained 1,024 occupied single-family units and 3,598 occupied multi-family units (including duplexes). There are a total of 4,622 inhabited residential units in the Area. The distribution of inhabited residential units is indicated in Table H-1 above. The survey of residential units was undertaken between March 1, 2001 through April 1, 2001 and are dates not less than 45 days prior to the date that the resolution required by subsection (a) of Section 11-74.4-5 of the Act was or will be passed (the resolution setting the public hearing and Joint Review Board meeting dates).

D. Race and Ethnicity of Residents

Census data from 1990 and 2000 were used to track the change in population in the Area over the last decade and to determine the race and ethnicity of Area residents.

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Table H-4, provided below, presents population data on the neighborhoods that the Area is located in. •-■

Table H-4

Chicago/Central Park Redevelopment Plan and Project Housing Impact Study Population Characteristics 1990-2000

<i>Population</i>	<i>Humboldt Park</i>	<i>West Garfield Park</i>	<i>East Garfield Park</i>
1990	67,573	24,095	24,030
2000	65,836	23,019	20,881
% Change 1990:2000	-2.6%	-4.5%	-13.1%
<i>Population By Race - 2000</i>			
White ¹	19.4%	0.7%	1.2%
Black	48.5%	98.4%	97.5%
Am. Indian, Eskimo, or Aleut	0.4%	0.0%	0.0%
Asian or Pacific Islander	0.5%	0.0%	0.1%
Other	28.5%	0.3%	0.3%
Multiple race	2.4%	0.3%	0.5%
Hispanic Origin ¹	48.0%	0.8%	0.9%

1 - Persons of Hispanic Origin may be of any race.

Source: U. S. Department of Commerce - U. S. Census Bureau, 1990 & 2000 Census.

The data presented in Table H-4 above reveals the following: , ,

- All the neighborhoods that make up the Area lost population between 1990 and 2000.
- The racial composition of West and East Garfield Park (the southern portion of the Area) is almost entirely black and non-Hispanic. Humboldt Park is a more racially diverse area with approximately 49% black residents, 19% white residents, and 29% reported as other. Approximately 48% of Humboldt Park residents are of Hispanic origin.

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III. ^Housing Impact Study - Part 2

A. Number and Location of Units That Could Potentially be Removed

One of the primary goals of the Plan is to encourage maintenance, restoration and reuse of existing structures, to the maximum extent feasible. The establishment of the Area is intended to foster growth in existing communities. Although the Plan does not anticipate the removal of large numbers of residential units, the Area does contain a number of dilapidated buildings that contain residential uses. Dilapidation can gravely affect a buildings safety and desirability and is the most severe of blighting factors. Accordingly, it is reasonable to conclude that dilapidated buildings may be targeted for redevelopment by developers, which may result in the removal of inhabited residential units.

Since no development proposals for the Area have been submitted to the City, it is impossible to determine whether the

redevelopment or demolition of these buildings and the removal of any of their inhabited residential units would stem from projects that receive tax increment assistance (or other public projects that are implemented in furtherance of this Plan).

Hence, there is a possibility that over the 23-year life of the 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 derived that would provide a reasonable estimate.. The methodology used to fulfill the statutory requirements of defining the number and location of inhabited residential units that may be removed involved three steps.

1. Step one counted all inhabited residential units previously identified on any underlying acquisition maps. For this purpose, the West Humboldt Park Chicago Avenue Redevelopment Plan was reviewed. However, the majority of the parcels identified for acquisition were vacant lots, vacant buildings or parcels that had been improved since the West Humboldt Park Chicago Avenue Redevelopment Area Acquisition Map was adopted. Therefore, the number of inhabited residential units that may be removed in this step is four (4). All of the Parcels within the Area identified for acquisition in the West Humboldt Park Chicago Avenue Redevelopment Plan are shown on Exhibit H-1 and H-2 in the Appendix of this Study.

2. Step two counted the number of inhabited residential units contained on parcels that are dilapidated as defined by the Act. From field surveys conducted in preparation of the Plan, the parcels identified which: 1) dilapidation is present so that, within 23 years, existing structures may be demolished or rehabilitated, and therefore may result in the removal of inhabited residential units; and 2) there also exists six or more eligibility factors in addition to age and dilapidation (representing the highest number of eligibility factors on blocks in the Area). Therefore, the

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number; of inhabited residential units that may be removed in this step is 683.

3. Step three counted the number of inhabited residential units that exist where the future land use indicated by the Plan will not include residential uses. Therefore, the number of inhabited residential units that may be removed from this step is 53. All of the Parcels within the Area identified in this step are identified on Exhibit H-1 in the Appendix of this Study. , In summary, a total of 740 occupied residential units were identified as units that may be removed in the Area. Exhibit H-1, located in the Appendix of this Study, contains references to identify the units discussed above.

B. Relocation Plan

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

C. Replacement Housing

In accordance with Section 11-74.4-3(n)(7) of the Act, the City shall make a good faith effort to ensure that affordable replacement housing for any qualified displaced residents whose residence is removed is located in or near the Area. One of the primary purposes of this Plan is to redevelop portions of the area (with emphasis on the vacant lots in residential areas) for residential uses. In addition, redevelopment of commercial buildings that may provide upper floor residential units could result from individual redevelopment projects. Many of the residential units identified above that may be removed are units in vacant or dilapidated buildings that need substantial upgrade. It is anticipated that if these units are removed, the majority of them will be replaced with residential units in the Area.

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

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Housing Impact Study .. - ;

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Although two types of residential buildings are represented in the Area (single-family and multi-family), residents can be categorized as either renters or owners. It is logical to use tenure, rather than building type, as the basis for discussing replacement housing, since a displaced renter would presumably seek a suitable replacement apartment without particular concern for the type of structure. Overall, renters make up approximately 66% and owner occupied housing represents 34% of the households in the Area. ^ . • , ,

Replacement Rental Housing

A recent comprehensive study of the rental housing market in the Chicago metropolitan area concluded that, overall", there is a limited supply of quality affordable housing in the city and suburbs. For Rent: Housing Options in the Chicago Region, published by the Metropolitan Planning Council (MP C), includes a current estimate of the number and types of rental units on the West Side of the City, which the study defines as the area north and west of the Chicago Sanitary and Ship Canal. According to the study, the West. Side of Chicago has a total of 120,900 rental units, 95.0% of which were, occupied. Table H-5 provided below provides information on this West Side inventory by unit type. The data are also broken out for small buildings, those that contain between two and nine units. Most of the rental inventory in the Area would fall in the category of small buildings. ..

Table H-5

Chicago/Central Park Redevelopment Plan and Project

Housing Impact Study Supply of Rental Housing On The West Side of Chicago

All Buildings Small Buildings*

Unit Type Vacancy Avg. Rent Vacancy Avg. Rent

Studios - 2.4% \$499 NA - - NA

One bedroom 7.5% \$625 4.8% \$555

Two bedrooms • 4.7% \$622 ^ 4.9% \$592

Three or more bedrooms 3.9% \$639 3.8% \$617

All units 5.0% \$618 . 5.5% \$693

*Small buildings have 2-9 units. " _ ' /

Source: For Rent: Housing Options in the Chicago Region, published by Metropolitan Planning Council, November 1999.

The following conclusions can be drawn from the MPC study:

- The average monthly rent for all West Side apartments is \$618 per month. The rent is higher (\$693) for units in small buildings.

- Vacancy rates are generally consistent for all unit types in both small buildings and the overall market. The exception is one-bedroom units in the overall market that have a vacancy rate of 7.5%.

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- The vacancy rates for all unit types (with the exception of one-bedroom units) are below 6%, the threshold set by the U. S. Department of Housing and Urban Development (HUD) for a tight market. Within the Area the rental market is tight. Although, the rental market on the West Side is not as tight as in the overall Chicago region.

To get a snapshot picture of the available apartments within this general area, Goodman Williams Group examined advertisements listed on the Chicago Sun-Times web site on February 19, 2001. On that day, 46 apartments were advertised in the western sectors of the city. The locations of these apartments are listed on the following page as Table H-6.

The information obtained from the Sun-Times listings indicate that average monthly rents for the properties listed were below the averages revealed in the MP C study for studio, one-bedroom, and two-bedroom units on the West Side of Chicago. Units with 3 or more bedrooms in the Sun-Times listings were higher than the MPC study. These data would

indicate that renters in units with less than 3 bedrooms would likely be able to find a replacement unit at or near the price that they are currently paying. However, renters of units with 3 or more bedrooms may expect to pay prices closer to or above the West Side averages found in the MPC-Study.

Replacement For-Sale Housing

Table H-7, provided on the page following Table H-6, presents data from the Chicago Association of Realtors showing trends in the number of home sales and sales prices in the three community areas in which the Area is located. The data reveal the following:

- Sales activity has increased over the last three years in Humboldt Park but remained relatively stable in East and West Garfield Park.
- • Sales of multi-family buildings with, two, three, or four units are predominant in all three-community areas and show particularly strong numbers in Humboldt Park (this is also the prevalent residential building type).
- Attached units such as condominiums and lofts represent a very small share of home sales in the three-community area. The data suggest that likely sales of existing homes in all three community areas, but particularly in Humboldt Park, have been driven by buyers' interest in attractively priced multi-family buildings. A Humboldt Park multi-family building sells for roughly three-quarters of the citywide price. The numbers of sales and transaction prices are steadily rising for small-scale multi-family buildings-the mainstay of the housing stock in the Area. However, this sales activity is not widespread throughout all of Humboldt Park.

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Table H-6

Chicago/Central Park Redevelopment Plan and Project Housing Impact Study Survey of Market-Rate Rental Listings

<i>Address</i>	<i>Monthly Rent</i>	<i>'Bedrooms</i>
<i>Austin Area</i>	<i>\$630</i>	<i>2</i>
<i>Austin Area</i>	<i>\$895</i>	<i>3</i>
<i>Austin Area</i>	<i>\$550</i>	<i>1</i>
<i>Austin Area</i>	<i>\$650</i>	<i>2</i>
<i>3527 W. Fullerton</i>	<i>\$320</i>	<i>1</i>
<i>3527 W. Fullerton</i>	<i>\$360</i>	<i>2</i>
<i>3338 W. Adams</i>	<i>\$975</i>	<i>4</i>
<i>5501 W. Washington</i>	<i>\$455</i>	<i>Studio</i>
<i>4601 W. Fifth</i>	<i>\$670</i>	<i>2</i>
<i>4432 W. Lexington</i>	<i>\$750</i>	<i>3</i>
<i>300 S. Kilbourn</i>	<i>\$550</i>	<i>1</i>
<i>300 S. Kilbourn</i>	<i>\$575</i>	<i>2</i>
<i>Austin Area</i>	<i>\$650</i>	<i>2</i>
<i>Austin Area</i>	<i>\$825</i>	<i>3</i>
<i>Central & Laramie</i>	<i>\$600</i>	<i>2</i>
<i>1000 N. Laramie</i>	<i>\$690</i>	<i>2</i>
<i>Austin Area</i>	<i>\$400</i>	<i>1</i>
<i>Austin Area</i>	<i>\$800</i>	<i>2</i>
<i>Austin Area</i>	<i>\$850</i>	<i>3</i>
■ <i>Austin Area</i>	<i>\$600</i>	<i>2</i>
<i>Austin Area</i>	<i>\$600</i>	<i>2</i>

Austin Area	Not Given	1
Austin Area	\$725	2
112 N.Mason	\$635	2
4000 W. Lake	\$850	3
533 N. Lawler	\$720	2
533 N. Lawler	\$650	2
4800 W. Jackson	\$650	: . 3.
Franklin Blvd.	\$550	2
300 S. Sacramento.	Not Given	3
100N.LaTrobe	\$460	1
3200 W. Monroe	\$550	2
661 N. Austin	\$530	2
3347 W. Monroe	\$600	2
233 N. Leamington	\$515	2
251 N. Kilpatrick..	\$330	Studio
116 N.Lotus	\$795	3
48 N. Parkside	\$565	1
1 N. Kostner	Not Given	4
3330 W. Monroe	\$350	2
200 N.Austin.	\$825	2
18 S.May field	\$475	1
2906 W. Adams	\$950	3
3600 W. Franklin	\$365	1
4400 W. Jackson	\$625	3
3414 W. Monroe	\$800	3
<u>Summary:</u>		
Unit Type	Average Monthly Rent	Number In Survey
Studio	\$393	2
One-Bedroom	\$461	9
Two-Bedrooms	\$613	22
Three or more-Bedrooms	\$815	11
Total	N/A	' 46

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Housing Impact Study

Chicago/Central Park Redevelopment Area TIF Redevelopment Plan and Project

City of Chicago

Table H-7

Chicago/Central Park Redevelopment Plan and Project Housing Impact Study New Community Area Home Sales

1999

Median Price

\$86,000 \$27,250 . \$97,000 \$136,000

No Sales -x \$57,000 \$85,000 \$177,500

\$130,000 \$95,000 \$91,000,

\$179,000

Sales

124 7

. 19 10,320

0

3 4

' 12,606

201 43 42 5,140

2000

Median Price

\$87,500 \$37,620 \$85,000 \$139,900

\$75,000 \$250,000 \$130,350 \$203,500

\$140,000 \$81,000 \$115,000 \$182,000

Sales

136 16 16 10,499

1 1

7

12,883

253 60 56 4,885

1998

Type Median Price Sales

Single Family Detached

Humboldt Park \$79,500 75

W.Garfield Park \$65,900 10

E. Garfield Park \$84,000 11

City of Chicago \$130,000 9,811

Attached (Condos, lofts, etc.)

Humboldt Park No Sales 0

W. Garfield Park \$83,000 4

E. Garfield Park \$86,300 3

City of Chicago \$153,000 11,092"

Multifamily

Humboldt Park \$120,000 154

W. Garfield Park \$73,500 33

E. Garfield Park \$87,500 28

City of Chicago \$168,000 4,488 Source: Chicago Association of Realtors.

Residential Development

Much of the sales and development activity occurring near the Area is located in a portion of Humboldt Park that brokers refer to as West Bucktown in an attempt to draw upon the proven desirability of the Bucktown neighborhood. A January 27, 2001, feature story in the Chicago Tribune described the new construction and loft development occurring in an area bounded by Armitage (2000 north), Western (2400 west), North (1600 north), and California (2800 west). The staff writer states:

"There was general agreement [among the interviewees] that Armitage and Western are the north and east boundaries. Though there were some quibbles about whether North or Division (1200 north) was the south boundary, North won. California won over Kedzie for west."

Residential activity that is occurring near the Area is occurring in the northeast quadrant of the Humboldt Park Community. The Chicago/Central Park Redevelopment Area is in the southwest portion of the Humboldt Park Community and includes portions of West and East Garfield Park. Reinvestment similar to that occurring in other parts of the Humboldt Park community has not been realized in that portion of Humboldt Park located within the Area.

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Housing Impact Study

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D. Replacement Housing Summary

In general, the intent of the Plan is to facilitate development of affordable residential housing in areas that have lost population or where the condition of the housing stock is declining.» Residential portions of the Area are designated for infill housing in the Plan. There are a significant number of vacant lots, which, if developed with housing, would enhance neighborhood stability and provide housing opportunities to help revive the Area. While certain units have been identified that "may be removed", in general, the majority of these units are being listed as such per requirements of the Act that relate to requirements of the Plan preparation. In reality, it is unlikely that many units would be removed.

The typical building type in the Area is a two- or three-flat structure with two- or three-bedrooms. Many of the vacant lots in the Area once contained similar structures. Development of two- and three-flat buildings may allow current residents to become^ homeowners, as well as create quality rental housing. In addition, many programs are available to assist in the development of replacement housing. These same programs are also available to assist in facilitating the construction of the new residential development envisioned by the Plan. Use of mechanisms that provide assistance to developers and residents including: conveyance of vacant lots; rehabilitation programs; new construction programs; and the use of TIF,

may make such development more economically viable.

E. Relocation Assistance

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

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

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Housing Impact Study , Chicago/Central Park Redevelopment Area TIF . . .

Redevelopment Plan and Project City of Chicago

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. .

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Appendix

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Chicago / Central Park Redevelopment Plan and Project
Exhibit H-1 Units That May Be Removed
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COUNT	PIN NUMBER	RESIDENTIAL UNIT TYPE	NUMBER OF RESIDENTIAL UNITS	OCCUPIED RESIDENTIAL UNITS ¹	RESIDENTIAL PROPERTY ADDRESS*	CHANGE IN LAND USE ⁵	DILAPIDATED STRUCTURE*	ON UNDERLYING ACQUISITION LIST*
1	1602125002	MIXED USE	1	1	1257 N PULASKI		YES	
2	1602125009	SINGLE FAMILY	1	1	1233 N PULASKI		YES	
3	1602125010	MULTI-FAMILY		2	1231 N PULASKI		YES	
" 4	1602125012	SINGLE FAMILY	1	1	1225 N PULASKI		YES	
6	16.02126022	SINGLE FAMILY	1	1	1234 N SPRINGFIELD		YES	
6	1602126025	MULTI-FAMILY		2	1226 N SPRINGFIELD		YES	
7	160.2126026	SINGLE FAMILY	1	1	1224 N SPRINGFIELD		YES	
8	1602126027	SINGLE FAMILY	1	1	1222N SPRINGFIELD		YES	
9	1602127015	SINGLE FAMILY	1	1	1253 N SPRINGFIELD		YES	
1(7	1602127016	MULTI-FAMILY	2	2	125.1 N SPRINGFIELD		YES	
' 1.1	1602127022	MULTI-FAMILY	2	2	1235 N SPRINGFIELD		YES	
12	1602127024	MULTI-FAMILY	2	2	1229 N SPRINGFIELD		YES	
13	1602.128009	MULTI-FAMILY	2	2	1.24.1 N AVERS		YES	
14	1602128010	SINGLE FAMILY	1	1	1239 N AVERS		YES	

15	1602128015	MULTI-FAMILY	3	3	1227 NAVERS	YES
16	1602128023	MULTI-FAMILY	2	2	1232 N HAMLIN •	YES
17	1602128024	SINGLE FAMILY	1	1	1228 N HAMLJN	YES
18	1602301014	MULTI-FAMILY	3	3	1135 N HARDING	YES
19	16023Q1O15	MULTI-FAMILY	2	2	1131 N HARDING	YES
20	16023010.16	MULTI-FAMILY	3	3	1127 N HARDING	YES
21	1602301017	MULTI-FAMILY	2	0	1125.N.HARDING	YES
22	1602301018	MULTI-FAMILY	2	2	1123 N HARDING	YES
23	1602301020	MULTI-FAMILY	2	2	1117 N.HARDING	YES
24	1602301028	SINGLE FAMILY	1	1	1142 N SPRINGFIELD	YES
25	1602301030	SINGLE FAMILY	1	1	1136 N SPRINGFIELD	YES
28	1602301032	SINGLE FAMILY	1	f	1130 N SPRINGFIELD	YES
27	1602301035	MULTI-FAMILY	2	2	1-120 N SPRINGFIELD	YES
28	16Q2301O36	MULTI-FAMILY	2	2	1118 N SPRINGFIELD	YES
29	1602301037	MULTV-FAMILY	3	3	1116 N SPRINGFIELD	YES
30	1602302039	MULTI-FAMILY	3	3	1108 NAVERS	YES
31	1602303025.	MULTI-FAMILY	2	2	1138 N HAMLIN	YES
32	1602303032	SINGLE FAMILY	1	1	1122 N HAMLIN	L_YES
33	1602303034	SINGLE family;	1	1	111.4 N HAMLIN	YES
34	1602304016	MULTI-FAMILY	3	0	1129 N HAMUN	YES
3B	1602305023	SINGLE FAMILY	1	0	1107 N RIDGEWAY	YES
36	1602306007	MULTJ-FAMILY	2	2	1143 N LAWNDAL.	YES
37	16023Q600S	SINGLE FAMILY	1	1	1141 N LAWNDAL	YES
38	1602306015	MULTI-FAMILY	2	2	1119 N LAWNDAL	YES
39	1602306018	MULTI-FAMILY	2	2	1111 N LAWNDAL	YES
40	1602306019	MULTI-FAMILY	2	2	1107 J* LAWNDAL	YES
41	1602306024	MULTI-FAMILY	2	2	1138N MONTICELLO	YES
42	1802306025	MULTI-FAMILY	2	2	1136N MONTICELLO	YES
43	1602306026	SINGLE FAMILY	1	1	1132 N MONTICELLO	YES
44	1602306033	MULTI-FAMILY	2	2	1110 N MONTICELLO	YES
45	16.02306035	MULTI-FAMILY	2	2	1106 N MONTICELLO	YES
46	1602309001	MIXED" USE	2	2	1057 NPULASKI	YES
47	1602309002	MIXED USE	2	2	1053 N PULASKI	YES
48	1602309006	MIXED USE	6	6	1041 NPULASKI	YES
49	16O230901S	MIXED USE	2	2	10D1 N PULASKI	YES
50	1602310023	MULTI-FAMILY	3		1050 N SPRINGFIELD	YES
51	1602310024	MULTI-FAMILY	2	2	1048 N SPRINGFIELD	YES
52	1602310042	MULTI-FAMILY	2	2	1004 N SPRINGFIELD	YES
53	1602312010	, SINGLE FAMILY	1	0	1031 N AVERS	YES
54	1602312011	SINGLE FAMILY	1	0	1029 N AVERS	YES
55	1602312012	SINGLE FAMILY	1	1	1027 NAVERS	YES
50	1602312013	SINGLE FAMILY	1	1	1023 N AVERS	YES
57	1602312014	SINGLE FAMILY	1	1	1025 NAVERS	YES
58	1602312016	SINGLE FAMILY	1	1	1017 NAVERS	YES
59	1602312026	SINGLE FAMILY	1	1	1046 N HAMLIN.	YES
80	1602312027	Single family	1	1	1042 N HAMLIN	YES

61	1602312029	SINGLE FAMILY	1	1	1038 N HAMLIN	YES
62	1602312030	SINGLEFAMILY	1	1	1036 N HAMLIN	YES
63	1602312033	MULTI-FAMILY	3	3	1026 N HAMLIN	YES
64	16Q2312034	MULTI-FAMILY	2	2	1020 N HAMLIN	YES
6.S	1602312040	SINGLE FAMILY	1	1	1006' N HAMLIN	YES
66	1602312041	SINGLE FAMILY	1	1	'1004 N HAMLIN	YES
67	1602313007	MULTI-FAMILY	3	3	, '1043 N HAMLIN	YES
68	1602313009	MULTI-FAMILY	3	3	1039 N HAMLIN	YES
69	1602313014	MULTI-FAMILY.	3	3	1021 N HAMLIN	YES
70	1602313015	MULTI-FAMILY	3	3	1019 N HAMLIN	YES

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Chicago/Central Park Exhibit KM aty of Chicago-

Redevelopment-Plan and Project Units That May Be Removed .

COUNT	PIN NUMBER	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ⁵	i RESIDENTIAL uNrrs'	"," %^eStial - property address*	CHANGE IN LAND USE ⁵	DILAPIDATED STRUCTURE*	ON UNDERLYING ACQUISITION LIST ⁷ \
71	160.23130.17	SINGLE FAMILY	1	1,,1. AH	1013 N HAMLIN . .		YES	
72	160231.3016	MULTI-FAMILY	2	0	1011 N HAMLIN		YES	
73	160231.3021	SINGLE FAMILY	1	1 ,	1003 N HAMLIN		... YES ,	
74	16023T3032	SINGLE FAMILY	1	0	1034 N RIDGEWAY		YES	
75	1602313039	SINGLE FAMILY	1	1	1016 N RIDGEWAY		YES	
78	1602313041	MULTI-FAMILY	2	2	.. 10.10 N RIDGEWAY		YES	
77	1602314OQ1	MULTI-FAMILY	2	2	1059 N RIDGEWAY		YES	
78	1602314PQ6	SINGLE FAMILY	1	1	.1045 N RIDGEWAY		YES	
7fi	1602314010	MULTI-FAMILY	2	2	. 1035 N RIDGEWAY		YES	
80	1602314012	MULTI-FAMILY	2	2	1029 N RIDGEWAY		YES	
81	1602314013	MULTI-FAMILY	2	2	1027 N RIDGEWAY		YES	
82 i	1602314021	MULTI-FAMILY	4	4	1001 N RIDGEWAY		YES	
83	1602314023	MULTI-FAMILY	2	. 2	1052 N LAWNSDALE		YES	
84	1602314024	MULTI-FAMILY	3	3	1050 N LAWNSDALE		YES	
*5	1602314O25	MULTI-FAMILY	3	3	.1046 N LAWNSDALE		YES	
86,	1602314027	MULTJ-FAMILY	2	2	1040 N LAWNSDALE		YES	
87	1602314032	MULTI-FAMILY	2	2	1026 N LAWNSDALE		YES	
8B	1602314037	SINGLE FAMILY	1	1	1012 N LAWNSDALE		YES	
89	1602315027	SINGLE FAMILY	1	1	1036 NMONTICELLO		YES	
90	1602315028	MULTUFAM1LY	2	2	1032 N MONTICELLO		YES	
91	1602315031	SINGLE FAMILY	1	1	1024 NMONTICELLO		... YES	
92	1602315036	SINGLE FAMILY	1	t	1008 N MONTICELLO		YES	
93	1602317013	SINGLE FAMILY	1	%	-923 N PULASKI		YES	
94	1682317015	MULTI-FAMILY	3	3	919 NPULASKI		YES	
95	1602317026	MULTI-FAMILY	2	, 2	950N HARDING		YES	
96	1602317029	SINGLE FAMILY	1	1	■942 N HARDING		YES	•
97	1602317030	SINGLE FAMILY	1	1	940 N HARDING .		YES	
98	1602317031	SINGLE FAMILY	1	1	. 938 N.HARDING , .		! YES	
99	.1602317033	MULTI-FAMILY	2	2	934 N HARDING		YES	
100	.1602317041	SINGLE FAMILY	.1	1	. 914 N HARDING		! YES ..	

101	1602316001	SINGLE FAMILY	1	1	959 N HARDING'	YES
102	1602318011	SINGLE FAMILY	1	1	931 N HARDING. .	YES
103	1602316013-	MULTI-FAMILY	3	3	923 N HARDING	. yes :....
104	1602318029.	MULTI-FAMILY	2	2	952 N SPRINGFIELD .	'■;<: YES -f .
10.5	1602318045 .	SINGLE FAMILY	1	1	900 N SPRINGFIELD	YES
10.6	1602319003 ,	MULTI-FAMILY	2	2	953 N SPRINGFIELD	YES ■ ..
107	"1602319036	MULTI-FAMILY	2	2	918 N AVERS	." YES' ..
108	1602319037	MULTI-FAMILY	2	2	916 NAVERS .	YES '
109	■1602319038'	SINGLE FAMILY	1	1	912 N AVERS .	YES' . -
110	1602319039	"SINGLE FAMILY	1	1	910 NAVERS	YES ..
111	1602320005	MULTI-FAMILY	. 2	2	947 NAVERS	. YES
112	1602320006	MULTI-FAMILY	2	. 2 -.	943 N AVERS	YES
113	160232000& .	MULTIFAMILY.	3	3	935 NAVERS,	YES
114	1602320009	SINGLE FAMILY	V	1	933 NAVERS;	YES
115	1602320024	MULTI-FAMILY	. / 2	2	948! N HAMLIN	YES
116	1602320024	MULTI-FAMILY	2	2	940 N HAMLIN	YES
117	1602320027	SINGLE FAMILY/	1	1	932 N HAMLIN ,	: YES
118	1602320028	MULTI-FAMILY	3	3	330 N HAMLIN	YES
119	1602320029	MULTI-FAMILY	2	2	928 N HAMUN	YES
120	1602320032	MULTI-FAMILY	3	3	920 N HAMLIN	YES
121	1602321005	SINGLE" FAMILY	1	1	949 N HAMUN	YES
122	1602321010	MULTI-FAMILY	3	3	939 N HAMLIN .	YES
123	1602321014 ' .	SINGLE FAMILY	1	. 1	925 N HAMLIN	YES \
124	16Q2321015	MULTI-FAMILY	2	2	923N HAMLIN.	YES
125	160232IQ21.	. MULTI-FAMILY	2	2	909 N HAMLIN	YES
12ft	1602321033	MULTI-FAMILY	.2	2	934 N RIDGEWAY	YES
127	- 160232103ft	MULTI-FAMILY	2	2	928 N RIDGEWAY	YES
128	1602321040	SINGLE FAMILY	- 1	1	. 918 N RIDGEWAY	YES
129	1602321041	SINGLE FAMILY	1	1	916 N RIDGEWAY	YES
130	1602321042 _	SINGLE FAMILY	1	1	912 N RIDGEWAY	YES
131	1602321046	MULTI-FAMILY	2	2	902 N RIDGEWAY	YES s
132	1802321047	MULTI-FAMILY	. ' 4	14	900 N RIDGEWAY	YES
133	1602322002	MULTI-FAMILY	3	3	955 N RIDGEWAY	YES
134	1602322006	SINGLE FAMILY	1	.1	945 N RIDGEWAY	YES '
135	1602322008	SINGLE FAMILY	1	1	941 N RIDGEWAY	YES
133	1602322014	SINGLE FAMILY	1	1	923 N RIDGEWAY	YES
137	1602322015	MULTI-FAMILY	2	2	921 N RIDGEWAY	YES
138	1602322018	SINGLE FAMILY.	V	1 .	91 IN RIDGEWAY	YES
139	1602322019	SINGLE FAMILY	1	1	909 N RIDGEWAY	YES .
140	1602322020	SINGLE FAMILY	1	1	907 N RIDGEWAY	YES

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Redevelopment Placed Proled Units That May Be Removed

COUNT	PIN NUMBER	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS*	OCCUPIED RESIDENTIAL UNITS ⁵	RESIDENTIAL PROPERTY ADDRESS ⁴	CHANGE IN LAND USE ⁵	DILAPIDATED STRUCTURE*	ON UNDERLYING ACQUISITION <i>ust</i>
1*1	1602322024	MULTI-FAMILY	2	2	955N LAWNSDALE		YES	

142	1602323028	MULTVFAMILY	2	2	946 N MONTICELLO	YES	
143	1602324007	SINGLE FAMILY	1	•1	941 N MONTICELLO	YES	
144	1602324018	SINGLE FAMILY	1	1	911 NMONTICELLO	YES	
145	1602324020	SINGLE FAMILY	1	1	905 N MONTICELLO	YES	
146	1602324021	SINGLEFAMILY	1	1	903 NMONTICELLO	YES	
147	1602324022	SINGLE FAMILY	1	1	901 N MONTICELLO	YES	
148	1602324024	MULTI-FAMILY	4	A	952 N CENTRAL PARK	YES	
149	1602325021	SINGLE FAMILY	1	1	852 N HARDING	YES	
150	1.602328027	SINGLE FAMILY	1	1	834 n Springfield	YES	
151	1602327006	SINGLE FAMILY	1	1	843 N SPRINGFIELD	-YES	
152	1602327007' ;	single family	1	1	839 N SPRINGFIELD	YES	
153 .	1602327011 !	MULTI-FAMILY	2	2	831 N SPRINGFIELD	YES	
154	1602327043	SINGLE FAMILY	1	t	809 H SPRINGFIELD		YES
155	1602328006	SINGLE FAMILY	1	1	843 NAVERS	YES	
156	1.6O2328O09	MULTI-FAMILY	2	2	833 N AVERS	YES	
157 .	. 1802326017	MULTI-FAMILY	3	3	854 N HAMUN	YES	
150	1602326018	MULTI-FAMILY	3	• 3 .	852 N HAMLIN	YES	
159	1802329027	SINGLEFAMILY	1	1 .	834 N RIDGEWAY	YES	
180	16Q2330018	SINGLEFAMILY	1	0 .	815 N RIDGEWAY	YES	
161	1602330020	MULTI-FAMILY	2	2	854 N LAWNDAL	YES	
162	1602330028	MULTI-FAMILY	2	2	834 N LAWNDAL	YES	
163	.1602330032	MULTI-FAMILY	2	2	824 N LAWNDAL	. YES ■	
164	1602332003	MULTI-FAMILY .	2	2	851N MONTICELLO	YES .	
165	1602332005	MULTI-FAMILY	2	2	645 N MONTICELLO	YES	
166	1602332008	SINGLE FAMILY	1	1	637 N MONTICELLO	YES	
167	1602332012	SINGLE FAMILY , 1'		' 0	827 N MONTICELLO	YES	
166	1.802332013	SINGLE FAMILY	1	0	623 N MONTICELLO	YES	
169	. 1.602332016	SINGLE FAMILY	1	1	817 N MONTICELLO	YES	
170.	1B02332OT8	MULTI;FAM1L¥	2	2	852 N CENTRAL PARK	YES	
171 '	1602332023	MULTI-FAMILY	2	2	836 N CENTRAL PARK	YES	
172 .	1602332027	MULTI-FAMILY	2	2	826 N,CENTRAL PARK	YES	
173	1802332028	MULTI-FAMILY	2	2	822 N CENTRAL PARK	YES	
174	1602404037	MULTI-FAMILY	2	2	1.008 N DRAKE	YES	
175	1802415003	MULTI-FAMILY	2	2	951 N CENTRAL PARK	YES	
176	1602415005	MULTI-FAMILY	2	2	945 N CENTRAL PARK	YES	
. 177	1602415009	MULTI-FAMILY	2	2	935 N CENTRAL PARK	YES ,	
178	1602415012	MULTI-FAMILY	2	2	627 N CENTRAL PARK	YES.	
179	1602415015	SINGLE FAMILY	1	1	919 N CENTRAL PARK	, YES	
160	1602415018	SINGLE FAMILY	1	1	9'11 N CENTRAL PARK	YES	
161	1802415030	MULTI-FAMILY	2	.2	934N0RAKE	YES	
162 .	1602415031	MULTI-FAMILY	2	2 '	930 N DRAKE	YES	
1B3	1602416006 .	MULTI-FAMILY	2	2	935 N DRAKE	YES .	
164	.. 1602416009 ,	MULTI-FAMILY	2	2	933 N DRAKE	YES	
165 .	1602416017 .	MULTI-FAMILY	2	0	909 N DRAKE	YES	
186	4602418023 ,	SINGLE FAMILY .1		0	950 N ST LOUIS	YES	
187	1602416027 .	SINGLE FAMILY	1	1	942 NST LOUIS	YES	

188	1602416032	SINGLE FAMILY	1	1	928 N ST LOUIS.	YES
189	1602416035	SINGLE FAMILY	1	1	922 NST LOUIS	YES
190	1602416039	SINGLE FAMILY	.1	1	912 N ST LOUIS	YES
191	1602416042	SINGLE FAMILY	.1	1	904NST LOUIS	YES
192	1602416044	SINGLE FAMILY	.1	0	900 N ST LOUIS	YES"
193	1602417003	SINGLE FAMILY	1	1	953 N ST LOUIS	YES
194	1602417010	SINGLE FAMILY	1	1	935 N ST LOUIS	YES
195	1602417013	SINGLE FAMILY	1 ^	1	929 N ST LOUIS	. YES
196	1602417014	SINGLE FAMILY	1	1	925 NST LOUIS	YES
197	1602417015	SINGLE FAMILY	1	1	923 NST LOUIS	YES
198	1602417018	SINGLE FAMILY	1	1	915 NST LOUIS	YES
199	1602417019	SINGLE FAMILY	1	1	913 NST LOUIS	YES
200	1602417031	SINGLE FAMILY	1	1	942 N TRUMBULL	YES
201	1602417033	SINGLE FAMILY	1	1	934 N TRUMBULL	YES
202	16D2417044	SINGLE FAMILY	f	1	908 N TRUMBULL	YES
203	1602418030	SINGLE FAMILY	1	0	940 N HOMAN	YES
"204	1802418040	MULTI-FAMILY		2	914 N HOMAN	YES
205	160241804T	SINGLE FAMILY	1	1	91 ON HOMAN	YES
206	1602419012	SINGLE FAMILY	1	1	827 N CENTRAL PARK	YES
207	1602419025	SINGLE FAMILY	1	1	834 N DRAKE	YES
208	1602416034	MULTI-FAMILY	2	2	3552 W CHICAGO	YES
209	1602419035	MULTI-FAMILY	2	2	3550 W CHICAGO	. YES
210	1602419037	MULTI-FAMILY	2	2	3544 W CHICAGO	YES

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Chicago / Central Park Redevelopment Plan and Project

Exhibit H-1 Units That May Be Removed

City of Chicago

COUNT	PIN NUMBER	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴	CHANGE IN LAND USE ⁵	DILAPIDATED STRUCTURE ⁶	ON UNDERLYING ACQUISITION LIST ⁷
211	1602419038	MULTI-FAMILY	2	0	3542 W CHICAGO		YES	
212	1602419039	MULTI-FAMILY	2	2	3538 W CHICAGO		YES	
213	1602419040	MULTI-FAMILY	2	2	3536 W CHICAGO -		YES	
214	1602420004	SINGLE FAMILY	1	1	851 N DRAKE		YES	
215	1602420009	SINGLE FAMILY	1	1	837 N DRAKE		YES	
218	1602420013	SINGLE FAMILY	1	1	827N DRAKE		YES	
217	1602420020	SINGLE FAMILY	1	1	854NST LDUIS		YES	
218	T8Q2420028	SINGLE FAMILY	1	1	840 NST LOUIS		YES	
21.9	1602420027	SINGLE FAMILY	1	1	836 N ST LDUIS		YES	
220	1602420033	MULTI-FAMILY	2	2	822 N ST LDUIS		YES	
221	1602420034	MULTI-FAMILY	3	3	820 N ST LOUIS		YES	
222	1602420036	MULTI-FAMILY	2	2	814 N ST LOUIS		. YES	
223	16Q2420041	MIXED USE	1	1	3514 W CHICAGO		YES	
224	1602420044	MIXED USE	1	1	3506 W CHICAGO		YES	
225	1602420045	MIXED USE	1	1	3504 W CHICAGO		YES	
226	1602421.004	SINGLE FAMILY	1	1	849 N ST LOUIS		YES	
227	1602421005	SINGLE FAMILY	1	1	847 N ST LOUIS		YES	

228	1602421014	SINGLE FAMILY	1	1	825 NST LOUIS	YES	
229	1602421022	SINGLE FAMILY	1	; 1	848-N TRUMBULL	YES	
230	1602421025	SINGLE FAMILY	1	1 1	842 N TRUMBULL	YES	
231	1602421026	SINGLE FAMILY	1	1	838 N TRUMBULL	YES	
232	1802421027	SINGLE FAMILY	1	i	836 N TRUMBULL	YES	
233	1602421029	SINGLE FAMILY	1	1	832 N TRUMBULL	YES	
234	1602422008	SINGLE FAMILY	1	i	841 N TRUMBULL'	YES	
235	1602422009	SINGLE FAMILY	1	1	837 N TRUMBULL.	YES	
236	1602422010	SINGLE FAMILY	1	1	835 N TRUMBULL	YES	
237	1602425012.	SINGLEFAMILY	1	1	3349.-W IOWA	YES	
238	1602425013	SINGLE FAMILY	1	.1	3347 W IOWA	YES	
239	1602425014	SINGLE FAMILY	1	1	3343 W IOWA	YES	
240	1602425015	SINGLE FAMILY	1	i	3341 W IOWA	YES	
241	1802425016	SINGLE FAMILY	1	i	3348Wf1CE	YES	
242	1802425017 .	SINGLE FAMILY,	1	1	3344 W RICE	-YES	
243	1602427014	MULTI-FAMILY	2	2	864 N CHRISTIANA.	YES	
244	1602427015 .	SINGLE FAMILY	1	1	862 N CHRISTIANA ■■	YES •	
246	1602427016 .	MULTI-FAMILY	2	2	860 N CHRISTIANA - "	YES	
248	16Q2427016 .	MULTI-FAMILY	2	2	854 N CHRISTIANA	YES	
247 ,	1602427019 ,	MULTI-FAMILY	^ 2	2	852N CHRISTIANA	YES	
248	1602427020	MULTI-FAMILY	2	2	850 N CHRISTIANA	YES	
249	1802427025	MULTI-FAMILY	4	4	834 N CHRISTIANA	YES	
250	1602427026 ;	MULTI-FAMILY	3	3	832 N CHRISTIANA	YES	
251	1602427027	MULTI-FAMILY	2	2	830 N CHRISTIANA	YES	
252	1802427030	SINGLE FAMILY	1	1	820 N CHRISTIANA	YES	
253	. . 16Q3423023 ,	SINGLE FAMILY	1	1	952 N PULASKI	YES	
254	160342303S	SINGLE FAMILY	t	1	912 NPULASKI	YES	
255	1611100038 .	MULTI-FAMILY	3	3	708 N HARDING		YES
256	1611102028	SINGLE FAMILY	1	1	716 NAVERS	YES	
257	1631106016	MULTI-FAMILY	6	6	718 N MONTICELLO	YES	
256	1611107002	MULTI-FAMILY	3	3	749 N MONTICELLO	YES	
258	1611111031	MULTI-FAMILY	2	2	634 N SPRINGFIELD	YES	
260	1611111037	SINGLE FAMILY	1	1	612 N SPRINGFIELD	YES	
261	1611111035	MULTI-FAMILY	2	2	610 N SPRINGFIELD	YES	
262	1811112057	SINGLE FAMILY	1	1	625 N SPRINGFIELD	YES	
263	1611113051	MULTI-FAMILY	2	2	622 N HAMLIN	YES	
264	1611114033	MULTI-FAMILY	2	2	626 N RIDGEWAY	YES	
265	1611114036	SINGLE FAMILY.	1	1	«16N RIDGEWAY	YES	
266	1611115003	SINGLE FAMILY	1	1	635 N RIDGEWAY	YES	
267	161111.5007 .	MULTI-FAMILY	3	0	625 N RIDGEWAY	YES	
266	161H15009	MULTI-FAMILY	2	2	619 N RIDGEWAY	YES	
269	1611117025	MULTI-FAMILY	2	2	642 N CENTRAL PARK	YES	
270	1611117035	MULTI-FAMILY	2	2	614 N CENTRAL PARK.	YES,	
271	1611117039	MULTI-FAMILY	2	2	604 N CENTRAL PARK	YES	
272	1611117040	MULTI-FAMILY	2	2	602 N CENTRAL PARK	YES	
273	1611121004	MULTI-FAMILY	2	2	545 N AVERS	YES	

274	1611121028	MULTI-FAMILY	2	2	532 N HAMLIN	YES
275	1611122027	MULTI-FAMILY	2	2	546 N RIDGEWAY	YES
276	1611123012	MULTI-FAMILY	3	3	533 N RIDGEWAY	YES
277	1611123017	MULTI-FAMILY	2	2	521 N RIDGEWAY	YES
278	1611123018	MULTI-FAMILY	3	3	519 N RIDGEWAY	YES
279	1611124008	MULTI-FAMILY	3-	3	545 N LAWNSDALE	YES
280	1611124010	MULTI-FAMILY	3	3	541 N LAWNSDALE	YES

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Exhibit HM Units That May Be Removed

City of Chicago

COUNT	PIN NUMBER	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴	CHANGE IN LAND USE ⁵	DILAPIDATED STRUCTURE ⁶	DN UNDERLYING ACQUISITION UST ⁷
281	1611124015	MULTI-FAMILY	3	3	529 N LAWNSDALE		YES	
282	1611.124019	SINGLE FAMILY	1	1	519 N LAWNSDALE		YES	
283	161H24029	MULTI-FAMILY	2	2	548 N MONTICELLO		YES	
284	1611124035	SINGLE-FAMILY	1	4	530 N MONTICELLO		YES	
285	1611125009	MULTI-FAMILY	2	2	537 N MONTICELLO		YES	
286	1611125016	MULTI-FAMILY	2	0	540 N CENTRAL PARK		YES	
287	1611127003	SINGLE FAMILY	1	1	466 N HARDING		YES	
288	1611127009	MULTI-FAMILY	2	0	441 N HARDING		YES	
289	1611127014	SINGLE FAMILY	1	1	429 N HARDING		YES	
290	1611127021	SINGLE FAMILY	1	1	411 N HARDING		YES	
291	1611127031	SINGLE FAMILY	1	1	446 N SPRINGFIELD		YES	
292	1611127032	SINGLE FAMILY	1	1	444 N SPRINGFIELD		YES	
293	1611127036	SINGLE FAMILY	1	1	434 N SPRINGFIELD		YES	
294	1611127049	MULTI-FAMILY	2	2	449 N HARDING		YES	
295	1611127050	MULTI-FAMILY	2	2	447 N HARDING		YES	
296	1611127063	MULTI-FAMILY	2	2	445 N HARDING		YES	
297	161112B001	SINGLE FAMILY	1	1	3857 W FERDINAND		YES	
298	1611126002	SINGLE FAMILY	1	1	3855 W FERDINAND		YES	
299	16111230.11	SINGLE FAMILY	1	1	433 N SPRINGFIELD		YES	
300	1511128030	SINGLE FAMILY	1	1	444 N AVERS		YES	
301	1811128032	SINGLE-FAMILY	1	1	438 N AVERS		YES	
	1611128045	SINGLE FAMILY	1	1	402 N AVERS		YES	
302	16111.280451001							
303	16111280451002							
304	1611129005	SINGLE FAMILY	1	1	449 N AVERS		YES	
305	1611129006	SINGLE FAMILY	1	1	447 N AVERS		YES	
306	1611129007	SINGLE FAMILY	1	1	445 N AVERS		YES	
307	1611129012	SINGLE FAMILY	1	1	431 N AVERS		YES	
308	1611130032	MULTI-FAMILY	2	2	422 N RIDGEWAY		YES	
309	1611132009	MULTI-FAMILY	2	2	439 N LAWNSDALE		YES	
310	1611132041	MULTI-FAMILY	2	2	433 N LAWNSDALE		YES	
311	1611132015	MULTI-FAMILY	2	2	423 N LAWNSDALE		YES	
312	1611132031	SINGLE FAMILY	1	1	434 N MONTICELLO		YES	

313	161120003-1	MULTI-FAMILY	2	2	716 N DRAKE	. YES
314	1611200032	MULTI-FAMILY	2	2	712 N DRAKE	YES
315	1611201010	MULTI-FAMILY	2	0	743 N DRAKE	YES
316	1611.201023	MULTI-FAMILY	2	2	740 N .ST LOUIS	YES
317	1611204032	MULTI-FAMILY	2	2	714 N CHRISTIANA	YES
318	1611204036	MULTI-FAMILY	3	. 3	. 700 N CHRISTIANA	YES
319	1611205014	MULTI-FAMILY	2	2	731 N CHRISTIANA"	YES ■ '
320	1611205017	- MULTI-FAMILY	2	2	723 N CHRISTIANA	YES
321	16112050T8	MULTI-FAMILY	2	2	719 N CHRISTIANA	YES
322	1611205019	MULTI-FAMILY	2	2	717 N CHRISTIANA	YES
323*	1611205023	MULTI-FAMILY •	2	2	703 N CHRISTIANA	YES
324	161120803T	SINGLE FAMILY	1	0	720 N SAWYER	YES
325	1611206036	MULTI-FAMILY	3	3	3256-W HURON	. YES .
326	1611206037	MULTI-FAMILY	2	2	3254 W HURON	YES
327	1611209001	MULTI-FAMILY	2	0	637 N.DRAKE	YES
328	16112D9003	SINGLE FAMILY	1	1	351 N.DRAKE.	YES
329	1611209004	SINGLE FAMILY	1	1	647 N DRAKE	YES .
330	1611210005	single family 1 ■		1	645 NST LDUIS	YES
331	1611210012	SINGLE FAMILY	1	1	623 N ST LQUIS	YES
332	1611210028	MULTI-FAMILY	3	3	640 N TRUMBULL	YES
333	1611210033	MULTI-FAMILY	2	2	622 N TRUMBULL	YES
334	1611210Q39	MULTI-FAMILY	2	2	6.0+N TRUMBULL	YES
335	1611211.008	SINGLE FAMILY	1	1	635 N TRUMBULL	YES
336	1611211012	SINGLE FAMILY	1	1	625N TRUMBULL	YES
337	1611211030	MULTI-FAMILY	2	2	642 N HOMAN	YES
338	1611212004	MULTI-FAMILY	2	2	647 N HOMAN	YES
339	1511212034	MULTI-FAMILY	2	0	618 N CHRISTIANA	YES
340	1611213038	MULTI-FAMILY	2	2	626 NSPAULDING	YES
341	1611213038	MULTI-FAMILY	2	2	622NSPAULDING Y	YES
342	1611213039	MULTI-FAMILY	2	2	620 N SPAULDING	YES
343	1611213040	MULTI-FAMILY	2	2	618 N SPAULDING	YES
344	1811216002	SINGLE FAMILY	1	1	545 N CENTRAL PARK	YES
345	1811216005	MULTI-FAMILY	2	2	533 N CENTRAL PARK	YES
346	18.11217002	MULTI-FAMILY	2	0	545 N DRAKE	YES
347	181121701.7	MULTI-FAMILY	2	2	538 NST LOUIS	YES
348	1611217018	MULTI-FAMILY	2	2	536 N ST LOUIS	YES
349	1611217024	MULTI-FAMILY	2	2	520 NST LOUIS	YES

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Chicago / Central- Park Redevelopment Plan and Project**Exhibit H-1 Units That May Be Removed**

City of Chicago

COUNT	PIN NUMBER	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ²	OCCUPIED RESIDENTIAL UNITS ³	RESIDENTIAL PROPERTY ADDRESS ⁴	CHANGE IN LAND USE ⁵	DILAPIDATED STRUCTURE ⁶	ON UNDERLYING ACQUISITION LIST ⁷
350	1611217025	MULTI-FAMILY	2	2	518 N ST LOUIS		YES	
351	1B11217028	MULTI-FAMILY	2	2	3520 W FRANKUN		YES	
352	1611217029	MULTI-FAMILY	2	2	3518 W FRANKLIN		YES	

353	1611219001	MULTI-FAMILY	2	2'	549 N TRUMBULL	YES
354	1611219004	MULTI-FAMILY	2	2	541 N TRUMBULL	YES
' 355	1611219009	MULTI-FAMILY	2	. 2	527 N TRUMBULL	YES
35*	1611219015	MULTI-FAMILY	2	2	542 N HOMAN	YES
357	1611219019	MULTI-FAMILY	. 2	2'	526 N HOMAN	YES
35ft	1611219024	MULTI-FAMILY	2	0	3424 W FRANKLIN	YES
35fr	1611220007	MULTI-FAMILY	8	0	525 N HOMAN	YES YES
360	1611220008	MULTI-FAMILY	8	6	52T N HOMAN	YES YES
361	1611222017	MULTI-FAMILY	2	2	52& N SAWYER	YES
382	1611223001	MULTI-FAMILY	2	2	549- N SAWYER	YES
383	1611223029	MULTI-FAMILY	2	2	528 NKEDZIE	YES
364	1611223030	MULTI-FAMILY	2	2	526 N KEDZIE	YES
385	1611223033	MULTI-FAMILY	2	2	520 N KEDZIE	YES
366	1611224004	SINGLE FAMILY	f	. 1	439 N CENTRAL PARK	YES
387	1611224006	MULTI-FAMILY	6	«	437 N CENTRAL PARK	YES
368	1611224007	MULTI-FAMILY	2	2	427 N CENTRAL PARK	YES
369	1611224032	MULTI-FAMILY	2	2	415N CENTRAL PARK	YES
370	1611225008	SINGLE FAMILY	1	1	421 N DRAKE	YES
371	1611227004	MULTI-FAMILY	2	2	3415 W FRANKLIN	YES
372	1611401005	MULTI-FAMILY	2	2	3448 W CARROLL	/ YES
373	1611401007	MULTI-FAMILY	. 3	3	3442W CARROLL	YES
374	1611401014	SINGLE FAMILY	1	1	3424 W CARROLL	YES
375	1611401015	SINGLE FAMILY	1	1	3422, W CARROLL	YES
378	1611401017	SINGLE FAMILY	1	0	3418 W CARROLL	YES
377	1611401018	SINGLE FAMILY	1	1	3414 W CARROLL	YES
376	1611402003	SINGLE FAMILY	1	1	3358 W CARROLL	YES
379-	1611402026	MULTI-FAMILY	2	2	3260 W CARROLL	YES '
380	1611402027	MULTI-FAMILY	2	2'	3256 W CARROLL	YES
381	1611402028	MULTI-FAMILY	2	2	.3254 W CARROLL	YES
382	1611402039	MULTI-FAMILY	2	2	3226 W CARROLL	YES
383	1611403012	MULTI-FAMILY	2	2	. 3535 W CARROLL	YES
384	1611403017	SINGLE FAMILY	1	1	3521 W CARROLL	YES
385	1611403019	MULTI-FAMILY	2	2	3515.W.CARROLL	YES
386	1611403027	MULTI-FAMILY	2	2	354Z WFULTON	YES
387	1611403030	MULTI-FAMILY	3	3 ~	3.534 WFULTON	YES
388	1811403031	MULTI-FAMILY	2	2	3530 W FULTON	, YES ,
389	1611404007	SINGLE FAMILY	1	1	3441 W CARROLL	YES
390	1611405004	MULTI-FAMILY	2	2	323 N HOMAN	YES
391	1611405010	MULTI-FAMILY	2	2	3347 W CARROLL	YES
392	1611405014	MULTI-FAMILY	4	4	3337 W CARROLL	YES
393	' 1611405040	MULTI-FAMILY	2	0	322 N KEDZIE	YES
394	1611405041	MULTI-FAMILY	2	0;	320 N KEDZIE	YES
395	1611405044	MULTI-FAMILY	2	2	3354 W FULTON	YES
396	1611405045	MULTI-FAMILY	2	2	3352 W FULTON	YES
397	161140S062	MULTI-FAMILY	6	0	.. 3302WFULTON	YES
398	1611405065	MULTI-FAMILY	2	2	3262 W FULTON	YES

399.	1611405066	MULTI-FAMILY	2	2	3260 WFULTON	YES
40.0	7611405069	MULTI-FAMILY	2	2	3252W FULTON	YES
401	161140507S	MULTI-FAMILY	2	2	3240 WFULTON	YES
402	1611405079	MULTI-FAMILY	2	2	3230 W FULTON	YES
403	1611405080	MULTI-FAMILY	2	2	3226 WFULTON	YES
404	1611405082	MULTI-FAMILY	2	2	3222 W FULTON	YES
405	1611405084	MULTI-FAMILY	3	3	3216 WFULTON	YES
408-	1611405085	MULTI-FAMILY	3	3	3214 WFULTON	YES
407	1611405087	MULTI-FAMILY	2	2	3210. W FULTON	YES
408.	1611407015	MULTI-FAMILY	3	3.	3423 WFULTON	YES
409	1611407024	SINGLE FAMILY	1	1	3407 W FULTON	YES
410	1611407026	MULTI-FAMILY	2	2	3458 WWALNUT	YES
411	1611407029	SINGLE FAMILY	1	1	3450 W WALNUT	YES
412	16.11407042	MULTI-FAMILY	2	2	. 3418WWALNUT	YES
413	1811408004	MULTI-FAMILY	2	2	3347 W FULTON	YES
414	1611408D08	MULTI-FAMILY	2	2	3339 WFULTON	YES
415 .	1611408014	MULTI-FAMILY	6	6	3319 WFULTON	YES
416	1611408016	MULTI-FAMILY	2	2	3315 WFULTON	YES
417	1611408022	MULTI-FAMILY	3	3	3261 W FULTON	,YES
418	1611408023	SINGLE FAMILY	1	1	3257 W FULTON	YES
419	1611408D24	MULTI-FAMILY	3	3	3255 WFULTON	YES

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Chicago / Central Park Redevelopment Plan and Project**Exhibit H-1 Units That May Be Removed**

City of Chicago

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COUNT	PIN NUMBER	RESIDENTIAL UNIT TYPE ¹	NUMBER OF RESIDENTIAL UNITS ⁵	OCCUPIED RESIDENTIAL UNITS*	RESIDENTIAL PROPERTY ADDRESS*	CHANGE IN LAND USE*	DILAPIDATED STRUCTURE*	ON UNDERLYING ACQUISITION LIST ⁷
420	1611408028	MULTI-FAMILY	6	6	3235 WFULTON		YES	
421	1611408030	MULTI-FAMILY	3	3	3231 W FULTON		YES	
422	1611408032	MULTI-FAMILY	2	2	3225 W FULTON		YES	
423	1611406035	MULTI-FAMILY	3	3	3217 WFULTON		YES -	
424	1611406037	MULTI-FAMILY	3	3	3213 WFULTON		YES	
425	1611406042	MULTI-FAMILY	3	3	3356 W WALNUT		YES	
426	1611408043	MULTI-FAMILY	2	2	3354 W WALNUT		YES	
427	1611408052	MULTI-FAMILY	2	2	¹ 3332 W WALNUT ■		YES	
428	1611406053	MULTI-FAMILY	2	2	3328 WWALNUT		YES	
429	1011406063	MULTI-FAMILY	2	2	3304 WWALNUT		YES	
430	1611408073	MULTI-FAMILY	2 ¹	2	3248 WWALNUT		YES	
431	1811408090	MULTI-FAMILY	2	2	3208 WWALNUT		YES	
432	1611411005	SINGLE FAMILY	1	1	3349 WWALNUT		YES	
433	1611411009	SINGLE FAMILY	1	1	3339 WWALNUT		YES	
434	1611411020	MULTI-FAMILY	2	2	3315 WWALNUT		YES	
435	1611411025	MULTI-FAMILY	2	2	3303 WWALNUT		YES	
436	1611411027	MULTI-FAMILY	2	0	3265 WWALNUT		YES	
437	1611411030	SINGLE FAMILY	1	1	3259 WWALNUT	-	YES	

438	1611411035	MULTI-FAMILY	2	2	3249 W WALNUT	YES
439	1611411036	MULTI-FAMILY	2	2	3245 W WALNUT	YES
440	1611411037	MULTI-FAMILY	3	3	3243 WWALNUT	YES
441	1611411040	MULTI-FAMILY	2	2	3235 W WALNUT	YES
442	1611411043	MULTI-FAMILY	2	2	3229 W WALNUT	YES
443	1611411044	MULTI-FAMILY	2	2	3227 W WALNUT	YES
444	1611411048	MULTI-FAMILY	2	2	3217 WWALNUT	YES

TOTAL 798 740 53 UNITS * 683 UNITS* 4 UNITS •

¹Indicates P.I.N.'s containing residential units and residential unit by type.

² Indicates the total number of residential units for each P.I.N.

⁵ indicates the total number of occupied residential units for each P.I.N.

⁴ Property addresses only shown for residential uses.

⁵ Indicates the P.I.N.'s associated with residential units that would be removed if the Plan Is implemented according to Exhibit C, Generalized Land Use Plan, Included in Attachment Two of the Plan Appendix.

* Indicates the P.I.N.'s associated with dilapidated residential units that were counted as possibly being removed over the life of the Plan. ⁷ Indicates P.I.N.'s identified on the West Humboldt Underlying Acquisition Map.

* Total indicates total number of occupied residential units.

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Exhibit H-2

West Humboldt Underlying Acquisition Map Chicago / Central Park Redevelopment Area

City of Chicago, Illinois

LEGEND

Chicago / Central Park Redevelopment Area Boundary

West Humboldt Underlying Acquisition

DC LU Z r-C/0

O

KAMERLING POTOMAC

AUGUSTA

WALTON IOWA

RICE

CHICAGO HURON OHIO

FERDINAND - FRANKLIN

KINZIE CARROLL

FULTON WALNUT

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COMMUNITY AREA 23 HUMBOLDT PARK

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COMMUNITY AREA 26 WEST GARFIELD PARK

COMMUNITY AREA 27 EAST GARFIELD PARK

CAN.Vt.R.R.

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2711 \
2718
TAYLOR
2701
7709

LAKE
2710
van BUR En
271»
MADISON
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STATE OF ILLINOIS)

)SS

COUNTY OF COOK)

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 12^m Day of April, 2011 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.

Dated this 12ⁱⁿ Day of April 2011

ASSISTANT SECRETARY Robert Wolf

U-CDC-16

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COMMUNITY DEVELOPMENT COMMISSION OF THE CITY, OF CHICAGO

RESOLUTION 11 -CDC-

RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF CHICAGO FOR THE PROPOSED
CHICAGO/CENTRAL PARK AMENDMENT NO. 2 REDEVELOPMENT PROJECT AREA:
APPROVAL OF AMENDMENT NO. 2 TO THE REDEVELOPMENT PLAN AND PROJECT

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 Housing and Economic Development has conducted or caused to be conducted certain investigations, studies and surveys of the Chicago/Central Park Redevelopment Project Area Amendment No. 2, 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: Chicago/Central Park Redevelopment Plan and Project Amendment No. 2 (the "Plan"); 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

J. TIF Area Designation: CDC Fom2b-recomiil 11904

WHEREAS, the Report and Plan were made available for public inspection and review since January 25, 2011, being a date not less than 10 days before the Commission meeting at which the (Commission adopted Resolution 11-CDC-10 on February 8, 2011 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 Housing 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 February 23, 2011 which is within a reasonable time after the adoption by the Commission of Resolution 11-CDC-10 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 March 21, 2011 a date which is not more than 30 nor less than 10 days prior to the Hearing, and the second publication being on March 28, 2011 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 April 1, 2011 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, notice of the Hearing was given by mail to the Illinois Department of Commerce and Community Affairs ("DCCA") 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 DCCA and all Board members, on February 10, 2011 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 February 10, 2011 being a date not less than 45 days prior to the date set for the Hearing; and

WHEREAS, the Hearing was held on April 12, 2011 at 1:00 p.m. at City Hall, 2nd Floor, 121 North LaSalle Street, Chicago, Illinois, as the official public hearing, and testimony was heard from all

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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

\ r WHEREAS, the Board meeting was convened on March 4, 2011 at 10:00 a.m. (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 February 10, 2011) 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 5/11 -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 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;

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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 5/31 -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 benefited 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 V (ii) Conditions exist in the Area that cause the Area to qualify for designation as a

¹ redevelopment project area and a blighted 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; [and]

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.

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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.

List of Attachments:

Exhibit A: Street Boundary Description of the Area

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EXHIBIT A

Street Boundary Description of the Area

The area is generally bounded by the alley southwest of Grand Avenue on the north, Kedzie Avenue on the east, Lake Street on the south, and Pulaski Road on the west, In addition, a western arm of the Area extends several blocks west of Pulaski Road along Division Street.

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CHICAGO / CENTRAL PARK REDEVELOPMENT AREA

ALL THAT PART OF SECTIONS 2, 3 AND 11 IN TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF NORTH KEELER AVENUE WITH THE SOUTH LINE OF WEST DIVISION STREET;

THENCE EAST ALONG SAID SOUTH LINE OF WEST DIVISION STREET TO THE EAST LINE OF LOT 40 IN BLOCK 6 IN MILLS AND SONS SUBDIVISION OF BLOCKS 1,2,7 AND 8 IN THE RESUBDIVISION OF BLOCKS 1 AND 2 LN THE FOSTER SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 40 BEING ALSO THE WEST LLNE OF THE ALLEY

WEST OF NORTH PULASKI ROAD;
THENCE SOUTH ALONG SAID WEST LINE OF THE ALLEY WEST OF NORTH PULASKI ROAD TO THE SOUTH LINE OF LOT 29 IN BLOCK 1 IN ELLSWORTH T. MARTIN'S SUBDIVISION OF BLOCKS 1 AND 2 OF THE RESUBDIVISION OF BLOCKS 5 AND 6 LN THE FOSTER SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 29 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF WEST CHICAGO AVENUE;
THENCE EAST ALONG THE EASTERLY EXTENSION OF SAID SOUTH LLNE OF LOT 29 IN BLOCK 1 IN ELLSWORTH T, MARTIN'S SUBDIVISION TO THE WEST LINE OF LOT 19 IN SAID BLOCK 1 IN ELLSWORTH T. MARTIN'S SUBDIVISION, SAID WEST LINE OF LOT 19 BEING ALSO THE EAST LINE OF THE ALLEY WEST OF NORTH PULASKI ROAD;
THENCE NORTH ALONG SAID EAST LLNE OF THE ALLEY WEST OF NORTH PULASKI ROAD TO THE NORTH LINE OF SAID LOT 19 IN BLOCK 1 LN ELLSWORTH T. MARTIN'S SUBDIVISION;
THENCE EAST ALONG SAID NORTH LINE OF SAID LOT 19 IN BLOCK 1 LN ELLSWORTH T. MARTINS SUBDIVISION TO THE WEST LLNE OF NORTH PULASKI ROAD;
THENCE NORTH ALONG SAID WEST LINE OF NORTH PULASKI ROAD TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 30 IN BLOCK 7 LN THOMAS J. DIVEN'S SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE EAST

Chicago Guarantee Survey Co,
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Ordered by: P. G. A. V.

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July 3,2001 Order No. 0102017 R2

HALF OF THE NORTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LLNE OF LOT 30 BEING ALSO THE NORTH LLNE OF THE ALLEY NORTH OF CHICAGO AVENUE;
THENCE EAST ALONG SAID WESTERLY EXTENSION AND ALONG THE NORTH LINE OF THE ALLEY NORTH OF CHICAGO AVENUE TO THE EAST LINE OF NORTH HARDLNG AVENUE;
THENCE SOUTH ALONG SAID EAST LLNE OF NORTH HARDING AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 6 IN THE SUBDIVISION OF BLOCK 4 IN F. HARDING'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;
THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE , NORTH LINE OF LOT 6 IN THE SUBDIVISION OF BLOCK 4'INF. HARDING'S SUBDIVISION, SAID NORTH LINE OF LOT 6 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF CHICAGO AVENUE, TO THE WEST LINE OF LOTS 6 THROUGH 24, BOTH INCLUSIVE, LN SAID SUBDIVISION OF BLOCK 4 LN F. HARDING'S SUBDIVISION, SAID WEST LINE OF LOTS 6 THROUGH 24, INCLUSIVE, BEING ALSO THE EAST LINE OF THE ALLEY EAST OF NORTH PULASKI ROAD;
THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF NORTH PULASKI ROAD TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOTS 1 THROUGH 5, INCLUSIVE, IN THE SUBDIVISION OF LOTS 25 TO 29, INCLUSIVE, OF BLOCK 4 OF F. HARDING'S SUBDIVISION, SAID NORTH LINE OF LOTS 25 TO 29, INCLUSIVE, BEING ALSO THE SOUTH LINE OF THE ALLEY NORTH OF WEST HURON STREET;
THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF THE ALLEY NORTH OF WEST HURON STREET TO THE EAST LINE OF NORTH PULASKI ROAD; • -
THENCE SOUTH ALONG SAID EAST LINE OF NORTH PULASKI ROAD TO THE NORTH LLNE OF WEST HURON STREET;

THENCE EAST ALONG SAID NORTH LLNE OF WEST HURON STREET TO THE EAST LINE OF NORTH HARDING AVENUE;
THENCE SOUTH ALONG SAID EAST LLNE OF NORTH HARDING AVENUE TO THE SOUTH LINE OF LOT 46 IN BLOCK 6 IN PITCH'S SUBDIVISION OF BLOCKS 5, 6 AND 11 OF F. HARDING'S SUBDIVISION, IN

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THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; ■<

THENCE EAST ALONG SAID SOUTH LINE OF LOT 46 IN BLOCK 6" IN FITCH'S SUBDIVISION AND THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF LOTS 1 THROUGH 24, INCLUSIVE, IN SAID BLOCK 6 TN FITCH'S SUBDIVISION,; SAID WEST LINE OF LOTS 1 THROUGH 24, INCLUSIVE, BEING ALSO THE EAST LINE OF THE ALLEY EAST OF NORTH HARDING AVENUE;
THENCE SOUTH ALONG SAID EAST LLNE OF THE ALLEY EAST OF NORTH HARDING AVENUE TO THE SOUTH LINE OF WEST OHIO STREET;

THENCE WEST ALONG SAID SOUTH LINE OF WEST OHIO STREET TO THE WEST LLNE OF NORTH HARDING AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF NORTH HARDING AVENUE TO THE SOUTH LINE OF WEST ERIE STREET;

THENCE WEST ALONG SAID SOUTH LINE OF WEST ERIE STREET TO THE EAST LINE OF NORTH PULASKI ROAD;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH PULASKI ROAD TO THE NORTH LINE OF LOT 42 IN THE SUBDIVISION OF BLOCK 12 OF F, HARDING'S SUBDIVISION, IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID NORTH LINE OF LOT 42 IN THE SUBDIVISION OF BLOCK 12 OF F. HARDING'S SUBDIVISION AND THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF LOTS 1 THROUGH 14, INCLUSIVE, IN SAID SUBDIVISION OF BLOCK 12 OF F. HARDING'S SUBDIVISION, SAID WEST LINE OF LOTS 1 THROUGH 14, INCLUSIVE,* BEING ALSO THE EAST LINE OF THE ALLEY EAST OF PULASKI ROAD;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF PULASKI ROAD TO THE SOUTH LINE OF LOT 14 IN SAID SUBDIVISION OF BLOCK 12 OF F. HARDING'S SUBDIVISION;
THENCE EAST ALONG SAID SOUTH LINE OF LOT 14 IN SAID SUBDIVISION OF BLOCK 12 OF F. HARDING'S SUBDIVISION AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF HARDING AVENUE;

THENCE SOUTH ALONG SAID BAST LINE OF HARDING AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 4 IN THE

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SUBDIVISION OF THE EAST HALF OF BLOCK 13 LN F. HARDING'S SUBDIVISION, IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID THE EASTERLY EXTENSION AND THE SOUTH LLNE OF LOT 4 IN THE SUBDIVISION OF THE EAST HALF OF BLOCK 13 IN F. HARDLNG'S SUBDIVISION TO THE

WEST LINE OF LOTS 1 THROUGH 24, INCLUSIVE, IN SAID SUBDIVISION OF THE EAST HALF J OF BLOCK 13 IN F. HARDING'S SUBDIVISION, SAID WEST LINE OF LOTS 1 THROUGH 24, INCLUSIVE/BEING ALSO THE EAST LINE OF THE ALLEY EAST OF NORTH PULASKI ROAD; THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF NORTH PULASKI ROAD TO THE SOUTH LLNE OF LOT 15 LN SAID SUBDIVISION OF THE EAST HALF OF BLOCK 13 IN F. HARDLNG'S SUBDIVISION;
THENCE EAST ALONG SAID SOUTH LLNE OF LOT 15 LN SAID SUBDIVISION OF THE EAST HALF OF BLOCK 13 IN F. HARDING'S SUBDIVISION AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF NORTH HARDING AVENUE;
THENCE SOUTH ALONG SAID EAST LINE OF NORTH HARDING j AVENUE TO THE NORTH LINE OF THE RIGHT OF WAY OF THE CHICAGO / AND NORTHWESTERN RAILROAD;
THENCE WEST ALONG SAID NORTH LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD TO THE EAST LINE OF NORTH PULASKI ROAD; • •!
/ THENCE SOUTH ALONG SALD EAST LINE OF NORTH PULASKI ROAD TO THE SOUTH LINE OF THE RIGHT OF WAY OF SAID CHICAGO AND NORTHWESTERN RAILROAD;
THENCE EAST ALONG SAID SOUTH LLNE OF THE RIGHT OF WAY OF SAID CHICAGO AND NORTHWESTERN RAILROAD TO THE EAST LINE OF NORTH AVERS AVENUE;
THENCE SOUTH ALONG SAID EAST LINE OF NORTH AVERS AVENUE TO THE SOUTH LINE OF LOT 27 IN LAKE STREET & CENTRAL PARK SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 27 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF LAKE STREET;

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THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF LAKE STREET AND THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF LOT 13 IN SAID LAKE STREET & CENTRAL PARK SUBDIVISION, SAID WEST LINE OF LOT 13 BEING ALSO THE EAST LINE OF THE ALLEY WEST OF NORTH HAMLIN AVENUE;
THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY WEST OF NORTH HAMLIN AVENUE TO THE NORTH LINE OF WEST LAKE STREET;
THENCE EAST ALONG SAID NORTH LLNE OF WEST LAKE STREET TO THE EAST LINE OF NORTH HAMLIN AVE;
THENCE NORTH ALONG SAID EAST LINE OF NORTH HAMLIN AVENUE TO THE SOUTH LINE OF THE CHICAGO & NORTHWESTERN RAILROAD COMPANY RIGHT OF WAY IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;
THENCE EAST ALONG SAID SOUTH LLNE OF THE CHICAGO & NORTHWESTERN RAILROAD COMPANY RIGHT OF WAY TO THE WEST LINE OF VACATED NORTH CENTRAL PARK AVENUE, SAID WEST LLNE OF VACATED NORTH CENTRAL PARK AVENUE BEING A LINE 10 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;
THENCE SOUTH ALONG SAID WEST LINE OF VACATED NORTH CENTRAL PARK AVENUE TO THE SOUTH LINE OF VACATED CENTRAL PARK AVENUE, SAID SOUTH LINE OF VACATED CENTRAL PARK AVENUE BEING A LINE 86 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF

THE CHICAGO & NORTHWESTERN RAILROAD COMPANY RIGHT OF WAY; ,
THENCE EAST ALONG SAID SOUTH LINE OF VACATED CENTRAL PARK AVENUE TO THE EAST
LINE OF NORTH CENTRAL PARK AVENUE;
THENCE SOUTH ALONG SAID EAST LINE OF NORTH CENTRAL PARK AVENUE TO THE NORTH
LINE OF WEST LAKE STREET;
THENCE - EASTERLY ALONG SAID NORTH LINE OF WEST LAKE STREET TO THE WEST LINE OF
NORTH KEDZIE AVENUE;
THENCE NORTH ALONG SAID WEST LINE OF NORTH KEDZIE AVENUE TO THE SOUTH LINE OF
THE CHICAGO & NORTHWESTERN

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RAILROAD COMPANY RIGHT OF WAY IN THE EAST HALF OF THE SOUTHEAST QUARTER OF
SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;
THENCE EAST ALONG SAID SOUTH LINE OF THE CHICAGO & NORTHWESTERN RAILROAD
COMPANY RIGHT OF WAY TO THE EAST LINE OF THE EAST HALF OF THE SOUTHEAST
QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL
MERIDIAN;
THENCE NORTH ALONG SAID EAST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF
SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN TO
THE NORTH LINE OF AFORESAID CHICAGO & NORTHWESTERN RAILROAD COMPANY RIGHT
OF WAY;
THENCE WEST ALONG SAID NORTH LINE OF THE CHICAGO & NORTHWESTERN RAILROAD
COMPANY RIGHT OF WAY. TO THE WEST LINE OF NORTH KEDZIE AVENUE;
THENCE NORTH ALONG SAID WEST LINE OF NORTH KEDZIE AVENUE TO THE
SOUTHWESTERLY LINE OF THE CHICAGO, MILWAUKEE, ST: PAUL & PACIFIC RAILROAD RIGHT
OF WAY IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 39
NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN
THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF THE CHICAGO,
MILWAUKEE, ST. PAUL & PACIFIC RAILROAD RIGHT OF WAY TO THE EAST LLNE OF NORTH
SPAULDING AVENUE;
THENCE SOUTH ALONG SAID EAST LLNE OF NORTH SPAULDING AVENUE TO THE SOUTH LINE
OF WEST CHICAGO AVENUE;
THENCE WEST ALONG SAID SOUTH LINE OF WEST CHICAGO AVENUE TO THE SOUTHERLY
EXTENSION OF THE EAST LLNE OF LOT 43 IN CHRISTIANA, A SUBDIVISION OF THE EAST HALF
OF LOT 5 LN SUPERIOR COURT PARTITION OF THE EAST HALF OF SECTION 2, TOWNSHIP 39
NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 43 IN
CHRISTIANA BEING ALSO THE WEST LINE OF NORTH CHRISTIANA AVENUE;
THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF NORTH
CHRISTIANA AVENUE TO THE SOUTH LINE OF LOT 71 IN SAID CHRISTIANA, A SUBDIVISION OF
THE EAST HALF OF LOT 5 TN

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SUPERIOR COURT PARTITION OF THE EAST HALF OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;
THENCE WEST ALONG SAID SOUTH LINE OF LOT 71 IN CHRISTIANA AND ALONG THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF LOT 19 IN BLOCK 3 OF WILSON AND GOULD'S SUBDIVISION OF THE WEST HALF OF LOT 5 IN SUPERIOR COURT PARTITION OF THE EAST HALF OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 19 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF NORTH CHRISTIANA AVENUE;
THENCE NORTH ALONG SAID EAST LINE OF LOT 19 IN BLOCK 3 OF WILSON AND GOULD'S SUBDIVISION TO THE NORTH LINE OF SAID LOT 19, SAID NORTH LINE OF LOT 19 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF WEST WALTON STREET;
THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF WEST WALTON STREET AND ALONG THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF LOTS 10 AND 11 IN SAID BLOCK 3 OF WILSON AND GOULD'S SUBDIVISION, SAID EAST LINE OF LOTS 10 AND 11 BEING ALSO THE WEST LINE OF THE ALLEY EAST OF NORTH HOMAN AVENUE;
∴ THENCE NORTH, ALONG SAID WEST LINE OF THE ALLEY EAST OF NORTH HOMAN AVENUE TO THE SOUTH LINE OF WEST AUGUSTA BOULEVARD
THENCE WEST ALONG SAID SOUTH LINE OF WEST AUGUSTA BOULEVARD TO THE WEST LINE OF NORTH TRUMBULL AVENUE;
THENCE NORTH ALONG SAID WEST LINE OF NORTH TRUMBULL AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 19 IN THE SUBDIVISION OF BLOCK 1 IN DICKEY'S FOURTH ADDITION TO CHICAGO, A SUBDIVISION OF BART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 19 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF WEST AUGUSTA • BOULEVARD;
THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 19 IN THE SUBDIVISION OF BLOCK 1 IN DICKEY'S FOURTH ADDITION TO CHICAGO TO THE EAST LINE OF SAID LOT 19, SAID EAST LINE OF LOT 19 BEING ALSO THE WEST LINE OF THE ALLEY EAST OF NORTH TRUMBULL AVENUE;

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THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY EAST OF NORTH TRUMBULL AVENUE TO THE NORTHEASTERLY LINE OF LOT 22 IN THE SUBDIVISION OF BLOCK 1 IN DICKEY'S FOURTH ADDITION TO CHICAGO,, SAID NORTHEASTERLY LINE OF LOT 22 BEING ALSO THE SOUTHWESTERLY LINE OF THE ALLEY EAST OF NORTH TRUMBULL AVENUE;
THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF THE ALLEY EAST OF NORTH TRUMBULL AVENUE TO THE NORTH LINE OF LOT 23 IN SAID SUBDIVISION OF BLOCK 1 IN DICKEY'S FOURTH ADDITION TO CHICAGO, SAID NORTH LINE OF LOT 23 BEING ALSO THE SOUTH LINE OF A PUBLIC ALLEY; ;
THENCE WEST ALONG SAID NORTH LINE OF LOT 23 IN THE SUBDIVISION OF BLOCK 1 IN DICKEY'S FOURTH ADDITION TO CHICAGO AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF NORTH TRUMBULL AVENUE;
THENCE NORTH ALONG SAID WEST LINE OF NORTH TRUMBULL AVENUE TO THE SOUTHWESTERLY LINE OF WEST GRAND AVENUE;
THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF WEST GRAND AVENUE TO

THE SOUTH LINE OF WEST THOMAS STREET;
THENCE WEST ALONG SAID SOUTH LINE OF WEST THOMAS STREET TO THE SOUTHERLY
EXTENSION OF THE EAST LINE OF LOT 5 IN CHARLES H. KUSEL'S SUBDIVISION OF PART OF
THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 39
NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 5 BEING
ALSO THE WEST LINE OF THE ALLEY EAST OF NORTH CENTRAL PARK AVENUE;
THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF THE ALLEY
EAST OF NORTH CENTRAL PARK AVENUE TO THE SOUTH LINE OF LOT 10 IN SAID CHARLES H.
KUSEL'S SUBDIVISION;
THENCE WEST ALONG SAID SOUTH LINE OF LOT 10 IN CHARLES H. KUSEL'S SUBDIVISION AND
ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF NORTH CENTRAL PARK
AVENUE;
THENCE NORTH ALONG SAID WEST LINE OF NORTH CENTRAL PARK AVENUE TO THE NORTH
LINE OF LOT 16 IN BLOCK 1 OF TREAT'S SUBDIVISION OF THE NORTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE
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THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 16 BEING ALSO THE SOUTH LINE OF
THE ALLEY SOUTH OF WEST GRAND AVENUE; ■ • ■ ~ \ • ■ • " ■ .:; - ' I ■
■ " :

THENCE WEST ALONG SAID NORTH LINE OF LOT 16 IN BLOCK 1 OF TREAT'S SUBDIVISION TO
THE WEST LINE OF SAID LOT 16, SAID WEST LINE OF LOT 16 BEING ALSO THE EAST LINE OF
THE ALLEY WEST OF NORTH CENTRAL PARK AVENUE;
THENCE SOUTH ALONG SAID WEST LINE OF LOT 16 TO THE EASTERLY EXTENSION OF THE
SOUTH LINE OF LOT 42 IN SAID BLOCK 1 OF , TREAT'S SUBDIVISION; ; : '
THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 42 IN
BLOCK 1 OF TREAT'S SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF TO THE
WEST LINE OF NORTH MONTICELLO AVENUE;
THENCE NORTH ALONG SAID WEST LINE OF NORTH MONTICELLO AVENUE TO THE SOUTH
LINE OF WEST DIVISION STREET;
THENCE WEST ALONG SAID SOUTH LINE OF WEST DIVISION STREET TO A LINE
PERPENDICULAR TO THE SOUTH LINE OF WEST DIVISION STREET, SAID PERPENDICULAR
LINE HAVING A SOUTHERLY TERMINUS ON THE SOUTH LINE OF WEST DIVISION STREET AND
A NORTHERLY TERMINUS AT THE POINT OF INTERSECTION OF THE NORTH LINE OF WEST
DIVISION STREET WITH THE NORTHEASTERLY LINE OF LOT 46 IN BLOCK 15 OF BEEBE'S
SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 39
NORTH, RANGE 13. EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT 5 ACRES IN THE
NORTHEAST QUARTER THEREOF), SAID NORTHEASTERLY LINE OF LOT 46 BEING ALSO THE
SOUTHWESTERLY LINE OF THE ALLEY SOUTHWEST OF WEST GRAND AVENUE;
*THENCE NORTH ALONG SAID PERPENDICULAR LINE TO SAID POINT OF INTERSECTION OF THE
NORTH LINE OF WEST DIVISION STREET WITH THE SOUTHWESTERLY LINE OF THE ALLEY
SOUTHWEST OF WEST GRAND AVENUE; |*
THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF THE ALLEY SOUTHWEST
OF WEST GRAND AVENUE TO THE EAST LINE OF NORTH HAMLIN AVENUE:

THENCE NORTH ALONG SAID EAST LINE OF NORTH HAMLIN AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 12 IN BLOCK 6 IN THOMAS J. DIVEN'S SUBDIVISION IN THE WEST HALF OF THE

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NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF LOT 12 IN BLOCK 6 IN THOMAS J. DIVEN'S SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF LOT 43 IN SAID BLOCK 6 IN THOMAS J. DIVEN'S SUBDIVISION; THENCE NORTH ALONG SAID EAST LINE OF LOT 43 IN SAID BLOCK 6 IN THOMAS J. DIVEN'S SUBDIVISION TO THE NORTHEASTERLY LINE THEREOF;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF LOT 43 AND ALONG THE NORTHEASTERLY LINE OF LOT 44 IN SAID BLOCK 6 IN THOMAS J. DIVEN'S SUBDIVISION AND ALONG THE NORTHWESTERLY EXTENSION THEREOF TO THE WEST LINE OF AVERS AVENUE; THENCE NORTH ALONG SAID WEST LINE OF AVERS AVENUE TO THE NORTH LINE OF LOT 12 IN BLOCK 5 IN SAID THOMAS J. DIVEN'S SUBDIVISION; ,

THENCE WEST ALONG SAID NORTH LINE OF LOT 12 IN BLOCK 5 IN THOMAS J. DIVEN'S SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF LOT 57 IN SAID BLOCK 5 IN THOMAS J. DIVEN'S SUBDIVISION;

THENCE NORTH ALONG SAID EAST LINE OF LOT 57 IN SAID BLOCK 5 IN THOMAS J. DIVEN'S SUBDIVISION TO THE NORTHEASTERLY LINE THEREOF; ; ■

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF LOT 57 IN SAID BLOCK 5 IN THOMAS J. DIVEN'S SUBDIVISION AND ALONG THE NORTHEASTERLY LINE OF LOT 58 IN SAID BLOCK 5 AND ALONG THE NORTHWESTERLY EXTENSION THEREOF TO THE WEST LINE OF NORTH SPRINGFIELD AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF NORTH SPRINGFIELD AVENUE TO THE NORTH LINE OF LOT 4 IN THE RESUBDIVISION OF LOTS 12 TO 16 IN BLOCK 1 IN THOMAS J. DIVEN'S SUBDIVISION;

THENCE WEST ALONG SAID NORTH LINE OF LOT 4 IN THE RESUBDIVISION OF LOTS 12 TO 16 IN BLOCK 1 IN THOMAS J. DIVEN'S SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF LOT 21 IN BLOCK 1 IN THOMAS J. DIVEN'S SUBDIVISION;

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THENCE NORTH ALONG SAID EAST LINE OF LOT 21 AND ALONG THE EAST LINE OF LOT 22 IN BLOCK 1 IN THOMAS J. DIVEN'S SUBDIVISION TO THE NORTHEASTERLY LINE OF SAID LOT 22; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF LOT 22 IN BLOCK 1 IN THOMAS J. DIVEN'S SUBDIVISION AND ALONG THE NORTHEASTERLY LINE OF LOT 23 IN SAID BLOCK 1 AND ALONG THE NORTHWESTERLY EXTENSION THEREOF TO THE WEST LINE OF HARDING AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF HARDING AVENUE TO THE NORTH LINE OF LOT 1 IN THE RESUBDIVISION OF LOTS 12 TO 15 IN BLOCK 2 IN THOMAS J. DIVEN'S SUBDIVISION:-

BY THE RESUBDIVISION OF LOTS 12 TO 15 IN BLOCK 2 IN THOMAS J. DIVEN'S SUBDIVISION;
THENCE WEST ALONG SAID NORTH LINE OF LOT 1 IN THE RESUBDIVISION OF LOTS 12 TO 15
LN BLOCK 2 LN THOMAS J. DIVEN'S SUBDIVISION AND ALONG THE WESTERLY EXTENSION
THEREOF TO THE EAST LINE OF LOT 35 FN BLOCK 2 IN THOMAS J. DIVEN'S SUBDIVISION;
THENCE NORTH ALONG SAID EAST LINE OF LOT 35 AND ALONG THE EAST LINE OF LOT 36 IN
BLOCK 2 IN THOMAS J. DIVEN'S SUBDIVISION TO THE NORTHEASTERLY LINE OF SAID LOT 36;
' . . ■ THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF LOT 36 IN BLOCK 2 IN
THOMAS J. DIVEN'S SUBDIVISION AND ALONG THE NORTHEASTERLY LINE OF LOT 37 IN SAID
BLOCK 2 TO THE EAST LINE OF NORTH PULASKI ROAD;
THENCE SOUTH ALONG SAID EAST LINE OF PULASKI ROAD TO THE EASTERLY EXTENSION OF
THE SOUTH LINE OF WEST KAMERLING AVENUE;
■ THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF WEST
KAMERLING AVENUE TO THE EAST LINE OF LOT 11 IN BLOCK 4 OF DAMAREST AND
KAMERLING'S GRAND AVENUE SUBDIVISION OF THE NORTH HALF OF THE SOUTHEAST
QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST
OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 11 BEING ALSO THE WEST LINE
OF THE ALLEY WEST OF NORTH PULASKI ROAD;
THENCE SOUTH ALONG SALD WEST LINE OF THE ALLEY WEST OF NORTH PULASKI ROAD AND
ALONG THE SOUTHERLY EXTENSION THEREOF TO THE NORTH LLNE OF LOT 30 IN SOLOMON
BOEHM'S RESUBDIVISION OF LOTS 1 TO 43, BOTH INCLUSIVE, IN BLOCK 1 OF STRAYHORN'S
SUBDIVISION OF THE SOUTH HALF OF THE SOUTHEAST

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QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST
OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 30 BEING ALSO THE SOUTH
LINE OF THE ALLEY SOUTH OF WEST POTOMAC AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF LOT 30 IN SOLOMON BOEHM'S RESUBDIVISION TO
THE EAST LINE OF SAID LOT 30;

THENCE SOUTH ALONG SALD EAST LINE OF LOT 30 IN SOLOMON BOEHM'S RESUBDIVISION TO
THE NORTH LLNE OF WEST CRYSTAL STREET;

' ~|

THENCE WEST ALONG SAID NORTH LINE OF WEST CRYSTAL STREET TO THE NORTHERLY
EXTENSION OF THE EAST LINE OF LOT 4 IN THE RESUBDIVISION OF LOTS 1 TO 10, BOTH
INCLUSIVE, LN BLOCK 4 OF STRAYHORN'S SUBDIVISION OF THE SOUTH HALF OF THE
SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH,
RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF LOT 4 IN THE
RESUBDIVISION OF LOTS 1 TO 10, BOTH INCLUSIVE, LN BLOCK 4 OF STRAYHORN'S
SUBDIVISION TO THE SOUTH LLNE OF SAID LOT 4, SALD SOUTH LINE OF LOT 4 BEING ALSO
THE NORTH LLNE OF THE ALLEY NORTH OF WEST DIVISION STREET;

THENCE WEST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF WEST DIVISION STREET TO
THE EAST LINE OF NORTH KOSTNER AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH KOSTNER AVENUE TO THE NORTH LLNE
OF LOT 20 LN BLOCK 1 OF CASTLE'S SUBDIVISION OF THE NORTHWEST QUARTER OF THE
NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH,
RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN. SAID NORTH LINE OF LOT 3 BEING ALSO

THENCE EAST OF THE THIRD EASTERLY MERIDIAN, SAID NORTHERLY CORNER ALSO
THE SOUTH LINE OF THE ALLEY SOUTH OF
WEST DIVISION STREET;



THENCE EAST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF WEST DIVISION STREET
AND ALONG THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF NORTH KEELER
AVENUE;

THENCE NORTH ALONG SAID EAST LINE OF NORTH KEELER AVENUE TO THE POINT OF
BEGINNING AT THE SOUTH LINE OF WEST DIVISION STREET;

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

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Resolution- TIF Amendment Intro 3/07 ,

| Street Boundary Description of Area The boundaries of the area are generally described^ the
^south^ north, Kedzie Avenue on the east, Lake Street on the south, and Pulaski Road on the west. In
addition; a western arm of the Area extends several blocks west of Pulaski Road along Division Street.
;-

EXHIBIT

Boundary Map of TIF Area

Chicago / Central Park Redevelopment Area

City of Chicago, Illinois

LEGEND

Chicago / Central Park Redevelopment Area Boundary

KAMERLING

AUGUSTA

WALTON

IOWA

RICE

CHICAGO

HURON

OHIO

FERDINAND - FRANKLIN

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