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City of Chicago

CITY OF CHICAGO

March 26, 2021
City Clerk
2021 MAR 26 pm12:16

Ms. Andrea Valencia
City Clerk, City of Chicago
121 North LaSalle Street - Room 107
Chicago, Illinois 60602

Re: Amendment No. 2 to the 71st and Stony Island Tax Increment Financing
Redevelopment Project and Plan

Dear Ms. Valencia:

Enclosed please find a copy of the proposed Amendment No. 2 to the 71st and Stony Island Tax Increment Financing Redevelopment Project and Plan (the "2nd Amendment"). The 71st and Stony Island Tax Increment Financing Redevelopment Project and Plan was originally approved on October 7, 1998 and then was amended on July 25, 2018.

Please make the 2nd Amendment available in your office as of this date for public inspection in accordance with the requirements of Section 5/11-74.4-5(a) of the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1. et seq., as amended. If you have any questions concerning this matter, please contact me at 312-742-5763.

Sincerely, Adam R.

Walker

Senior Assistant Corporation Counsel

Enclosure

cc w/o end: Scott D. Fehlan. Chief Assistant Corporation Counsel
Ryan Slattery. Department of Planning and Development

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71st and stony island tax increment

financing redevelopment project and plan

Project and Plan Approved: October 7, 1998

Amendment No. 1 Approved: July 25, 2018

Office of the Chicago City Clerk

2021 MAR 26 ph12:16

Amendment No. 2

March 30, 2021

City of Chicago Lori Lightfoot,
Mayor

Department of Planning and Development Maurice D.
Cox, Commissioner

Prepared for the: City of Chicago

By:

Camiros, Ltd.

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EXECUTIVE SUMMARY

To induce redevelopment pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 etseq., as amended from time to time (the "Act"), the City Council (the "City Council") of the City of Chicago (the "City") adopted three ordinances on October 7, 1998, approving the 71st and Stony Island Redevelopment Project Area Project and Plan (the "Original Plan"), designating the 71st and Stony Island Redevelopment Project Area (the "RPA") as a redevelopment project area under the Act, and adopting tax increment allocation financing for the RPA. On July 25, 2018, the City Council adopted an ordinance approving an amendment to the Original

Plan ("Amendment No. 1"), which is included as Exhibit 3. The Original Plan (included as Exhibit 4) as amended by Amendment No. 1, shall be known herein as the "Redevelopment Plan."

The Redevelopment Plan is now being amended further by this Amendment No. 2 to extend the estimated date of completion of the Redevelopment Plan pursuant to Illinois Public Act 100-1164 authorizing such extension, to update the budget to reflect an additional eleven years of incremental property taxes, to update the general land use plan to reflect the land use pattern resulting from the Redevelopment Plan and provide land use guidance through the extension period, and to update certain Redevelopment Plan language in accordance with the provisions of the Act.

The RPA consists of approximately 497.2 acres and generally includes all of the properties on:

- The east and west sides of Stony Island Avenue between 67th and 80th Streets;
- The north and south sides of Marquette and 67th Street between Stony Island and the alley immediately west of Woodlawn;
- The north and south sides of 68th Street between the Illinois Central right-of-way and Dorchester, and the south side of 68th Street between Dorchester and Blackstone;
- The north and south sides of 70th Street between the Illinois Central right-of-way and the alley immediately east of Stony Island Avenue;
- The north and south sides of 71st Street between the Illinois Central right-of-way and south Shore Drive/Yates Avenue, except those properties on the south side of 71st Street between the Illinois Central right-of-way and Dorchester;
- The north side of East South Shore Drive, between 67th Street, the lake Michigan shoreline and South Shore Drive, fully encompassing the South Shore Cultural Center;
- The east side of Yates between 71st Street/East South Shore Drive to one property south of 72nd Street;
- The south side of 72nd Place between Stony Island and Blackstone;
- The east and west sides of Kenwood and Dorchester between 67th Street and 71st Street, except those properties on the east side of Dorchester between the alley immediately south of 67th Street and 69th Street;
- The east and west sides of Dante and Harper between 69th Street and 71st Street;
- The west side of East End between 69th Street and 71st Street; .
- The east and west sides of Dorchester, Blackstone, and Harper between 76th Street and South Chicago; and Dante between 76th Street and 78th Street, except those properties on the west side of Dante between the Conrail right-of-way and the alley immediately north of 78th Street;
- The east and west sides of Kenwood Avenue between 78th and 79th Streets, except those properties on the west side of Kenwood between 78th Street and the alley immediately north of 79th Street;
- The east and west sides of Woodlawn Avenue between 78th and 79th Streets, except those properties on the east side of Woodlawn Avenue between one property south of 78th Street to one property north of 79th Street;
- The west side of Avalon between the Conrail right-of-way and one parcel south of 78th Street, except those properties on the west side of Avalon between 77th Street and approximately midway between 77th Street and 78th Street;

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- The properties on the north and south sides of 75th Street between Blackstone and Jeffery, including South Shore High School, generally bounded by 75th Street on the north, Jeffery on the east, 77th Street on the south, and Constance on the west, except those properties on the north side of 75th Street between Blackstone and approximately midway to Stony Island, between the alley just east of Stony Island and an alley just west of East End, and between Cregier and Jeffery;
- The north and south sides of 76th Street between the alley just west of Cornell to Kimbark Avenue, except for those properties on the north side of 76th Street east of Dorchester to Blackstone, and on the south side of 76th Street from the alley just west of Cornell to the alley just east of Cornell;
- The north and south sides of 76th Place and 77th Street between South Chicago and Stony Island; • The north and south sides of South Chicago between 76th Street and East End;
- The north and south sides of 79th Street between the Illinois Central right-of-way and East End; except those properties on the south side of 79th Street between Kimbark Avenue and the alley immediately west, and those properties on the north side of

79th Street on the northeast corner of East End and 79th Street; and

- The north side of Anthony between Stony Island and 79th Street. There is no

change proposed to the RPA boundary.

A housing impact study was not required at the time the Original Plan was approved. There were significant numbers of residential units in the original RPA and additional residential development has occurred since adoption of the Original Plan. A discussion of housing impact has been added as a new section of this Amendment No. 2.

This Amendment No. 2 comprises the analyses and findings of Camiros, Ltd. (the "Consultant"), which work, unless otherwise noted, is the responsibility of the Consultant. The City is entitled to rely on the findings and conclusions of this Amendment No. 2 in amending the Redevelopment Plan under the Act. The Consultant has prepared this Amendment No. 2 with the understanding that the City would rely on: 1) the eligibility findings and conclusions of the Redevelopment Plan, and 2) the fact that the Redevelopment Plan, as amended hereby, contains the necessary information to be compliant with the Act.

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MODIFICATIONS TO 71st AND STONY ISLAND TAX INCREMENT FINANCING ELIGIBILITY STUDY AND REDEVELOPMENT PROJECT AND PLAN

The amendments to the Redevelopment Plan are outlined below. Each of the changes detailed below follow the format of Original Plan, which is included as Exhibit 4.

SECTION 1. EXECUTIVE SUMMARY Background

No changes.

Determination of Eligibility

No changes.

Redevelopment Plan Goal, Objectives, and Strategies

Replace the fifth sentence under strategy 4. Facilitate Property Assembly, Demolition, and Site Preparation with the following updated language:

Land assemblage by the City may be by purchase, exchange, donation, lease, eminent domain, through the City's Tax Reactivation Program or other programs and may be for the purpose of (a) sale, lease or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Furthermore, the City may require written redevelopment agreements with developers before acquiring any properties.

Required Findings

No changes.

SECTION 2. INTRODUCTION

No text changes. Map 1 referencing the community context and location was not included in the Original Plan. Map 1 - Vicinity Map is included in Exhibit 1 - Replacement Maps.

SECTION 3. ELIGIBILITY ANALYSIS

No changes.

SECTION 4. REDEVELOPMENT PROJECT and PLAN Existing Land Use

No changes.

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Future Land Use

Rename this subsection "General Land Use Plan" and delete the existing text contained in this subsection. Replace the text with the following language:

Prior to adoption of the Original Plan, there were six distinct land use patterns present within the RPA:

- Residential
- Institutional
- Commercial
- Warehouse, distribution and industrial
- Vacant land
- Public and rail right-of-way

The future land use pattern described in the Original Plan envisioned that the primary land uses along Stony Island Avenue and 71st Street would be commercial with complementary land uses preserved and better defined in other portions of the RPA. Existing institutional uses would be preserved in their current location; mixed-use districts, including light industrial, warehousing and distribution facilities would be located along South Chicago Boulevard; and residential development would be focused in areas that have been traditionally residential located south of 79th Street, north of 67th Street and toward the east end of 71st Street. Map 5 - Future Land Use Plan Map in the Original Plan included six future land use categories: residential, commercial, mixed use, institutional, industrial, and public park.

The future land use pattern described in the Original Plan was intended to illustrate how implementation of the redevelopment objectives would result in the well-defined and complementary land use districts. Map 5 -General Land Use Plan is consistent with the intent of the Original Plan, but replaces the original future land use categories with the following land uses that better represent the ongoing transition of obsolete land use patterns into an economically viable land use mix.

- Residential Mixed-Use - This land use category includes historically residential uses as well as locations where there is a demonstrated market demand for new residential and/or commercial development.
- Commercial Mixed-Use - This land use category includes retail facilities, offices, light industrial and other complementary commercial and service uses. Residential uses may either be found on upper floors or interspersed as free-standing multi-family and single-family residential buildings that expand the commercial customer base.
- Public/Institutional Mixed-Use - This land use category includes a variety of public and institutional uses including schools, parks, health care and religious institutions that occupy significant sites within the RPA. This designation is intended to allow for redevelopment of obsolete public or institutional uses into alternative uses that respond to market demand and City land use policy.
- Public Park -This land use category applies to Chicago Park District property east of S South Shore Drive and north of E South Shore Drive, including the South Shore Cultural Center.

These land uses are intended to promote sound and healthy land use relationships as well as facilitate the use of TIF funds to support redevelopment projects in accordance with the goals and objectives of the Redevelopment Plan.

Locations of specific uses, or public infrastructure improvements, may vary from the General Land Use Plan as a result of more detailed planning and site design activities. Such variations are permitted without amendment to the Redevelopment Plan as long as they are consistent with the Redevelopment Plan's goals and objectives

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and the land uses and zoning approved by the Chicago Plan Commission. The Redevelopment Project shall be subject to the provisions of the Chicago Zoning Ordinance, as such may be amended from time to time, including any Planned Development (PD) undertaken within the RPA.

Redevelopment Needs of the 71st and Stony Island RPA

No changes.

Goals, Objectives and Strategies

Update the Strategies discussion under the heading "Facilitate Property Assembly, Demolition, and Site Preparation" to read as follows:

No acquisition plan has been prepared for this Plan. By adoption of the 71st and Stony Island Redevelopment Project and Plan on October 7, 1998 (Underlying Redevelopment Area Plan), the City has authority to acquire and assemble property. Properties to be acquired as identified on the Underlying Redevelopment Area Plan have been carefully selected to cause minimal residential and business relocation. Sites that may be acquired include predominately vacant lots and abandoned, boarded, dilapidated and deteriorated structures. The list of parcels to be acquired pursuant to the Underlying Redevelopment Area Plan are identified in Map 6 - Potential Redevelopment Acquisition Parcels in the Original Plan.

For properties identified in the Underlying Redevelopment Area Plan acquisition map, the acquisition of occupied properties by the City shall commence within four years from the date of the publication of the ordinance approving the Underlying Redevelopment Area Plan. Acquisition shall be deemed to have commenced with the sending of an offer letter.

After the expiration of this four-year period, the City may acquire such property pursuant to this Plan under the Act according to its customary procedures as described in the following paragraph.

In connection with the City exercising its power to acquire real property not identified in the Underlying Redevelopment Area Plan, including the exercise of the power of eminent domain, under the Act in implementing the Plan, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this Plan.

Redevelopment Plan Elements

The text of this subsection is hereby deleted and replaced by the following text:

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

Property Assembly and Site Preparation

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

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No acquisition plan has been prepared for this Plan. By adoption of the 71st and Stony Island Redevelopment Project and Plan on October 7, 1998- (Underlying Redevelopment Area Plan), the City has authority to acquire and assemble property. Properties to be acquired as identified on the Underlying Redevelopment Area Plan have been carefully selected to cause minimal residential and business relocation. Sites that may be acquired include predominately vacant lots and abandoned, boarded, dilapidated and deteriorated structures. The list of parcels to be acquired pursuant to the Underlying Redevelopment Area Plan are identified in Map 6 - Potential Redevelopment Acquisition Parcels in the Original Plan.

For properties identified in the Underlying Redevelopment Area Plan acquisition map, the acquisition of occupied properties by the City shall commence within four years from the date of the publication of the ordinance approving the Underlying Redevelopment Area Plan. Acquisition shall be deemed to have commenced with the sending of an offer letter.

After the expiration of this four-year period, the City may acquire such property pursuant to this Plan under the Act according to its customary procedures as described in the following paragraph.

In connection with the City exercising its power to acquire real property not identified in the Underlying Redevelopment Area Plan, including the exercise of the power of eminent domain, under the Act in implementing the Plan, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this Plan.

Affordable Housing

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

Intergovernmental and Redevelopment Agreements

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

Relocation

Relocation assistance may be provided in order to facilitate redevelopment of portions of the RPA, and to meet other City objectives. Businesses or households legally occupying properties to be acquired by the City may be provided with relocation advisory and financial assistance as determined by the City.

Job Training

To the extent allowable under the Act, job training costs may be directed toward training activities designed to enhance the competitive advantages of the RPA and to attract additional employers to the RPA. Working with employers and local community organizations, job training and job readiness

programs may be provided that meet employers' hiring needs, as allowed under the Act. A job readiness/training program is a component of the Redevelopment Plan. The City expects to encourage hiring that maximizes job opportunities for Chicago residents, especially those persons living in and around the RPA.

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Analysis, Professional Services and Administrative Activities

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

Provision of Public Improvements and Facilities

Adequate public improvements and facilities may be provided to service the RPA. Public improvements and facilities may include, but are not limited to: construction of new public streets, street closures to facilitate assembly of development sites, upgrading streets, signalization improvements, provision of pedestrian improvements, streetscape amenities, parking improvements, utility improvements and relocation of public facilities to accommodate new development. Construction of new public schools or other public facilities within the RPA as well as linkages between public facilities may also be considered.

Financing Costs Pursuant to the Act

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

Interest Costs Pursuant to the Act

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

SECTION 5. FINANCIAL PLAN Eligible

Costs

The text of this entire subsection is hereby deleted and replaced with the following text:

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

In the event the Act is amended after the date of approval of this Amendment No. 2 by the City Council 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/II-74.4-3 (q)(II)), this Redevelopment Plan as amended by Amendment No. 2 shall be deemed to incorporate such additional, expanded or increased eligible costs as Redevelopment Project Costs under the Redevelopment 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 2 or otherwise adjust the line items in Table 2 without further amendment to the Redevelopment Plan as amended, 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 the Redevelopment Plan as amended.

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 Redevelopment Plan pursuant to the Act. Such costs may include, without limitation, the following:

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

The costs of marketing sites within the RPA to prospective businesses, developers and investors;

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;

Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the costs of replacing an existing public building if, pursuant to the implementation of a Redevelopment Project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;

Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification subject to the limitations in Section 11-74.4-3 (q)(4) of the Act;

Costs of job training and retraining projects including the cost of "welfare to work" programs implemented by businesses located within the RPA;

Financing costs including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued thereunder including interest accruing during the estimated period of construction of any Redevelopment Project for which such obligations are issued and for a period not exceeding 36 months following completion and including reasonable reserves related thereto;

To the extent the City by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan;

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

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;

Payment in lieu of taxes, as defined in the Act;

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 RPA; and (ii) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and the taxing district or taxing districts, which agreement describes the program to be undertaken including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40, and 3-40.1 of the Public Community College Act, 110 ILCS 805/3-37, 805/3-38, 805/3-40 and 805/3-40.1, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, 105 ILCS 5/10-22.20a and 5/10-23.3a;

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

1. such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
2. such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the Redevelopment Projects during that year;
3. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
4. the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total: (i) cost paid or incurred by the redeveloper for such Redevelopment Project, plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act; and
5. the cost limits set forth in paragraphs 2 and 4 above shall be modified to permit payment of up to 75 percent of the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.

Instead of the eligible costs provided for in (m) 2,4 and 5 above, the City may pay 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 benefits under the Act;

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

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

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

Estimated Redevelopment Project Costs

The original redevelopment project budget (TABLE 2: ESTIMATED TIF ELIGIBLE COSTS) is hereby replaced with a new budget (Table 1: ESTIMATED REDEVELOPMENT PROJECT COSTS). This change reflects additional planned development phases, the addition of new, eligible project expense categories that have been added pursuant to amendments to the Act, since the Redevelopment Plan was approved, and the extension of the estimated date of Redevelopment Project completion.

TABLE 2: ESTIMATED TIF ELIGIBLE COSTS (Original Budget)

Project/Improvements	Estimated Project Costs*
Professional Services	\$2,500,000
Property Assembly: land assembly, demolition, site preparation	\$7,000,000
Rehabilitation Costs: public or private buildings and fixtures	\$7,050,000
Public Works or Improvements (1)	\$14,000,000
Relocation.	\$3,250,000
Job Training.	\$500,000
Interest Costs	\$5,700,000
Total Estimated Costs	\$40,000,000 (2) (3)

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

Table 2: ESTIMATED REDEVELOPMENT PROJECT COSTS (Revised Budget)

Eligible Expense	Estimated Redevelopment Project Cost
Analysis, Administration, Studies Marketing, etc.	\$3,000,000
Property Assembly including Acquisition and Demolition, Environmental Remediation	\$21,000,000
Rehabilitation of Existing Buildings Leasehold Improvements, Affordable Construction and Rehabilitation	\$43,050,000
Public Works and Improvements and utilities, parks and open spaces (schools and other public facilities)	\$42,000,000
Relocation Costs	\$3,250,000
Job Training, Retraining, Welfare	\$1,500,000
Interest Subsidy	\$5,700,000
Day Care Services	\$500,000
TOTAL REDEVELOPMENT PROJECT COSTS™	\$120,000,000

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- 2) In addition to the above stated costs, each issue of bonds issued to finance a phase of the project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations. Adjustments to the estimated line item costs above are expected and may be made by the City without amendment to the Redevelopment Plan. Each individual project cost will be reevaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a limit on the described expenditures. Adjustments may be made in line items within the total, either increasing or decreasing line item costs as a result of changed redevelopment costs and needs.
- 3) The total estimated Redevelopment Project Costs do not include private redevelopment costs or costs financed from non-TIF public resources. The Redevelopment Project Costs are inclusive of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated only by a right-of-way, that are permitted under the Act to be paid from incremental property taxes generated in the 71st and Stony Island RPA, but do not include project costs incurred in the 71st and Stony Island RPA which are paid from incremental property taxes generated in contiguous redevelopment project areas or those separated only by public right-of-way.
- 2) The total Redevelopment Project Costs represent an upper limit on expenditures that are to be funded using tax increment revenues and 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 Costs. Within this limit, adjustments may be made in line items without new amendment to this Redevelopment Plan, to the extent permitted by the Act.
- 3) The amount of the total Redevelopment Project Costs that can be incurred in the RPA will be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated from the RPA 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 RPA, but will not be reduced by the amount of redevelopment project costs incurred in the RPA which are paid from incremental taxes generated from contiguous redevelopment project areas or those separated from the RPA only by a public right-of-way.

4) All costs are in 2021 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, published by the U.S. Department of Labor.

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 the estimated Redevelopment Project Costs identified above.

Phasing and Scheduling of the Redevelopment

Add the following sentence to conclude this subsection:

An implementation strategy will be employed with full consideration given to the availability of both public and private funding. It is anticipated that redevelopment will occur in phases over the life of the RPA.

Sources of Funds to Pay Costs

Delete and replace the text of the entire subsection with the following text:

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

71st and Stony Island TIF Amendment No. 2

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

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

The RPA 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 RPA, the City may determine that it is in the best interests of the City, and in furtherance of the purposes of the Redevelopment Plan, that net revenues from the RPA 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 RPA 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 RPA and such areas. The amount of revenue from the RPA so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the RPA, or other areas described in the preceding paragraph, shall not at any time exceed the Total Redevelopment Costs described in Table 2: Estimated Redevelopment Project Costs.

Issuance of Obligations

Delete and replace the text of the entire subsection with the following text:

The City may issue obligations secured by incremental property taxes pursuant to Section 11-74.4-7 of the Act. To enhance the security of a municipal obligation, the City may pledge its full faith and credit through the issuance of general obligations bonds. Additionally, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

The Redevelopment Projects shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the thirty-fifth calendar year following the year in which the ordinance approving the RPA is adopted.

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

In addition to paying Redevelopment Project Costs, incremental property taxes may be used for the scheduled retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves and bond sinking funds. To the extent that Incremental Property Taxes are not needed for these purposes, and are not otherwise required, pledged, earmarked or otherwise designated for the payment of Redevelopment Project Costs, any excess incremental property taxes shall then become available for distribution annually to taxing districts having jurisdiction over the RPA in the manner provided by the Act.

71st and Stony Island TIF Amendment No. 2

Most Recent Equalized Assessed Valuation of Properties in the Redevelopment Project Area

Add the following sentence at the end of the current text:

The Cook County Clerk certified that as of October 7, 1998, the total initial equalized assessed value of all taxable real property situated within the 71st and Stony Island RPA is \$53,336,063, as set forth in Exhibit 2

Anticipated Equalized Assessed Valuation

Delete and replace the entire subsection with the following text:

Upon completion of the anticipated private development within the RPA, it is estimated that the equalized assessed valuation of property within the RPA will be approximately \$136 million. This estimate has been calculated assuming that the RPA will be developed in accordance with Map 5 - General Land Use Plan presented in Exhibit 1.

The estimated EAV assumes that the assessed value of property within the RPA will increase substantially as a result of new development and public improvements. Calculation of the estimated EAV is based on several assumptions, including that 1) the redevelopment of the RPA will occur in a timely manner and 2) property values will increase over time as the revitalization of the RPA continues to be realized.

SECTION 6. REQUIRED FINDINGS AND TESTS Lack of

Growth and Private Investment

No change. But for...

No change.

Conformance to the Plans of the City

No change.

Dates of Completion

The text and title of this subsection section is hereby deleted and replaced with the following title and text:

Completion of Redevelopment Project and Retirement of Obligations to Finance Redevelopment Costs

The Redevelopment Plan as amended by Amendment No. 2 will be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31st of the year in which the payment to the City Treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the thirty-fifth calendar year following the year in which the ordinance approving the Original Plan was adopted (December 31, 2034).

Financial Impact of the Redevelopment Project

Add the following introductory paragraph to this subsection.

7 V and Stony Island TIF Amendment No. 2

The Act requires an assessment of any financial impact of the RPA on, or any increased demand for services from, any taxing district affected by the Redevelopment Plan and a description of any program to address such financial impacts or increased demand. The City intends to monitor development in the RPA 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.

Demand on Taxing District Services and Program to Address Financial and Service Impact

No change.

SECTION 7. PROVISIONS FOR AMENDING PLAN

No change.

SECTION 8. COMMITMENT TO FAIR EMPLOYMENT PRACTICES AND AFFIRMATIVE ACTION PLAN

The entire section is hereby deleted and replaced with the following:

The City is committed to and will affirmatively implement the following principles with respect to this Redevelopment Plan as amended by Amendment No. 2:

- A) The assurance of equal opportunity in all personnel and employment actions, with respect to the Redevelopment Project, including, but not limited to hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, sex, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, source of income, or housing status.
- B) Redevelopers must meet the City's standards for participation of 26 percent Minority Business Enterprises and 6 percent Woman Business Enterprises and the City Resident Construction Worker Employment Requirement as required in redevelopment agreements.

C) This commitment to affirmative action and nondiscrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.

D) Redevelopers will meet City standards for any applicable prevailing wage rate as ascertained by the Illinois Department of Labor to all project employees.

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

Following Section 8, a new Section 9 is inserted as follows: SECTION 9.

HOUSING IMPACT

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

71" and Stony Island TIF Amendment No. 2

displacement will occur, the municipality must prepare a housing impact study and incorporate the study in the redevelopment project plan.

The RPA contains approximately 2,004 residential units, including units that existed when the Original Plan was approved and units that have been constructed as a result of implementation of the Original Plan. Since these units were built in furtherance of the General Land Use Plan and to realize the City's redevelopment goals and objectives, the City has certified that no residential displacement will occur as a result of the Redevelopment Plan.

APPENDIX 1. BOUNDARY AND LEGAL DESCRIPTION

No changes.

APPENDIX 2. SUMMARY OF EAV

No changes.

71st and Stony Island TIF Amendment No. 2

EXHIBITS

EXHIBIT 1 - REPLACEMENT MAPS

Map 1 - Vicinity Map Map 2 -TIF Boundary Map Map 5 -
General Land Use Plan

EXHIBIT 2 - CERTIFICATE OF INITIAL EQUALIZED ASSESSED VALUATION

EXHIBIT 3 - CITY OF CHICAGO AMENDMENT NO. 1 TO THE 71ST AND STONY ISLAND TAX INCREMENT FINANCING ELIGIBILITY STUDY AND REDEVELOPMENT PROJECT AND PLAN

EXHIBIT 4 - 71ST AND STONY ISLAND TAX INCREMENT FINANCING ELIGIBILITY STUDY and REDEVELOPMENT PROJECT AND PLAN

Exhibit 1 Replacement Maps

state of Illinois)
)SS
COUNTY OK COOK)

Exhibit 2

CERTIFICATE OF INITIAL EQUALIZED ASSESSED VALUATION

I, DAVID D. ORR, do hereby certify that I am the duly qualified and acting Clerk of the County of Cook in the State of Illinois. As such Clerk and pursuant to Section 11-74.4-9 of the Real Property Tax Increment Allocation Redevelopment Act (Illinois Revised Statutes, Chap. 24) I do further:

CERTIFY THAT on December 8, 1998 the Office of the Cook County Clerk received certified copies of the following Ordinances adopted by the City of Chicago, Cook County, Illinois on October 7, 1998:

1. "Approving and Adopting a Redevelopment Plan and Project for the 71st and Stony Island Redevelopment Project Area;"
2. "Designating the 71st and Stony Island Redevelopment Project Area Tax Increment Financing District as a Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act;" and
3. "Adopting Tax Increment Allocation Financing for the 71st and Stony Island Redevelopment Project Area for the Redevelopment Tax Increment Financing Project."

CERTIFY THAT the area constituting the Tax Increment Redevelopment Project Area subject to Tax Increment Financing in the City of Chicago, Cook County, Illinois, is legally described in said Ordinances.

CERTIFY THAT the initial equalized assessed value of each lot, block, and parcel of real property within the said City of Chicago Project Area as of October 7, 1998 is as set forth in the document attached hereto and made a part hereof as Exhibit "A";

CERTIFY THAT the total initial equalized assessed value of all taxable real property situated within the said City of Chicago Tax Increment Redevelopment Project Area is:

TAX CODE AREA 70017	\$ 11,828,662
TAX CODE AREA 70049	\$30,944,761
TAX CODE AREA 70065	\$ 495,904

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■4 12-003-0000

20-2 3-412-CM 8-0000 20-23-412-049-0000

15,414 15,4 63 3, 909 3, 941 5,697 4,014 4 , 358 4,010 1 , 773 1,773
1,773 1, 7 7 3 3,54 6 1,77 3

OF CHICAGO-71 ST ST/STONY 19 97 EQUALIZED OF EACH LOT, BLOCK, WITHIN SUCH PROJECT

1,77 3 1,773 1,77 3 1,77 3 1,77 3 1, 773 C 0 0

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18 286 790 158 8 02 0

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ODATE 07/02/2019 AGENCY: 03-0210-514 TIF CITY OF CHICAGO-71 ST S7/STONY ISLAND AVE
0 PERMANENT REAL ESTATE INDEX NUMBER 1997 EQUALIZED

AS S E S S E D VALL AT I ON*

OF EACH LOT, BLOCK, TRACT OR PARCELOF EACH LOT, BLOCK,
TRACT OR PARCEL

REAL ESTATE PROPERTY WITHIN SUCH WITHIN SUCH PROJECT

AREA:

PROJECT AREA:

0	20-23-412-050-0000	7,035
0	20-23-412-051-0000	6,745
0	20-23-412-052-0000	15,143
0	20-23-412-053-0000	2,658
0	20-23-412-054-0000	14,397
0	20-23-4 12-055-0000	1,567
0	20-23-4 12-056-0000	8,933
0	20-23-412-057-0000	8,538
0	20-23-412-058-0000	0
0	20-23-412-059-0000	5,767
0	20-23-412-061-0000	2,658
0	20-23-412-062-0000	17,668
0	20-23-412-063-0000	10,731
0	20-23-412-064-0000	6,336
0	20-23-412-065-0000	13,078
0	20-23-412-066-0000	6,407
0	20-23-412-067-0000	12,803
0	20-23-412-068-0000	7,306
0	20-23-412-069-0000	32,169
0	20-23-412-070-0000	0
0	20-23-412-071-0000	2,809
0	20-23-412-072-0000	0
0	20-23-4 1.2-073-0000	15,786
0	20-23-412-076-1001'	5,681
0	20-23-4 12-076-1002	2,84 1.
0	20-23-412-076-1003	2,841

0 20-23-412-076-1004 5,681
 1CLRTM369
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 ODATE 07/02/2019 AGENCY: 03-021 0-514 TT F CITY OF CHICAGO-71ST ST/STONY ISLAND AVE
 0 PERMANENT REAL ESTATE INDEX NUMBER 1997 EQUALIZED
 ASSESSED VALUATION
 OE EACH LOT, BLOCK, TRACT OR PARCELOF EACH LOT, BLOCK,
 TRACT OR PARCEL
 REAL ESTATE PROPERTY WTTHTN SUCH WITHIN SUCH PROJECT
 AREA:

PROJECT AREA:
 0 70-23-412-076-1005 2,841
 0 30-73-4 12-076-1006 7,840
 0 20-23-41 2-077-000 0 7 7 -.2
 0 70-23-4 16-001.-0000 " 87,180
 0 7 0-2 3-4 1 6-0 0 4 -0 0 C 0 6,797

0 20-23-416-008-0000 1.3, 775
 0 20-23-416-009-0000
 0 20-23-416-010-0000
 0 20-23-416-011-0000
 0 20-23-4 16-012-0000
 0 20-23-416-013-0000
 0 20-23-4 16-014-0000
 0 . 20-23-416-015-0000
 0 20-23-4 16-016-0000
 0 20-23-416-017-0000
 0 20-23-416-016-0000
 0 20-23-4 16-019-0000
 0 20-23-416-020-0000
 0 20-23-416-021-0000
 0 20-23-416-022-0000
 0 20-23-416-023-0000
 0 20-23-416-024-0000
 0 20-23-416-025-0000
 0 20-23-416-026-0000
 0 20-23-4 16-028-1001.

AGENCY: 03-0210-514 TIF CITY OF CHICAGO-VIST ST/STONY

1997 EQUALIZED OF EACH LOT, BLOCK, WITHIN SUCH PROJECT

T REAL ESTATE INDEX NUMBER LOT, BLOCK, TRACT OR PARCEL TATE PROPERTY WITHIN SUCH
 0 20-23-416-028-1002 1CLRTM369 PAGE NO. 2 0 ODATE 07/02/2019 ISLAND
 AVE 0 PERMANE ASSESSED VALUATION
 OF EACH TRACT OR PARCEL

AREA:

0 0 0 0 0 0 0 0 0 0 0 0

REAL ES

23-23-
 -416--416--416--416--416--416--4 1.6--416--4 16--416--41.6--416--416--416--416--416--416--
 -4".6--4 1 6-- 4 1. 6 --4 17--4 17-
 0.28-028-028-028-028-028-028-028-028-02 9-029-029-02 9-02 9-02 9-029-0 2 9-0 30-030-
 001-002-
 -1003 -1004 -1005 -1006 -1007 -1.008 -1009 -1.010 -101 1 -1012 -1001 -1002 -100 3 -1004 -
 1005 -1 006 -1007 -1 o n s -1 001

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-COCO -0000
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PROJECT AREA: 20-23-

20-20-

20-23-20-23-20-23-20-23-20-23-20-23-20-23-2 0-23-20-23-20-23-20-
23-20-23-

^ 'J - z -3 -

- ' q _ ■;> -5. _ 70-23-

2 0-23-70-73-

2 0 - 2 3 - 4 17 - 0 0 4 - 0 0 C C 20-23-4 17-005-0000 20-23-417-006-
0000 20-23-417-007-0000

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ODATE 07/02/2019 AGENCY: 03-ISLAND AVE

0 PERMANENT REAL ESTAT

ASSESSED VALUATION

OF EACH LOT, BLOCK, TRACT OR PARCEL
REAL ESTATE PROPERTY

AREA:

PROJECT AREA:

0 20-23-417-
0 20-23-418-
0 20-23-4 18-
0 20-23-418-
0 20-23-418-
0 20-23-418-
0 20-23-418-
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2 2 ODATE 07/02/2019 ISLAND

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PERMANEt' VALUATION

TRACT OR

OE EACH PARCEL

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RE. '

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pro:

i-i, b o .221,163 14,165 10,280

OF CHICAGO-7 1ST ST/STONY 19 97 EQUALIZED OF EACH LOT, BLOCK, WITHIN SUCH PROJECT

72,035 10,604 2 5,07 3	0
5 319 17, 61.6	
	0
19,095 9,242	61,250 61,250 0 0 0
6 038	
7 362	
	0
3, 54 6 3,04 8 3,715	
	n
	8,813 2,873 10, 1 1 9
8 02 4	
9 1.65	

) F CHICAGO-"/1ST ST/STON'] 19 97 EQUALIZED OF EACH LOT, BLOCK, WITHIN SUCH PROJECT

"1, 1

0	20-23-423-023-0000
0	20-23-423-024-0000
0	20-23-423-025-0000
0	20-23-423-026-0000
0	20-23-423-027-0000
0	20-23-423-028-0000
0	20-23-423-029-0000
0	20-23-423-030-0000
0	20-23-423-031-0000
0	20-23-423-032-0000
0	20-23-423-033-0000
0	20-23-423-040-0000
0	20-23-423-041-0000
0	20-23-424-001-0000
0	2 0-2 3-4 2 4 -0 02-0000
0	20-23-424-003-0000
0	20-23-424-004-0000
0	20-23-424-005-0000
0	20-23-424-006-0000
0	20-23-424-007-0000
0	20-23-424-008-0000
0	20-23-424-009-0000
0	20-23-424-010-0000
0	20-23-424-011-0000
0	20-23-424-040-0000
0	

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1997 EQUALIZED OF EACH LOT, BLOCK, WITHIN SUCH PROJECT
0 20-23-424-041-0000 1CLRTM369 PAGE NO. 2 3 ODATE

07/02/2019 ISLAND AVE

ASSESSED VALUATION OF EACH

TRACT OR PARCEL

REAL ES

PERMANENT REAL ESTATE INDEX NUMBER

REA: -23--23--23--23-

AREA:

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LOT, BLOCK, TRACT OR PARCEL TATE PROPERTY WITHIN SUCH

■424-042-■4 24-04 3-■424-04 4-■424-045-

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PROJECT A 20 20 20 2 0

3-434-046-24-047-24-048-00-005-

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017--24-31 7-018--24-317-019-

2 4 -24-

32 3 32 3

-02 6--027--018--019-

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0	20-24-324-023-0000	43,769
0	20-24-324-036-1001	6,538
0	20-24-324-036-1002	6,538
0	20-24-324-036-1003	6,538
0	20-24-324-036-1004	6,538
0	20-24-324-036-1005	6,538
0	20-24-324-036-1006	6,538
0	20-24-324-036-1007	6,538
0	20-24-324-036-1008	6,538
0	20-24-324-036-1009	6,538

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0 PERMANENT REAL ESTATE INDEXNUMBER 1997 EQUALIZED

ASSESSED VALUATION

OF EACH LOT, BLOCK, TRACT OR PARCELOF EACH LOT, BLOCK,

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OF CHICAGO-71ST ST/STONY 1997 EQUALIZED • OF EACH LOT, BLOCK, WITHIN SUCH PROJECT

670 351 389 389 693 389 938 17 0 389 693 158 389 389 060 389 158 158

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ODATE 07/02/201 9 AGENC'i 7SLAND AVE
0 PERMANENT REAL ESTATE INDEX NUMBER
BLOCK, TRACT OR PARCEL
ASSESSED VALUATION
WITHIN SUCH
OF EACH LOT TRACT OR PARCEL
REAL ESTATE PROPER!

AREA:

007-1092 007-10 93 CC/-1094 007-1095 007-1096 007-1.097 007-1098 007-1099 007-1100 007-
1101 007-1102 007-11.03 007-1104 007-1105 007-1106
001- 0000
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17 0000
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002- 0000
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PROJECT AREA: 20-24-

3-
101-25-101-25-101-25-1.01-25-109-25-131-25-131-20-25-131-20-25-131-
4 2 9-20-24-429-20-24-429-20-24-429-20-24-429-20-24-4 2 9-20-24-

1CLRTM369 PAGE NO. 2 9
TE INDEX NUMBE
ODATE 07/02/2019 AGENC: ISLAND AVE
0 PERMANENT" REAL
ASSESSED VALUATION
OF EACH LOT, BLOCK, TRACT OR PARCEL TRACT OR PARCEL
REAL ESTATE PROPERTY WITHIN SUCH

\RE

PROJECT AREA:
20-25-131-005-0000
20-25-151-007-0000 20-75-131-008-0000

•Y OF CHICAGO-71ST ST/STONY 1997 EQUALIZED OF EACH LOT, BLOCK, WITHIN SUCH PROJECT

1, 62 1 1, 621 1, 621 1, 62.1. 1, 621 1, 621 1, 621 1, 621 1, 621 1, 621 1,
621 1, 621 1, 621 1, 621 1, 621 1, 630 0
4, 457 18,113 1 S, 1.13 18,113
0 0
17,608 12,167 79,241 52,652 50,035

Y OK CHICAGO-71ST ST/STONY 1997 EQUALIZED' OF EACH LOT, BLOCK, WITHIN SUCH PROJECT
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5 3,40 0

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5-132-

20-2 20-2 20-2

5-0000 ■132-036-0000 ■132-037-000 ()■20-25-133-004-0000

20-25-20-25-

133-005-0000 133-006-0000 20-25-133-009-0000 20-25-133-010-0000 20-25-133-011-0000

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20-25-133-014-0000 20-25-133-015-0000

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-133-016-0000

20-25-133-020-0000 20-25-202-011-0000 20-25-206-029-0000

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-030-0000

20-25-300-001-0000 20-25-300-002-0000 20-25-300-003-0000 20-25-300-004-0000 20-25-300-005-0000

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1CLRTM369 PAGE NO. 30 ODATE 07/02/2019 ISLAND AVE

0 PERMANENT REAL ESTATE INDEX NUMBER

ASSESSED VALUATION

"UCH

OF EACH LOT, BLOCK, TRACT OR PARCEL TRACT OR PARCEL
REAL ESTATE PROPERTY WITHIN

AREA:

PROJECT AREA:

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300-006-0000

20-25-300-007-0000 20-25-300-014-0000

-300-C"; 5-0000

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-25-301 --25-501-■.■-J-L' _-

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-25-301-006

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76,419 29,0 93 133,4 78 1, 365 4 , 1.37 4 , 137 50,8 97 60,928 62,389

57,406 57,4 06 4 , 139 24,246 5, 980 18,4 65 0 0

24,418 53,815

0

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OF CHICAGO-71ST ST/STONY 1997 EQUALIZED OF EACH LOT, BLOCK, WITHIN SUCH PROJECT

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11,443 9, 90 9 7 3, 7 5 5 17,22 8
0

0	20-25-301-011-0000	0
0	20-25-301-012-0000	0
0	20-25-301-013-0000	0
0	20-25-301-014-0000	0
0	20-25-302-001-0000	91,259
0	20-25-302-002-0000	53,078

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0 PERMANENT REAL ESTATE INDEX NUMBER 1997 EQUALIZED

ASSESSED VALUATION

OE EACH LOT, BLOCK, TRACT OR PARCELOF EACH LOT, BLOCK,

TRACT OR PARCEL

REAL ESTATE PROPERTY WITHIN SUCH WITHIN SUCH PROJECT

AREA:

PROJECT AREA:

0	.20-25-302-004-0000	10, 203
0	20-25-303-001-0000	202,291
0	20-25-303-036-0000	127,786
0	20-25-304-001-0000	0
0	20-25-304-002-0000	0
0	20-25-304-003-0000	0
0	20-25-304-004-0000	0
0	20-25-304-005-0000	0
0	20-25-304-006-0000	0
0	20-25-304-007-0000	0
0	20-25-304-008-0000	0
0	20-25-304-038-0000	0
0	20-25-305-005-0000	0
0	20-25-305-006-0000	0
0	20-25-305-007-0000	0
0	20-25-305-011-0000	0
0	20-25-305-012-0000	0

28 0000

0 0

15,978 17,657 17,367 0 0
 3,726 22,108 37,782 37,782 3,726 3,726 3,726 3,726

OF CHICAGO-71ST ST/STONY 1997 EQUALIZED OF EACH LOT, BLOCK, WITHIN SUCH PROJECT

3,726 3,726 0 0 n

L j , b .L y
 57,352 57,352 24,953

0	20-25-3:6-029-0000	29,259
0	20-25-316-030-0000	23,908
0	20-25-316-032-0000	17,885
0	20-25-316-033-0000	8,402
0	20-25-316-034-0000	20,254
0	20-25-316-035-0000	16,585
0	20-25-316-036-0000	17,515
0	20-25-316-037-0000	30,418
0	20-25-316-036-0000	21,706
0	20-25-326-039-0000	23,242
0	20-25-316-040-0000	164,090
0	20-25-316-042-0000	18,414

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 0 PERMANENT REAL ESTATE INDEX NUMBER 1997 EQUALIZED

ASSESSED VALUATION

OF EACH LOT, BLOCK, TRACT OR PARCELOF EACH LOT, BLOCK,
 TRACT OR PARCEL

REAL ESTATE PROPERTY WITHIN SUCH WITHIN SUCH PROJECT

AREA:

PROJECT AREA:

0	20-25-316-043-0000	13,469
0	20-25-316-044-0000	3,726
0	20-25-316-046-0000	3,537
0	20-25-316-047-1001	14,514
0	20-25-316-047-1002	10,549
0	20-25-316-047-1003	30,647

2 062 2, 011 2,110 2,147 2,169 2, 185 2, 207 2,215 2,215

0	20-26-40I-C2-1-0000	C
0	20-26-401-025-0000	0
0	20-26-401-060-1001	5,213
0	20-26-401-060-1002	4,053
0	20-26-401-060-1003	,5,213
0	20-26-40.1-060-1004	5,121
0	20-26-402-030-0000	105,756
0	20-26-402-031-0000	7,461
0	20-26-402-032-0000	7,334
0	20-26-402-033-0000	7,536
0	20-26-402-034-0000	6,339
0	20-26-402-035-0000	10,616
0	20-26-402-036-0000	2,364
0	20-26-402-037-0000	3,109
0	20-26-410-009-6001	0
0	20-26-4 10-009-6002	0
0	20-26-410-011-0000	0
0	20-26-411-003-0000	41,164

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ODATE 07/02/2019 AGENCY: 03-0210-514 TIF CITY OF CHICAGO-71ST ST/STONY ISLAND AVE

0 PERMANENT REAL ESTATE INDEX NUMBER 1997 EQUALIZED

ASSESSED VALUATION

OF EACH LOT, BLOCK, TRACT OR PARCEL OF EACH LOT, BLOCK,
TRACT OR PARCEL

REAL ESTATE PROPERTY WITHIN SUCH WITHIN SUCH PROJECT
AREA:

PROJECT AREA:

0	20-26-411-004-0000	125,582
0	20-26-412-007-0000	5,909
0	20-26-412-008-0000	5,909
0	20-26-412-009-0000	7,007
0	20-26-412-010-0000	2,955
0	20-26-412-011-0000	5,909
0	20-26-412-012-0000	15,298
0	20-26-412-013-0000	11,737
0	20-26-4 1.2-015-0000	7, 068

7 5 92 3, 912 2, 368 2, 093 742
 10,149 2, 067 0
 0 0 0
 157,274
 8, 164

Y OF CHICAGO-71ST ST/STONY 1997 EQUALIZED OE EACH LOT, BLOCK, WITHIN SUCH PROJECT

36,164
 2 0-20-
 - 4'!. 4 -4 14
 -414 -414 -414 -414 -414 -4 1 4 -414 -414 -4 1 4 -41 4 -414 -414 -414 -4 14 -414 -4 14 -
 414 -414 -414 -414 -414
 L o
 26 2 6-26-2 6' 26 26-2 6-
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 26-2 6-26-26-2 6-26-26-26-26-2 6-26-26-26-26-
 0
 -002-0000 -003-0000 -004-0000 -005-0000 -006-0000 -008-0000 -009-0000 -010-0000
 -011-0000 -012-0000 -013-0000 -014-0000 -015-0000 -019-0000 -020-0000 -021-0000
 -022-0000 -023-0000 -024-0000 -025-0000 -026-0000 -027-0000 -029-0000 -030-0000
 1CLRTM369 PAGE NO. 4 0 ODATE 07/02/2019 ISLAND AVE
 0 PERMANENT REAL ESTATE INDEX NUMBER
 ASSESSED VALUATION
 PROPERTY WITHIN SUCH
 OF EACH LOT, TRACT OR PARCEL
 REAL ESTATE
 AREA :
 -414--4 14--41.4--4 1.4--4 14--414--414--414--414-
 0 0 0 0 0 0 0 0 0 0
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 0 0 0 0 0
 PROJECT AREA: 20-26-
 26 26 ■2 6-26 26 26-2 6-26-
 20-20-20-20-20-2 0-2 0-20-7 0-20-2 0-20-
 20-2 0-20-
 2 0-
 31 0000
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 37 0000 033-0000
 03 9-0000
 -26-414-2 6 - 4 : •.- 26-4 14-26-414-26-4 14-
 26-4 14-
 -4 15-002
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14,015 12,717 16,351 10,933 10,547 9, 823 2, 368 2, 563 4 7 6, 629 8, 2 97 2, 3 68 6, 2 53
 5 035 6,19 9
 240
 6 030 6, 223
 1 362
 0
 9,739
 2 368 4, 186 2,368

OF CHICAGO-71ST ST/STONY 1997 EQUALIZED OF EACH LOT, BLOCK, WITHIN SUCH PROJECT

2, 368
 7,4 91
 5,795
 2,296
 6, 958
 40 0 12,002
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 5,024
 41 3
 3, 5 j o
 6, 3 67
 6, 64 0
 1.3, 7 66 9, 7 0 9 664

0 20-26-415-004-0000
 0 20-26-415-005-0000
 0 20-26-415-006-0000
 0 20-26-415-007-0000
 0 20-26-415-008-0000
 0 20-26-415-009-0000
 0 20-26-415-010-0000

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0 PERMANENT F<EAL ESTAT

ASSESSED VALUATION

OF EACH LOT, BLOCK, TRACT OR PARCEL
 REAL ESTATE PROPERTY

AREA:

PROJECT AREA:

20-26-415-013
 0 20-26-415-013-0000
 0 20-26-415-014-0000
 0 20-26-415-015-0000

0 20-26-415-016-0000
 0 20-26-415-017-0000
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 0 20-26-415-020-0000
 0 20-26-415-021-0000
 0 20-26-415-022-0000
 0 20-26-415-023-0000
 0 20-26-415-024-0000
 0 20-26-415-025-0000
 0 20-26-415-026-0000
 0 20-26-415-035-0000
 0 20-26-415-036-0000
 0 20-26-415-037-0000
 0 20-26-415-038-0000
 0 20-26-416-001-0000
 0 20-26-416-002-0000
 0 20-26-416-003-0000
 0 20-76-416-004-0000
 0 20-26-4 16-005-0000
 0 20-26-416-006-0000
 0 20-26-4 16-007-0000
 0 20-26-416-008-0000
 0 20-26-416-009-0000 1CLRTM369
 PAGE NO. 4 2

ODATE 07/02/2019
 ISLAND AVE

OPERMANENT REAL ESTATE INDEX NUMBER
 ASSESSED VALUATION

TRACT OF; [REDACTED] OE EACH LOT, BLOCK, TRACT OR PARCEL
 2, 364 6 [REDACTED] 181 2, 364 8, 832
 2 3 64 [REDACTED]
 3 134 9,29 6 11 93 8 2 10 2 12 4 1 11 8 7 6 7 5 11 12 4

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Y OE C111CAGO-71ST ST/STONY 1997 EQUALIZED OF EACH LOT, BLOCK, WITHIN SUCH PROJECT

869 761 546 4 34 364 403 364 307 368 546 142 828 792 890 287 568 787 4 51 951 7 57
 060 305 294 852 724 622

" CHICAGO-7]ST ST/STONY 19 97 EQUALIZED OF EACH LOT, BLOCK,

AREA : REAL ESTATE PROPERTY WITHIN SUCH WITHIN SUCH PROJECT

PROJECT AREA:

0 20-26-416-014-0000 14,312
 0 20-26-416-015-0000 10,452
 0 20-26-416-016-0000 5,529
 0 20-26-416-017-0000 9,782
 0 20-26-416-018-0000 9,071

0	20-26-416-019-0000	1,719
0	20-26-416-020-0000	14,454
0	20-26-416-021-0000	5,963
0	20-26-416-022-0000	4,011
0	20-26-416-023-0000	4,213
0	20-26-416-024-0000	6,593
0	20-26-41.6-025-0000	12,184
0	20-26-416-026-0000	6,520
0	20-26-416-027-0000	2,364
0	20-26-416-028-0000	2,364
0	20-26-416-029-0000	2,837
0	20-26-416-039-0000	8,488
0	20-26-416-040-0000	10,293
0	20-26-417-022-0000	2,323
0	20-26-417-023-0000	2,323
0	20-26-4 1.7-024-0000	2,323
0	20-26-417-034-0000	36,654
0	20-26-417-040-0000	2,323
0	20-26-417-041-0000	2,323
0	20-26-417-042-0000	2,323
0	20-26-424-044-0000	4,117
0	20-26-424-045-0000	557

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ODATE 07/02/2019 AGENCY: 03-0210-514 TIF CITY OF CHICAGO-VIST ST/STONY ISLAND AVE

0 PERMANENT REAL ESTATE INDEX NUMBER 1997 EQUALIZED

ASSESSED VALUATION

OF EACH LOT, BLOCK, TRACT OR PARCELOE EACH LOT, BLOCK,
TRACT OR PARCEL

REAL ESTATE PROPERTY WITHIN SUCH WITHIN SUCH PROJECT

AREA:

PROJECT AREA:

0	20-26-424-046-0000	7,048
0	20-26-424-047-0000	5,280
0	20-26-424-048-0000	7,050
0	20-26-424-049-0000	5,369
0	20-26-424-050-0000	2,924
0	20-26-424-051-0000	2,854
0	20-26-425-036-0000	14,610
0	20-26-500-005-0000	0
0	20-35-106-007-0000	1,801
0	20-35-106-008-0000	5,193
0	20-35-106-009-0000	3,193
0	20-35-106-010-0000	3,193
0	20-35-106-011-0000	3,193

013-0000 ri i /] - o q o 0

15 0000

16 0000

15 0000

16 0000

17 0000

18 0000

19 0000

20 0000

21 0000

22 0000

23 0000 021-0000

CITY OF CHICAGO-71ST ST/STONY 1997 EQUALIZED OF EACH LOT, BLOCK, WITHIN SUCH

PROJECT

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ODATE 07/02/2019 AGENCY: 03-0210-514 ISLAND AVE

0 PERMANENT REAL ESTATE INDEX NUMBER

ASSESSED VALUATION

OF EACH LOT, BLOCK, TRACT OR PARCEL TRACT OR PARCEL

PROJECT AREA:

20-36-100-20-36-100-20-36-100-20-36-100-20-36-106-20-36-106-20-36-106-
20 36-106-
21 19-100-

25 0000

26 0000

27 0000

28 0000

29 0000

3 0000

4 0000

5 0000

6 0000

7 0000

8 0000

9 0000

10 0000

11 0000

15 0000

16 0000

17 0000 070-0000 001-0000

REAL ESTATE PROPERTY WITHIN SUCH AREA:

-30-104-035-

30-104-30-104-3 0-104-30-104-30-104-30-104-30-1.04-

037-0000 04 2-1001 0 4 2 -10 0 2 042-1003 0 4 2-10 0 4 0 4 2-10 0 5 012-1006

0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

21-21-21-21-21-21-

0 0 0 0 0 0 0

1CLRTM5 6 9 PAGE NO.

ODATE 07/02/2019 AGENCY: 03-0210-514 TIF C I'TY OE CHICAGO-VIST ST/STONY ISLAND AVE

0 PERMANENT REAL ESTATE INDEX NUMBER 1997 EQUALIZED

ASSESSED VALUATION

OF EACH LOT, BLOCK, TRACT OR PARCEL OF EACH LOT, BLOCK,
TRACT OR PARCEL

REAL ESTATE PROPERTY WITHIN SUCH WTTIN SUCH PROJECT

AREA:

PROJECT AREA:

0	21-30-104-042-1007	2,274
0	21-30-104-042-1008	1,130
0	21-30-104-042-1009	1,026
0	21-30-104-042-101.0	936
0	21-30-104-042-1011	2,274
0	21-30-104-042-1012	1,130

650

1997 EQUALIZED OF EACH LOT, BLOCK, WITHIN SUCH PROJECT

-30--30--30--30--30--30--30--30--30--30--30--30--30--30--30--30--

1 061 1062 1063 1064 10 65 1066 1 067 10 68 1069 1 070
 1071 1072 107 3
 0-"i
 21-30-104-
 21 -21-
 104-10 4 ■
 30-30-

107 5 1076 1077 I 078 0 4 2-1079 04 2-1080 04 2- I
 061 042-1082
 1,278 1,249 1,15 9 1, 338
 1CLRTM3 69 PAGE NO. 4 8 ODATE 07/02/2019 ISLAND AVE
 0 PERMANENT REAL ESTATE INDEX NUMBER
 ASSESSED VALUATION
 OF EACH LOT, BLOCK, TRACT OR PARCEL TRACT OR PARCEL
 REAL ESTATE PROPERTY WITHIN SUCH AREA:
 21-30-104-042-1084 21-30-104-042-1085 21-30-104-042-
 1086 21-30-104-042-1087

AGENCY: 03-0210-514 TIF CITY OF CHICAGO-71ST ST/STONY

1997 EQUALIZED OF EACH 1,01', BLOCK, WITHIN SUCH PROJECT
 104-042-104-042-104-042-104-042-104-042-
 1088 1089 1090 1091 10 92
 1,278 1,24 9 1,011 1,709 1 , 680 1, 680 1, 665 1, 694
 1 338
 2 958 2,980
 -042-1093 -042-1094 -042-1095 -042-1096 -042-1097 -042-1098
 PROJECT AREA 21-30 21-30 21-30 21-30 21-30 21-30-
 104 21-30-104 21-30-104 21-30-104 21-30-104
 21-30-104

TOTAL INITIAL EAV FOR TAXCODE: 70017 TOTAL PRINTED: 1,280

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ODATE 07/02/2019 AGENCY: 03-0210-514 TIE CITY OE CHICAGO-71ST ST/STONY ISLAND AVE

0 PERMANENT REAL ESTATE INDEX NUMBER 1997 EQUALIZED

ASSESSED VALUATION

OF EACH LOT, BLOCK, TRACT OR PARCEL OF EACH LOT, BLOCK,
 TRACT OR PARCEL

REAL ESTATE PROPERTY WITH IN SUCH WITHIN SUCH PROJECT
 AREA:

PROJECT AREA:

0	20-23-402-004-0000	11,144
0	20-23-402-005-0000	13,373
0	20-23-402-006-0000	56,619
0	20-23-402-016-0000	0
0	20-23-402-018-0000	4,459
0	20-23-402-019-0000	4,459
0	20-23-402-020-0000	0
0	20-23-403-001-0000	0
0	20-23-403-002-0000	17,552

0	20-23-403-016-0000	105,505	
0	20-23-403-017-0000	25,828	
0	20-23-403-022-0000	1,089	
0	20-23-403-023-0000	926	
0	20-23-403-024-0000	1,010	
0	20-23-403-025-0000	25,033	
0	20-23-405-023-0000		269,470
0	20-23-405-024-0000	145,392	
0	20-23-405-025-0000	52,648	
0	20-23-408-017-0000	256,828	
0	20-23-408-018-0000	19,283	
0	20-23-408-019-0000	152,576	
0	20-23-408-020-0000	70,692	
0	20-23-408-027-0000	21,609	
0	20-23-408-029-0000	178,874	
0	20-23-415-011-0000	96,425	
0	20-23-415-012-0000	10,098	
0	20-23-415-013-0000	30,059	

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ODATE 07/02/2019 AGENCY: 03-0210-514 TIF CITY OF CHICAGO-71ST ST/STONY ISLAND AVE

0 PERMANENT REAL ESTATE INDEX NUMBER 1997 EQUALIZED

ASSESS ED VALUATION

OF EACH LOT, BLOCK, TRACT OR PARCELOF EACH LOT, BLOCK,
TRACT OR PARCELREAL ESTATE PROPERTY WITHIN SUCH WITHIN SUCH PROJECT
AREA:

PROJECT AREA:

0	20-23-4 15-014-0000	14 9,370
0	20-23-418-014-CCCO	9,597
0	20-23-4:6-015-0000	43,825
0	20-23-4 18-016-0000	3,467
0	20-23-4 18-01.7-0000	3,232

1CLRTM369 PAGE NO. ' 3 ODATE 07/02/2019 ISLAND AVE

0 PERMANENT REAL ESTATE INDEX NUMBER

ASSESSED VALUATION

OF EACH LOT, BLOCK, TRACT OR PARCEL TRACT OR PARCEL
REAL ESTATE PROPERTY WITHIN SUCH

20-20-20-20-20-20-2 0-20-20-20-7 0-20-20-° n-

1009 1 01.0 1. 0.1.1 1012 1013

1014 1015 101 6 1017 101.3 1019 107 0 10 21 1 077 1 02 3

018-018-01 8-018-018-018-01.8 -018-018-018-018-018-01 8-016-016-016-

421-421-42] -421-421-421-4 21-

4 21-421-421-4 2] -421 -4 21-4 2 1 -4 21-4 21-- 7 'I -

AREA:

PROJECT AREA:

23-23-

■ '?' S -

23-23-23-2.3-23-

'3-

)-23-

0 0 0 0 0 0 0 0 0

z,vs)b
9,24 7

0

5,473

0

25, 611. 1 1,44 0 1 1,07 2 10,225 8, 497 8, 4 97 8, 4 97 8, 106 12,420

OF CHICAGO-71ST ST/STONY 1997 EQUALIZED OF EACH LOT, BLOCK, WITHIN SUCH PROJECT

12,420

17 "1 7

1 "1 11 1 1 12

4 2 0 420 303 17 1 318 .11. 3 113 1 1 .3 "i n

u93 4 32 4 7 0 d ■ • n

0 0

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0

ASS

TRACT OF

AREA :

-422-041-0000 -422-042-0000 -423-015-0000 20-23-423-016-0000 20-23-423-017-0000 20-23-423-018-0000 20-23-423-035-0000 20-23-423-036-0000 20-23-423-038-0000 20-23-42.3-039-0000 20-23-423-042-0000 20-23-423-043-1001 20-23-423-043-1002 20-23-423-043-1003 20-23-423-043-1004 20-23-424-016-0000 20-23-424-017-0000 20-23-424-018-0000 20-23-424-019-0000 20-23-424-020-0000 20-23-424-021-0000 20-23-424-023-0000 20-23-424-026-0000 20-23-424-028-0000 20-23-424-029-0000 20-23-424-030-0000 20-23-424-031-0000

AGENCY: 03-0210-514

0 20-24-316-
 0 20-24-323-
 ■004-■005-
 0 20-24-323-
 0 20-24-323-
 0 20-24-323-1CLRTM369 PAGE NO. 6 ODATE 07/02/2019
 ISLAND AVE
 0 PERMANENT REAL ESTATE INDEX NUMBER
 ASSESSED VALUATION
 OE EACH LOT, BLOCK, TRACT OR PARCEL TRACT OR PARCEL
 REAL ESTATE PROPERTY WITHIN SUCH
 AREA:
 -323 -323 -323 -24-323 20-24-323 20-24-323 -24-323 -24-323 -74-323 -24-323 -24-323 -24-
 323 20-24-323 20-24-323 20-24-324
 0000 0000 0000 0000 0000 0000 0000 02 9-0000 030-0000 -0000 2-0000
 35 0000
 36 0000
 37 0000 025-0000
 PROJECT AREA:
 20-20-
 24-24-
 20-24-20-
 006 007 008 -009 -012 -013 -02 8
 20-20-2 0-20-2 0-2 0-
 -03: -n■
 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
 24,315 36,319
 8 67
 9 61 32,68 9 68,806 67,366
 958 1,484 663 57 5 151 0 0 0 0 0 0
 21,199 114,3 92 91,169 117,478 58,736 59,858 5 9,8 58
 OF CHICAGO-71ST ST/STONY 1997 EQUALIZED OK EACH LOT, BLOCK, WITHIN SUCH PROJECT
 55,869 55,869 67,230 92,811 63,407 2 C,681 9, 4 77 I 6,94 7 10,60 9 116,036
 80,184 0
 91,881 66,094 2 01,212
 0 20-24-324-026-0000 10,721
 0 20-24-324-034-0000 ■0
 0 20-24-324-035-0000 402,063
 0 20-24-325-034-0000 70,151
 0 20-24-325-035-0000 135,746
 0 20-24-325-036-0000 0
 0 20-24-325-057-0000 197,321
 0 20-24-326-011-0000 28,836
 0 20-24-326-012-0000 21,158
 0 20-24-326-021-0000 294,092
 0 20-24-326-027-0000 0
 0 20-24-327-023-0000 106,044
 1CLRTM36 9
 PAGE NO. 7
 ODATE 07/02/2019 AGENCY: 03-021 0-51.4 TIF CITY OF CHICAGO-71ST ST/STONY ISLAND AVE
 0 PERMANENT REAL ESTATE INDEX NUMBER 1997 EQUALIZED

ASSESSED VALUATION

OF EACH LOT, BLOCK, TRACT OR PARCEL OF EACH LOT, BLOCK,
TRACT OR PARCEL

REAL ESTATE PROPERTY WITHIN SUCH

WITHIN SUCH PROJECT

AREA:

PROJECT AREA:

0	20-24-327-026-0000	'	0
0	20-24-327-028-0000		102,479
0	20-24-328-011-0000		181,167
0	20-24-328-021-0000		0
0	20-24-328-024-0000		61,794
0	20-24-328-025-0000		117,042
0	20-24-329-012-0000		738,175
0	20-24-329-013-0000		222,534
0	20-24-421-009-0000		406,243
0	20-24-421-020-0000		0
0	20-24-421-022-0000		101,680
0	20-24-421-023-0000		1,37,34 9
0	20-24-422-012-0000		241,884
0	20-24-422-022-0000		105,326
0	20-24-422-023-0000		138,063
0	20-24-422-024-0000		0
0	20-24-423-022-0000		159,760
0	20-24-423-023-0000		0
0	20-24-423-024-0000		0
0	70-24-423-025-0000		0
0	20-24-423-026-0000		40,786
0	20-24-423-027-0000		77,799
0	20-34-424-014-0000		66,7:9
0	20-24-424-015-0000		120,298
0	20-24-424-016-0000		0
0	20-24-424-017-0000		0
0	20-24-424-020-0000		5,746

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ODATE 07/02/3019 AGENCY: 03-0210-5:4 TIF CITY OF CHICAGO-VIST ST/STONY ISLAND AVE

0 PERMANENT REAR ESTATE INDEX NUMBER 1997 EQUALIZED

ASSESSED VALUATION

OF EACH LOT, BLOCK, TRACT OR PARCEL OF EACH LOT, BLOCK,
TRACT OR PARCEL

REAL ESTATE PROPERTY WITHIN SUCH

WITHIN SUCH PROJECT

AREA:

PROJECT AREA:

0	20-24-424-021-0000		47,393
0	20-24-424-022-0000		209,155
0	20-24-428-004-0000		134,532
0	20-24-428-005-0000		27,179
0	20-24-428-006-0000		242,314
0	20-24-428-007-0000		51,477
0	20-24-428-008-0000		80,612
0	20-24-429-002-0000		80,150
0	20-24-429-010-0000		26,173
0	20-24-429-011-1001		5,188

0	20-24-429-011-1002	5,530	
0	20-24-429-011.-1003	5,530	
0	20-24-429-011-1004	5,198	
0	20-24-429-01.1-1005	5,530	
0	20-24-429-011-1.006	3,084	
0	20-24-429-011-1007	5,195	
0	20-24-429-011-1008	5,530	
0	20-24-429-011-1009	5,530	
0	20-24-429-011-1010	2,893	
0	20-24-429-011-1011		2,898
0	20-24-429-011-1012	5,198	
0	20-24-429-011-1013	5,530	
0	20-24-429-011-1014	3,084	
0	20-24-429-011-1015	3,084	
0	20-24-429-011-1016	3,084	
0	20-24-429-011-1017	3,084	
0	20-24-429-011-1018	3,085	

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ODATE 07/02/2019 AGENCY: 03-0210-514 TTF CITY OF CH ICAGO-7.1 ST ST/STO ISLAND AVE

0 PERMANENT REAL ESTATE INDEX NUMBER 1997 EQUALIZED

ASSESSED VALUATION

OF EACH LOT, BLOCK, TRACT OR PARCEL OF EACH LOT, BLOCK,

TRACT OR PARCEL

REAL ESTATE PROPERTY WITHIN SUCH WITHIN SUCH PROJECT

AREA:

PROJECT AREA:

0	20-24-4 30-011-1001	5,595
0	20-24-430-011.-1.002	4,772
0	20-24-4 30-011-1003	4,272
0	20-24-430-011-1004	4,272
0	20-24-430-011-1005	6,000
C	20-24-4 30-011-1006	2,780
0	20-24-430-01.1-1007	2,092
0	20-24-430-011-1008	7,915
0	20-24-4 30-011-1009	2,760

0	20-2-1-430-011-1010
0	20-24-430-011-1011
0	20-24-430-011-1012
0	20-24-430-011-1013
0	20-24-430-011-1014
0	20-24-430-011-1015
0	20-24-430-011-1016
0	20-24-430-011-1017
0	20-24-430-011-1018
0	20-24-430-011-1019
0	20-24-430-011-1020
0	20-24-430-011-1021
0	20-24-430-011-1022
0	20-24-430-011-1023
0	20-24-430-011-1024
0	20-24-430-011-1025
0	20-24-430-011-1026

0 20-24-430-011-1027 1CLRTM36 9 PAGE NO. 10
ODATE 07/02/2019 AGENCY: 03-0210-514 TIF CITY ISLAND AVE
0 PERMANENT REAL ESTATE INDEX NUMBER
ASSESSED VALUATION

OF EACH LOT, BLOCK, TRACT OR PARCEL TRACT OR PARCEL
REAL ESTATE PROPERTY WITHIN SUCH

AREA:

PROJECT AREA:

0 20-24-430-011-1028
0 20-24-430-011-1029
0 20-24-430-011-1030
0 20-24-430-011-1031
0 20-24-430-011-1032
0 20-24-430-011-1033
0 20-24-430-011-1034
0 20-24-430-011-1035
0 20-24-430-011-1036
0 20-24-430-01.1-1037
0 20-24-430-011-1038
0 20-24-430-011-1039
0 20-24-430-011-1040
0 20-24-4 30-011-104 1
0 20-24-4 30-011-104 2
0 20-24-430-011-1043
0 20-24-430-011-1044
0 20-24-430-011-1045
0 20-24-430-011-1046
0 20-24-430-011-104' /
0 20-24-430-011-1048
0 20-24-430-011-104 9
0 20-24-430-011-1050
0 20-24-430-011-1051
0 20-24-430-011-1032
2, 092 2,780 2,780
2 092 2,780
3 089
2 677 3,089
3 345 3, 08 9 3, 089 3,345 5, 904 2,915 2,247 2, 915 2,915 2,24 7

OE CHICAGO-7 1ST ST/STONY 1997 EQUALIZED OF EACH LOT, BLOCK, WITHIN SUCH PROJECT

2,915 2,915 2,247 2, 915 3,259
2 67 7
3 430 3, 054 2,401 3, 054
138 138 1 3 8 138 138 136 136 138 138 1 36

1 38 "1 3 6

0 20-24-430-011-1053 138
0 20-24-430-011-1054 138
1CLETM3 6 9 PAG hi NO. 11

ODATE 07/02/2019 AGENCY: 03-0210-514 TIF CITY OF CHICAGO-71ST ST/STONY ISLAND AVE
 0 PERMANENT REAL ESTATE INDEX NUMBER 1997 EQUALIZED
 ASSESSED VALUATION

OF EACH LOT, BLOCK, TRACT OR PARCEL OF EACH LOT, BLOCK,
 TRACT OR PARCEL
 REAL ESTATE PROPERTY WITHIN SUCH WITHIN SUCH PROJECT

AREA :

PROJECT AREA:

0	20-24-430-011-1055	138	
0	20-24-430-011-1056	138	
0	20-24-430-011-1057	138	
0	20-24-430-011-1058	138	
0	20-24-430-011-1059	138	
0	20-24-430-011-1060	120	
0	20-24-430-011-1061	120	
0	20-24-430-011-1062	120	
0	20-24-430-011-1063	120	
0	20-24-430-011-1064		6,473
0	20-24-430-011-1065		5,286
0	20-24-430-011-1066		4,736
0	20-24-430-011-1067		5,021
0	20-24-430-011-1068		6,006
0	20-24-430-011-1069		3,174
0	20-24-430-011-1070		2,574
0	20-24-430-011-1071		3,397
0	20-24-430-011-1072		3,365
0	20-24-430-011-1073		2,574
0	20-24-430-011-1074		3,415
0	20-24-430-011-1075		3,465
0	20-24-430-011-1076		2,780
0	20-24-430-011-1077		3,312
0	20-24-430-011-1078		6,026
0	20-24-430-011-1079		4,052
0	20-24-430-011-1080		3,191
0	20-24-430-011-1081		3,191

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ODATE 07/02/2019 AGENCY: 03-0210-514 TT F CITY OF CHICAGO-VIST ST/STONY ISLAND AVE
 0 PERMANENT REAL ESTATE INDEX NUMBER 1997 EQUALIZED
 ASSESSED VALUATION

OF EACH LOT, BLOCK, TRACT OR PARCEL OE EACH LOT, BLOCK,
 TRACT OR PARCEL
 REAL ESTATE PROPERTY WITHIN SUCH WITHIN SUCH PROJECT

PROJECT AREA:

0	20-24-430-011-1082	3,430
0	20-24-430-011-1083	3,450
0	20-24-430-011-1084	2,677

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ODATE 07/02/2019 AGENCY: 03-0210-514 TIF CITY OF CHICAGO-71ST ST/STONY ISLAND AVE

0 PERMANENT REAL ESTATE INDEX NUMBER 1997 EQUALIZED

ASSESSED VALUATION

OF EACH LOT, BLOCK, TRACT OR PARCEL OF EACH LOT, BLOCK,

TRACT OR PARCEL

REAL ESTATE PROPERTY WITHIN SUCH WITHIN SUCH PROJECT

AREA:

PROJECT AREA:

0	20-25-103-004-0000	12,199
0	20-25-105-001-0000	79,606
0	20-25-105-004-0000	0
0	20-25-107-015-0000	0
0	20-25-107-021-0000	0
0	20-25-107-022-0000	0
0	20-25-107-023-0000	0
0	20-25-108-001-0000	.118, 187
0	20-25-108-008-0000	133,786
0	20-25-108-02.1-0000	0
0	20-25-109-001-0000	101,692
0	20-25-109-010-0000	692,388
0	20-25-109-011-0000	483,713
0	20-25-109-014-0000	0
0	20-25-109-015-0000	0
0	20-25-112-001-0000	58,259
0	20-25-112-002-0000	120,803
0	20-25-112-003-0000	74,464
0	20-25-112-004-0000	76,138
0	20-25-112-005-0000	0
0	20-25-112-007-0000	12,218
0	20-25-112-008-0000	1.0, 150
0	20-25-112-009-0000	16,153
0	20-25-112-010-0000	17,247
0	20-25-1.12-011-0000	0
0	20-25-112-012-0000	4,343
0	20-25-112-013-0000	287,769

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PAGE NO. 1.5

ODATE 07/02/2019 AGENCY: 03-0210-514 TIF CITY OF CHICAGO-71 ST ST/STONY ISLAND AVE

0 PERMANENT REAL ESTATE INDEX NUMBER 1997 EQUALIZED

ASSESSED VALUATION

OF EACH LOT, BLOCK, TRACT OR PARCEL OF EACH LOT, BLOCK,

TRACT OR PARCEL

036-010-011-025-026-027-028-034-036-037-038-005-008-013-027-028-029-035-010-022-023-024-025-001-

0000 0000 0000 0000 0000 0000 0000 0000 0000 0000 0000 0000 0000 0000 0000 0000 0000 0000 0000 0000

PROJECT AREA: 20-25-20-25-20-25-20-25-20-25-20-25-20-25-20-25-20-25-20-25-20-25-20-25-20-25-20-25-20-25-20-25-20-25-20-

25-20-25-20-25-20-25-20-25-20-25-20-25-

1 12-200-200-200-200-200-200-200-200-201-

ARE/

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013-0000

23 0000

24 0000
0 0 0 0 0 0
1CLRTM369 PAGE NO. 16 ODATE 07/02/2019 ISLAND AVE
0 PERMANENT REAL ESTATE INDEX NUMBER
ASSESSED VALUATION
OF EACH LOT, BLOCK, TRACT OR PARCEL TRACT OR PARCEL
REAL ESTATE PROPERTY WITHIN SUCH
PROJECT AREA: 20-25-20-25-20-25-20-25-
204-204-204-204-
•001-•002-■003-■02 8-
0000 0000 0000 0000 0000 0000 0000 0000 0000 0000
AREA:
20-25-205-001-20-25-206-027-20-25-206-031-20-26-202-001-20-26-202-002-20-26-202-003-20-26-202-004-
'0-26-202-042-0C00 "0-26-202-045-0000

0 0 0

WITHIN SUCH PROJECT

9, 52 7 120,644 4 32,599
0 0 0

15,758 1,151,944 3,946,844 569,792 187,316 37,670 135,927 0 0 0
1, 14 6, 98 6 70,376 0 0
35,534 50,2 69 269,371 130,580

0 0

OF CHICAGO-71ST ST/STON"; 1997 EQUALIZED OF EACH LOT, BLOCK, WITHIN SUCH PROJECT

Si 7n 12 3,141

4 6, 870

3, 003

5 S '-37 0

0	20-26-202-046-0000	8, 082
0	20-26-202-047-0000	158, 863
0	20-26-203-001-0000	391, 278
0	20-26-203-002-0000	83, 768
0	20-26-203-003-0000	8, 387

0	20-26-203-004-0000	20,984
0	20-26-203-005-0000	21,195
0	20-26-203-019-0000	29,775
0	20-26-203-023-0000	106,158
0	20-26-203-024-0000	134,899
0	20-26-207-022-0000	23,713
0	20-26-207-025-0000	136,036
0	20-26-207-026-0000	112,353
0	20-26-207-027-0000	42,086

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PAGE MO. 17

ODATE 07/02/2019 AGENCY: 03-0210-514 TIF CITY OF CHICAGO-71ST ST/STONY ISLAND AVE
 0 PERMANENT REAL ESTATE INDEX NUMBER 1997 EQUALIZED

ASSESSED VALUATION

OF EACH LOT, BLOCK, TRACT OR PARCEL OF EACH LOT, BLOCK,
 TRACT OR PARCEL

REAL ESTATE PROPERTY WITHIN SUCH WITHIN SUCH PROJECT
 AREA:

PROJECT AREA:

0	20-26-211-016-0000	148,895
0	20-26-211-017-0000	95,908
0	20-26-211-024-0000	249,070
0	20-26-222-029-0000	13,785
0	20-26-222-030-0000	191,974
0	20-26-223-026-0000	,96,105
0	20-26-223-027-0000	63,004
0	20-26-223-028-0000	63,004
0	20-26-223-029-0000	63,004
0	20-26-223-030-0000	63,004
0	20-26-223-031-0000	132,153
0	20-26-223-032-0000	215,967
0	20-26-229-033-0000	29,371
0	20-26-229-034-0000	89,686
0	20-26-229-035-0000	111,300
0	20-26-229-036-0000	30,557
0	20-26-229-040-0000	21.2,589
0	20-26-229-041-0000	154,860
0	20-26-230-028-0000	196,465
0	20-26-230-029-0000	229,442
0	20-26-405-018-0000	1,307,336
0	20-26-407-001-0000	76,927
0	20-26-407-002-0000	78,927
0	20-26-407-003-0000	7 8,927
0	20-26-407-004-0000	1.66,656
0	20-26-407-005-0000	599,356
0	20-26-407-006-0000	809,183

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ODATE 07/07/2019 AGENCY: ISLAND AVE

0 PERMANENT REAL ESTATE INDEX NUMBER

ASSESSED VALUATION

OF EACH LOT, BLOCK, TRACT OR PARCEL TRACT OR PARCEL

REAL ESTATE PROPERTY WITHIN SUCH

AREA:

26-415-027-0000 26-415-028-0000 26-415-029-0000 26-415-030-0000 26-415-031-0000 26-415-032-0000 26-415-033-0000 26-415-034-0000 26-416-034-0000 26-416-035-0000 26-416-036-0000 26-416-037-0000 26-416-038-0000 26-421-001-0000 26-421-002-0000 26-421-003-0000 26-421-004-0000 26-421-005-0000 26-421-006-0000 26-421-007-0000 26-421-010-0000 26-421-011-0000 26-421-014-0000 26-421-015-0000 26-421-

1CLRTM3 6 9 PAGE NO. 1
ODATE 07/02/2019 AGENCY: 03-0210-514 TIE CITY OF CHICAGO-7]ST ST/STO ISLAND AVE
0 PERMANENT REAL ESTATE INDEX NUMBER 1997 EQUALIZED
ASSESSED VALUATION
OF EACH LOT, BLOCK, TRACT OR PARCEL OE EACH LOT, BLOCK,
TRACT OR PARCEL
REAL ESTATE PROPERTY WITHIN SUCH WITHIN SUCH PROJECT
AREA:
PROJECT AREA:
0 21-30-100-001-0000 40,234
0 21-30-100-002-0000 423,881
0 21-30-100-003-0000 31,789

TOTAL INITIAL EAV FOR TAXCODE: 70065 TOTAL PRINTED: 3
AREA:

00000000000000000000000000000000
1CLRTM3 69 PAGE NO. 2 ODATE 07/02/2019 ISLAND AVE
AGENCY: 03-0210-514 TIF CITY
423
29 0000
30 0000
27 0000
28 0000
29 0000
30 0000
31 0000
32 0000
33 0000
34 0000
35 0000 050-0000 082-0000 018-0000 035-0000 017-0000
40 0000
41 0000 050-0000 006-0000

OF CHICAGO-7]ST ST/STONY 1997 EQUALIZED OF EACH LOT, BLOCK, WITHIN SUCH PROJECT
1 a 10
7 7
120 43 22 68 13 7

42
27 32
523 12 4 3
682 3, 339
9 65 4 03 747 7 4 7 184 969 991 3 67 392
7 4 7 0
52 7 94 4
8 57 648 902 3 54 645 917

98 8 3, 193 3,193 3,193 6, 240 5,808

0

156

20-26-427-007-0000 20-35-106-003-0000 20-35-106-004-0000 20-35-106-005-0000 20-35-106-
006-0000 20-35-106-012-0000 20-35-200-001-0000

AGENCY: 03-0210-514 TIF CITY OF CH TCAGO-71ST ST/STONY
REAL ESTATE INDEX NUMBER
T, BLOCK, TRACT OR PARCEL
PROPERTY WITHIN SUCH

1997 EQUALIZED OF EACH LOT, BLOCK, WITHIN SUCH PROJECT

PROJECT AREA:

20-35-200-002-0000 2 0-35-200-036-0000 2 0-35-200-039-0000 20-85-201-001-0000 20-35-202-020-0000

b //

3 9 1 30

37 6 37 0

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0 0 0 0 0 0 0 0 0 0 0

] CT.RTM369 PAGE. NO. 3 ODATE 07/02/2019 ISLAND AVE 0

114,

-35--35--35--35--35-

0000 0 0 0 0 0000 0000 0000 0000

117,

61 6 2 9 4 27 4 57 5 177 1 87 637 8 34 554 358 660 660 081 24 9 0

822 00 5 0

166 0

483 423

202-2 0.3 ■ 203-204-204-204-204-204-204-205-2 05-205-205-207-207-207-207-207-207-500 100-
100-

-038--001--021--001--002--003-

ob , 85, 150, 36, 1 9, 19, 83,

2,

20, 15,

•021-0000 ■022-0000 ■023-0000 ■001-0000 ■002-0000 •003-0000 •020-0000 •023-0000
■024-0000 ■025-0000 ■026-0000 ■027-0000 ■02.8-0000 ■002-0000 ■001-0000 ■002-0000

AGENCY: 03-0210-514 TIE CITY OF CHICAGO-71ST ST/STONY

1997 EQUALIZED OF EACH LOT, BLOCK, WITHIN SUCH PROJECT

226,868 4 9,9 60 16,687 7, 553
0

TOTAL TENTIAL EAV FOR TAXCODE: 70071 TOTAL PRINTED: 59

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7-AGE NO. 1

ODATE 07/02/2019 AGENCY: 03-0210-514 TIF CITY OF CHICAGO-71 ST ST/STONY TST.AND AVE

0 PERMANENT REAL ESTATE INDEX NUMBER 1997 EQUALIZED

ASSESSED VALUATION

OF EACH LOT, BLOCK, TRACT OR PARCEL OF EACH LOT, BLOCK,
TRACT OR PARCEL

REAL ESTATE PROPERTY WITHIN SUCH WITHIN SUCH PROJECT

PROJECT AREA:

0 20-23-223-041-0000 733,682

0 20-23-227-022-0000 40,197

0 20-23-227-024-0000 52,205

0 20-23-227-025-0000 11,877

0 20-23-227-026-0000 21,409

0 20-23-407-001-0000 27,179

0 20-23-416-005-0000 10,633

0 20-23-416-027-0000 132,215

0 20-23-417-008-0000 29,509

0 20-23-423-034-0000 12,679

0 20-24-324-024-0000 234,247

0 20-25-133-012-0000 . 93,939

0 20-25-133-019-0000 182,124

0 20-25-133-022-0000 262,157

0 20-25-133-041-0000 47,171

0 20-25-302-003-0000 51,193

0 20-25-316-045-0000 23,969

0 20-25-324-008-0000 77,425

0 20-25-324-010-0000 9,541

0 20-25-324-011-0000 70,914

0 20-25-324-015-0000 25,933

0 20-25-324-016-0000 50,693

0 20-26-109-042-0000 126,620

0 20-26-323-108-0000 215,666

0 20-26-410-010-0000 108,287

0 20-26-411-007-0000 11.8, 553

0 20-26-413-033-0000 9,788 1CLRTM369 PAGE NO. 2

ODATE 07/02/2019 AGENCY: 03-0210-514 TIF CITY OF CHICAGO-71ST ST/STONY ISLAND AVE

0. PERMANENT REAL ESTATE INDEX NUMBER 1997 EQUALIZED

ASSESSED VALUATION

OE EACH LOT, BLOCK, TRACT OR PARCEL OF EACH LOT, BLOCK,
TRACT OR PARCEL

REAL ESTATE PROPERTY WITHIN SUCH WITHIN SUCH PROJECT

PROJECT AREA:

0 20-26-4 17-045-0000 333, 1.98

0 20-26-4 17-04 6-0000 7 18,329

0 20-36-106-065-0000 113,584

TOTAL INITIAL EAV EOR TAXCODE: 70091

3,454,916

0 TOTAL PRINTED: 30

ExhLbiL.3

CITY OF CHICAGO AMENDMENT NO. 1 TO THE 71st & STONY ISLAND TAX INCREMENT FINANCING ELIGIBILITY STUDY AND REDEVELOPMENT PROJECT AND PLAN

Notice of Change

NOTICE is hereby given by the City of Chicago of the publication and inclusion of changes to the City of Chicago 71st & Stony Island Tax Increment Financing Eligibility Study and Redevelopment Project and Plan (the "Plan") for the 7P¹ & Stony Island Redevelopment Project Area pursuant to an ordinance approving Amendment No. I to the Plan, enacted by the City Council on July 25, 2018 pursuant to Section 5/1 1-74.4-4 of the Illinois Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS Section 5/1 1-74.4-1 et seq. (the "Act").

Amendment No. 1 changes the Plan as follows:

1. In Section 5 entitled, "Financial Plan," the last sentence in the paragraph under the sub-heading, "Phasing and Scheduling of the Redevelopment,*" shall be deleted and replaced with the following:

"The completion date for the Redevelopment Plan shall be no later than December 31 of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the 71st & Stony Island RPA was adopted."

2. In Section 5 entitled, "Financial Plan," the First sentence of the second paragraph under the sub-heading ""Issuance of Obligations," shall be deleted and replaced with the following:

"The redevelopment project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the 71st & Stony Island RPA was adopted."

Exhibit 4

71st & Stony Island Tax Increment Financing Eligibility Study &
Redevelopment Project and Plan

June 1998

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6. Required Findings and Tests	44
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8. Affirmative Action Plan	51
Appendix 1. Boundary and Legal Description of EAV	Appendix 2. Summary

S. B. Friedman & Company Suite 1007, 221 N. LaSalle
St. Chicago, IL 60601 312/424-4250, fax 312/424-4262

/ Executive Summary

Background

In January 1998, S B. Friedman & Company was engaged by the City of Chicago (the "City") to conduct a Tax Increment Financing Eligibility Study and prepare a Redevelopment Project and Plan (the "Redevelopment Plan") for a Redevelopment Project Area in the South Shore and Avalon Park communities. This report details the eligibility factors found within the 71st & Stony Island Avenue Redevelopment Project Area (the "71st & Stony Island RPA" or "RPA") Tax Increment Financing (TIF) District at the time of designation as a "conservation area" within the definitions set forth in

the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3 et seq., as amended (the "Act"). This report also contains the Redevelopment Plan and Project for the RPA.

The RPA is located within the South Shore and Avalon Park communities. Each community is closely linked to the early industrial history of the City, and has benefitted from the tremendous growth that accompanied the City's rise as an industrial and distribution center, and the subsequent decline that was brought about by regional deindustrialization and local community disinvestment. The impacts of deindustrialization and disinvestment affected the social and economic health of both communities, but particularly South Shore. Property values decreased, and new private investment diminished significantly.

The impacts of this property devaluation and lack of new private investment have been most severe along the traditional commercial corridors in both communities, specifically 71st Street and Stony-Island Avenue. Residual impacts can be found along secondary commercial corridors within each community, including South Chicago Boulevard, 79th Street and 67th Street.

This TIF Redevelopment Project and Plan is a coordinated strategy designed to address these community disinvestment trends in a comprehensive manner and facilitate the implementation of a recently completed master plan for 71st Street (the "71st Street Commercial Corridor Master Plan." dated May 7, 1997). Encouraging and facilitating new private investment, particularly along the primary and secondary commercial corridors, will benefit the surrounding residential neighborhoods of the 71st & Stony Island RPA.

Determination of Eligibility

The RPA has been found to be eligible for TIF designation as a "conservation area" based upon the following eligibility factors which have been found to be present to a meaningful extent:

- Age;
- Deterioration;
- Presence of structures below minimum code; and
- Depreciation of physical maintenance.

Additionally, three other factors were found to be present to a minor extent; they demonstrate that the RPA is in a state of gradual decline through disinvestment. Left unchecked, these conditions

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71st & Stony Island Redevelopment Project Area

could accelerate the decline of the community and, combined with those factors that have been documented to be present to a meaningful extent, could lead to more widespread and intensive commercial and residential disinvestment. These factors are:

- Obsolescence;
- Excessive vacancies; and
- Lack of community planning.

Redevelopment Plan Goal, Objectives, and Strategies

The overall goal of the Redevelopment Plan is to provide the direction and mechanisms necessary for the revitalization

of the 71st & Stony Island RPA in a manner that complements and enhances redevelopment opportunities in the surrounding residential neighborhoods. This goal is to be achieved through an integrated and comprehensive strategy that utilizes public resources to stimulate additional private investment.

In order to facilitate the redevelopment of the RPA, 10 broad objectives that support the broader overall goal of area-wide revitalization of the RPA and the surrounding South Shore and Avalon Park neighborhoods have been identified. These objectives are:

- Reduce or eliminate conditions that qualify the RPA as a conservation area.
- Facilitate assembly, preparation, and marketing of improved and vacant sites for large-scale commercial, retail, and limited residential redevelopment, as well as supporting off-street parking areas.
- Facilitate the implementation of the 71st Street Commercial Corridor Master Plan (dated May 7, 1997) to support a wide range of area-wide physical improvements and area-wide marketing initiatives reflected in an ongoing community master planning effort.
- Eliminate blighting influences and remediate environmental problems to provide additional land for commercial development and/or residential redevelopment, as appropriate.
- Replace or repair infrastructure including sidewalks, streets, curbs, gutters, and underground water and sanitary systems (where needed) to facilitate the construction of new commercial, institutional and residential properties within the RPA.
- Rehabilitate and upgrade existing structures in accordance with land uses in the 71st & Stony Island RPA to support the retention of population and commercial, public and institutional employment within the neighborhood, and create the opportunity for the addition of new commercial, public and institutional employers.
- Facilitate the enhancement or improvement of area mass transit facilities.
- Increase the value of taxable parcels within the RPA.

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71st & Stony Island Redevelopment Project Area

- Establish job readiness and job training programs to provide residents within and surrounding the RPA with the skills necessary to secure jobs in the RPA and in adjacent RPAs. Secure commitments from employers within the RPA and adjacent RPAs to interview graduates of the RPA's job readiness and training programs.
- Provide opportunities for women and minority businesses to share in the redevelopment of the RPA.

These objectives will be implemented through five specific and integrated strategies. These are:

1. Implement Public Improvements. A series of public improvements throughout the 71st & Stony Island RPA may be designed and implemented to help define and create an identity for the area, as well as prepare sites in the 71st & Stony Island RPA for anticipated private investment.

2. Develop Opportunity Sites. The redevelopment of key opportunity sites within the 71st & Stony Island RPA is expected to stimulate both physical and economic private investment and enhance the 71st & Stony Island RPA and its surrounding area. Because of their size, location and prominence, the redevelopment of these sites is anticipated to have a positive impact beyond the individual parcels.

3. Encourage Private Sector Activities. Through active marketing of prepared sites and public-private partnerships, the City may provide financial and other assistance to encourage the private sector to undertake redevelopment and rehabilitation projects, and other improvements that are consistent with the goals of the community as collected from community stakeholders and leaders in creating this Redevelopment Plan, and through the community process related to the creation of the 71st Street Commercial Corridor Master Plan.

4. Facilitate Property Assembly, Demolition, and Site Preparation. Vacant and improved sites throughout the 71st & Stony Island RPA may be acquired and assembled (if necessary) to attract future private investment and development. The consolidated ownership of these sites will make them easier to market to potential community developers and will streamline the redevelopment process. In addition, assistance may be provided to private developers seeking to acquire land and assemble sites in order to undertake projects supportive of this Redevelopment Plan. To meet the goals, policies or objectives of this Redevelopment Plan, the City may acquire and assemble property throughout the RPA. Land assemblage by the City may be done by purchase, exchange, donation, lease, or eminent domain and may for the purposes of (a) sale, lease, or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. In connection with the City exercising its powers to acquire real property, including the exercise of the power of eminent domain, under the Act in implementing this Redevelopment Plan, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City.

5. Facilitate/Support New Development. In order to facilitate private market interest, the City may enter into agreements within the limits of the Act to facilitate and support redevelopment projects that complement and comport with the goal, objectives and strategies of this Redevelopment Plan.

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71st & Stony Island Redevelopment Project Area

Required Findings

The required findings for the adoption of this Redevelopment Plan and Project are present within the 71st & Stony Island RPA.

First, most of the properties within the 71st & Stony Island RPA have not experienced significant value increases. Of the 1,270 PINs within the RPA, only 28 experienced value increases resulting from new construction or major rehabilitation between 1992 and 1996; this is 2.2% of all parcels within the RPA. In addition, equalized assessed value (EAV) for the 1,242 PINs that have not experienced value increases rose at a compound annual growth rate of just 0.80% per year between 1992 and 1996, solely due to increases in the state multiplier. Without the multiplier change, assessed valuation (AV) for the 1,242 PINs remained relatively flat between 1992 and 1996, increasing only 0.06% per year over that period time. This is lower than the city-wide increase in EAV of 2.42% with the multiplier change, and 1.67% without the multiplier change during that same time period (1992-1996).

Of the 176 building permits issued for the 71st & Stony Island RPA between January 1993 and February 1998, 118 property addresses were subject to structural repairs totaling \$2,204,071. This represents 31% of all permit work performed (\$7,186,968) within the 71st & Stony Island RPA over this period of time. Many of these structural repairs for

these 118 property addresses were either mandated by code violation citations or fire damage, and indicates that a high level of property deterioration is prevalent within the 71st & Stony Island RPA.

The limited improvements detailed above have not stimulated widespread new private investment in or around the 71st & Stony Island RPA. Therefore, viewing this data together with the eligibility factors found in the RPA, it can reasonably be concluded that the 71st & Stony Island RPA on the whole has not been subject to growth and investment through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.

Second, public infrastructure investments, land assembly, structural improvements, site preparation and area-wide marketing programs will help facilitate the revitalization of the 71st Street and Stony Island Avenue commercial districts. These redevelopment efforts are anticipated to provide substantial benefits for the 71st & Stony Island RPA, and the areas immediately surrounding it. However, without the adoption of the Redevelopment Plan and the support of TIF funds, the RPA would not reasonably be anticipated to be developed.

Third, the 71st & Stony Island RPA includes only those contiguous parcels of real property that are expected to substantially benefit from the proposed Redevelopment Plan improvements.

Finally, the proposed land uses described in this Redevelopment Plan have been, or will be approved by the Chicago Plan Commission prior to its adoption by the City Council.

The opportunities presented by recently completed planning initiatives, as well as other development initiatives proposed for the South Shore and Avalon Park communities, will be substantially

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71st & Stony Island Redevelopment Project Area

supported and their implementation facilitated through the creation of the Redevelopment Plan.

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2. Introduction

The Study Area

This document serves as the eligibility study and redevelopment project and plan for the area located within the South Shore and Avalon Park communities of the City of Chicago, in Cook County (the "County"). In January 1998, S. B. Friedman & Company was engaged to conduct a study of certain properties in these neighborhoods to determine whether the area containing these properties would qualify for status as a "blighted area" and/or "conservation area" under the Act.

The 71st & Stony Island RPA consists of approximately 497.2 acres and generally include all of the properties on:

- The east and west sides of Stony Island Avenue between 67th and 80th Streets;

The north and south sides of Marquette and 67th Street between Stony Island and the alley immediately west of Woodlawn;
- The north and south sides of 68th Street between the Illinois Central right-of-way and Dorchester, and the south side of 68th Street between Dorchester and Blackstone;
- The north and south sides of 70th Street between the Illinois Central right-of-way and alley immediately east of Stony Island Avenue;
- The north and south sides of 71st Street between the Illinois Central right-of-way and South Shore Drive/Yates

Avenue, except those properties on the south side of 71st Street between the Illinois Central right-of-way and Dorchester;

- The north side of East South Shore Drive, between 67th Street, the Lake Michigan shoreline and South Shore Drive, fully encompassing the South Shore Cultural Center;
- The east side of Yates between 71st Street/East South Shore Drive to one property south of 72nd Street;
- The south side of 72nd Place between Stony Island and Blackstone;
- The east and west sides of Kenwood and Dorchester between 67th Street and 71st Street, except those properties on the east side of Dorchester between the alley immediately south of 67th Street and 69th Street;
- The east and west sides of Dante and Harper between 69th Street and 71st Street; The west side of East End between 69th Street and 71st Street;
- The east and west sides of Dorchester, Blackstone, and Harper between 76th Street and South Chicago; and Dante between 76th Street and 78th Street, except those properties on the west

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71st & Stony Island Redevelopment Project Area

side of Dante between the Conrail right-of-way and the alley immediately north of 78th Street;

- The east and west sides of Kenwood Avenue between 78th and 79th Streets, except those properties on the west side of Kenwood between 78th Street and the alley immediately north of 79th Street;

The east and west sides of Woodlawn Avenue between 78th and 79th Streets, except those properties on the east side of Woodlawn Avenue between one property south of 78th Street to one property north of 79th Street;
- The west side of Avalon between the Conrail right-of-way and one parcel south of 78th Street, except those properties on the west side of Avalon between 77th Street and approximately midway between 77th Street and 78th Street;
- The properties on the north and south sides of 75th street between Blackstone and Jeffery, including South Shore High School generally bounded by 75th Street on the north, Jeffery on the east, 77th Street on the south, and Constance on the west, except those properties on the north side of 75th Street between Blackstone and approximately midway to Stony Island, between the alley just east of Stony Island and an alley just west of East End, and between Cregier and Jeffery;
- The north and south sides of 76th Street between the alley just west of Cornell to Kimbark Avenue, except for those properties on the north side of 76th Street east of Dorchester to Blackstone, and on the south side of 76th Street from the alley just west of Cornell to the alley just east of Cornell;
- The north and south sides of 76th Place and 77th Street between South Chicago and Stony Island;
- The north and south sides of South Chicago between 76th Street and East End;

- The north and south sides of 79th Street between the Illinois Central right-of-way and East End; except those properties on the south side of 79th Street between Kimbark Avenue and the alley immediately west, and those properties on the north side of 79th Street on the northeast corner of East End and 79th Street; and
- The north side of Anthony between Stony Island and 79th Street.

The community context and location are detailed on Map 1. The boundary of the 71st & Stony Island RPA is detailed on Map 2.

The 71st & Stony Island RPA includes residential, institutional and commercial properties, including a section of the Chicago Skyway and Conrail right-of-way between East End and Dante Avenue.

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71st & Stony Island Redevelopment Project Area

The Eligibility Analysis covers events and conditions that exist and that were determined to be in accordance with the statute at the completion of our research on May 22, 1998 and not thereafter. These events or conditions include, without limitation, governmental actions and additional developments.

This Eligibility Analysis and Redevelopment Plan summarize the analysis and findings of the consultant's work, which, unless otherwise noted, is solely the responsibility of S. B. Friedman & Company. The City is entitled to rely on the findings and conclusions of the Redevelopment Plan in designating the 71st & Stony Island RPA as a redevelopment project area under the Act. & B. Friedman & Company has prepared this Redevelopment Plan with the understanding that the City would rely (1) on the findings and conclusions of the Redevelopment Plan in proceeding with the designation of the 71st & Stony Island RPA and the adoption and implementation of the Redevelopment Plan, and (2) on the fact that S. B. Friedman & Company has obtained the necessary information so that the Redevelopment Plan will comply with the Act and that the 71st & Stony Island RPA can be designated as a redevelopment project area in compliance with the Act.

Map 2 details the boundaries of the 71st & Stony Island RPA which includes only those contiguous parcels of real property that are expected to benefit substantially by the Redevelopment Plan improvements discussed herein.

Appendix 1 contains the legal description of the 71st & Stony Island RPA. History of Area!

The 71st & Stony Island RPA is located within two established communities on the South Side of the City. A majority of the 71st & Stony Island RPA is within the South Shore community, and the remainder is within the Avalon Park community. Both of these communities were developed in the late 1800s and early 1900s, and have remained fairly viable over the last 100 years in the face of the significant disinvestment that has plagued the South Side. In spite of the relative stability of these communities compared to surrounding community areas, both exhibit signs of community distress, including vacant and obsolete commercial districts with many marginal and transient businesses, and varying degrees of residential disinvestment and deteriorated infrastructure. The following section provides a historical overview of both communities.

South Shore. The development of the South Shore community began when the Illinois Central Railroad built the South Kenwood Station in 1881 at the corner of what is now 71st Street and Jeffery Boulevard. Gradually, the area began to be built up as a residential community for employees of the Illinois Central Railroad, and came to be known as Hyde Park Township. The City annexed this area in 1889.

The development of the area was stimulated by the Columbian Exposition of 1893 which was held

Information on the history of the South Shore and Avalon Park communities was derived from the Local Community Tact Book Chicago Metropolitan Area 1990, edited by the Chicago Fact Book Consortium, (copyright 1995, Board of Trustees of the University of Illinois) at pages 140-41 and 144-45 respectively.

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in nearby Jackson Park. The Columbian Exposition generated substantial interest in the community which resulted in a housing construction boom in the years immediately following it. A second construction boom began in 1905 when wealthy families from the Washington Park community took an interest in the area. The community quickly became one of the most affluent in the City. Important community institutions, such as the South Shore Country Club (now operated by the Chicago Park District), were founded during this time period.

Development continued until the Great Depression. As with most of the City and the nation, development in the South Shore community stagnated. However, the initiation of large public works projects stimulated the economy and led to a resurgence for the area. Lake Shore Drive was extended through the community in the mid-1930s; this resulted in the construction of several tall apartment buildings. This new construction led to changes in the size and ethnic makeup of the community during the early 1930s and 1940s. Between 1930 and 1940, the population of South Shore increased from 31,832 to 78,755 people.

The residential construction within the community concentrated large apartment buildings along Lake Shore Drive, extending three to four blocks into the community. Single-family frame, and brick bungalows, and smaller multi-family units were constructed farther inland.

However, by the mid-1950s, crime and property dereliction began to increase, particularly in the many large apartment buildings which were sold to absentee landlords. The 71st Street commercial corridor also began to deteriorate as many business owners closed their shops and relocated their businesses further north or into the suburbs. Property foreclosures increased dramatically during this period of time as well. As businesses moved out, commercial property prices declined making the properties unattractive for reinvestment. In addition, because many of the commercial properties were built between the early 1900s and 1930s, these properties were ill-suited for evolving commercial space needs and consequently became less attractive locations for commercial investment.

During the 1970s, several collaborative efforts were instituted within the South Shore community to stem disinvestment and stabilize properties within the community. These were small scale efforts typically targeted at particular properties and community issues on a piecemeal basis. However, these efforts infused the community with optimism and helped to slow the spread of disinvestment and blight. One significant and lasting action by the community was preventing the proposed move by South Shore Bank out of the community. The bank was sold to a group of investors backed by church and foundation money, and was reorganized to specifically serve the economic and physical needs of the South Shore community. Now held under the Shorebank Corporation, South Shore Bank has been responsible for a number of community redevelopment initiatives and has spawned a number of for-profit and non-profit redevelopment subsidiaries to assist in the community's revitalization.

In spite of these community efforts, over the 20-year period between 1960 and 1980, the South Shore community went through dramatic socio-economic changes. Family poverty rates increased from under 5% in 1960 to 21 % in 1980. Similar trends persisted between 1980 and 1990. Family poverty rates, as of the 1990 Census, increased from 1980 levels to 25%.

These income demographics of the area are the primary reason why the commercial corridors within the community have not been aggressively revitalized. Retailers are disinclined to invest in areas where there is a perception of social and economic decline. Another critical factor that has contributed to commercial disinvestment and lack of substantial reinvestment is that South Shore has lost more of its population than all but two other community areas within the City between 1980 and 1990. In 1990, the population in South Shore was 25% less than it was in 1960. Housing vacancy rates have averaged about 15%, which can be attributed to the highly-mobile renter population.

In spite of continuing socio-economic problems, South Shore has become the primary location on the South Side for artists and other performers. The community is home to the Regal Theater and ETA Theater. Other community facilities include the South Shore Country Club (operated by the Chicago Park District since 1975), which has several community meeting areas.

These community institutions provide a certain level of stability within parts of the community, but they are removed from the primary commercial districts. Seventy-first Street and Stony Island Avenue both evidence substantial disinvestment, with several properties, particularly along 71st Street, boarded up and vacant. Stony Island Avenue has seen some scattered new development, but this has occurred in an uncoordinated fashion and at the expense of reinvestment in existing commercial properties. In order to become reestablished as primary commercial centers on the South Side, both 71st Street and Stony Island Avenue need to be addressed in a coordinated and intensive fashion, implementing recently completed master plans and focusing rehabilitation resources to stabilize and increase the marketability of existing commercial properties.

Avalon Park. Prior to 1888, Avalon Park was an isolated settlement of scattered homes, garbage dumps, and a contagious-disease hospital. In 1888, Jonathan Pierce purchased a large tract of undeveloped property from Joseph Faulkner and quickly subdivided the land for residential development. The City annexed the area in 1889 and made public improvements to facilitate development.

In 1893, the Columbian Exposition provided a major boost for the area's development. Avalon Park quickly became a popular community for people who worked at the Pullman Works and Illinois Central Railroad. Public improvements continued to be made in the area which eventually led to the draining of the area swamps and opened more tracts for residential development.

Between 1900 and 1910, home building rapidly expanded the population of the community. Many of the new residents were employed in various skilled trades. Homes built in the area were constructed with brick and were either bungalow or workman cottages. By 1930, Avalon Park reached residential maturity when its population totaled 10,000, up from 2,911 in 1920.

Community growth continued through World War II, so that by 1950 the population of Avalon Park was 11,000. Starting in the 1950s, the demographic make-up of the community began to change. However, the demographic shift did not lead to disinvestment patterns that plagued surrounding communities. Instead, Avalon Park maintained a population base that was mostly made up of professionals and service employees. Additionally, unlike other communities such as Chatham,

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South Shore, South Chicago, and Calumet Heights, Avalon Park's population continued to increase throughout this period of time. By 1970, Avalon Park had a population of 14,000 persons.

Community stability has been the hallmark of Avalon Park's characteristics in the 1990s. However, between 1980 and 1990, the community's population decreased by 18%. Nonetheless, several indicators of community stability are present. Almost 80% of the population has resided in their homes for five or more years, and home values are among the most stable on the South Side. However, the northwest corner (north of 79th Street) of the community has shown signs of socioeconomic distress. Within this subarea of the community, according to 1990 Census data, the median household income is \$16,000. In contrast, the median household income in the remainder of the community is \$40,000 (10% above the city-wide median). The age of the population of Avalon Park also is slightly older than that of many other communities in the City; 26% of the population is between 45 and 64 years old, and another 36% are between 20 and 44 years old. Age and employment demographics presage continued stability for Avalon Park.

In spite of this community stability, the commercial districts within the Avalon Park community mirror conditions found farther north in the South Shore community. Disinvestment, obsolete floor lay-outs, vacancies and ill-conceived redevelopment have left Avalon Park's commercial districts along 79th Street and South Chicago Avenue with an indistinguishable mix of uses that neither promote, nor stabilize these areas. Without a program to address the appearance and functionality of these commercial districts and resources to clear blighted and obsolete structures, Avalon Park's commercial areas will continue to languish.

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3. Eligibility Analysis

Provisions of the Illinois Tax Increment Allocation Redevelopment Act

Based upon the conditions found within the 71st & Stony Island RPA at the completion of S. B. Friedman & Company's research, the 71st & Stony Island RPA has been determined to meet the eligibility requirements of the Act as a conservation area. It is important to understand the provisions of the Act to establish eligibility and the following outlines these provisions.

Under the Act, two primary avenues exist to establish eligibility for an area to permit the use of tax increment financing for area redevelopment: declaring an area as a "blighted area" and/or "conservation area."

"Blighted areas" are those improved or vacant areas with blighting influences that are impacting the public safety, health, morals, or welfare of the community, and are substantially impairing the growth of the tax base in the area. "Conservation areas" are those improved areas which are deteriorating and declining and soon may become blighted if the deterioration is not abated.

The statutory provisions of the Act specify how a district can be designated as a "conservation" and/or "blighted area" district based upon an evidentiary finding of certain eligibility factors listed in the Act. These factors are identical for each designation with the exception that "abandonment" is an added eligibility factor under "conservation area" designation.

According to the Act, "blighted areas" must have a combination of five or more of these eligibility factors acting in concert which threaten the health, safety, morals or welfare of the proposed district. "Conservation areas" must have a minimum of 50% of the total structures within the area aged 35 years or older, plus a combination of three or more additional eligibility factors which are detrimental to the public safety, health, morals, or welfare and which could result in such an area becoming a blighted area.

The factors are listed at 65 ILCS 5/11-74.4-3 (a) and (b) and are defined for purposes of this Redevelopment Plan (these factors are not defined in the Act) as follows:

Age of Structure. 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. These problems and conditions negatively affect building condition, adaptability, re-use, and value.

Deterioration. The process of basically sound structures worsening in quality due to deficiencies in primary and secondary building components. (The primary components include exterior walls, foundations, roof structure, etc. and secondary components include window and door units, porches, exterior surfaces, etc). Buildings in this category generally contain defects which seriously impair the usefulness of the structure.

Deterioration of site improvements refers to physical deficiencies or disrepair to roadways, alleys, curbs, sidewalks, parking areas, and other site features which require treatment or repair beyond that of normal maintenance.

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Dilapidation. The advanced stage of deterioration. Structures or improvements in this category contain critical deficiencies in structural components which are virtually uncorrectable and present a safety hazard for the occupants of the building.

Obsolescence. The condition or process of becoming out-of-date or non-functional for the use or uses the structure or improvement was originally designed for is evidenced by such factors as insufficient width and size, irregular shape, and

random additions. Buildings are obsolete when conditions limit the use and marketability of such buildings. Site improvements are obsolete in terms of their relationship to contemporary' development standards.

Illegal Use. The presence of uses or activities which are contrary to law and/or not permitted by municipal ordinances.

Structure Below Minimum Code. A structure containing conditions that are less than the accepted minimum standards of zoning, subdivision, fire, housing, building, or other governmental codes applicable to the property.

Excessive Vacancy/Abandonment. Conditions evidenced by vacant buildings or portions of buildings which are not being utilized which have an adverse impact on the area. Abandoned properties are those in which the property owner has relinquished all interest and in which it is apparent that no effort will be directed toward future utilization.

Overcrowding of Structures and Community Facilities. Over-intensive use of buildings, facilities and properties beyond that permitted by ordinance or capacity.

Lack of Ventilation, Light and Sanitary Facilities. Substandard conditions which are below minimum code standards that adversely affect the health, safety and welfare of building occupants.

Inadequate Utilities. Deficiencies and inadequacies in the capacity of utilities which service a property or area.

Excessive Land Coverage. The over-intensive use of property evidenced by inadequate yards, setbacks, open space, and the crowding of buildings and accessory facilities onto a site which is out of character with the neighborhood and community as a whole and could have an adverse effect on use of a building.

Deleterious Land Use or Layout. Deleterious land use or lay-out refers to the configuration of lot and/or improvements which minimize opportunity for redevelopment on a particular parcel, as well as surrounding parcels, thereby minimizing redevelopment opportunities on a more area-wide basis. Specific problems include inappropriate land use, inadequate lot frontage, irregular lot shape, insufficient vehicular access, fragmentation of ownership, and other blighting conditions which discourage development and redevelopment.

Depreciation of Physical Maintenance. Lack of normal maintenance of building components, but not to a degree of structural deficiency or inadequate provision for upkeep of site features and

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landscaping.

Lack of Community Planning. The absence of an effective planning program at the time the area was originally developed which results in physical obstacles to redevelopment, or failure to implement approved plans for the community.

As explained, "blighted areas" must have a combination of five or more of these eligibility factors and "conservation areas" must have a minimum of 50% of the total structures within the area aged 35 years or older, plus a combination of three or more additional eligibility factors.

Under the provisions of the "blighted area" section of the Act, if the land is vacant, a combination of two or more of the following factors may also be identified which combine to impact the sound growth in tax base for the proposed district.

Obsolete Platting of Vacant Land. Arrangements of parcels of land not conducive to supporting contemporary uses evidenced by lay-out which is inconsistent with accepted site planning standards and development trends.

Diversity of Ownership. Multiple ownership of adjacent properties which complicates assembly of smaller parcels to a size suitable for development.

Tax and Special Assessment Delinquencies. Evidence of delinquent tax payment.

Flooding on AH or Part of the Vacant Land. Presence of standing water on site after rain or snowfalls which indicates poor drainage and absorption rates.

Deterioration of Structures or Site Improvements in Neighboring Areas Adjacent to the Vacant Land. Evidence of structural deterioration and area disinvestment in adjacent blocks to the vacant land which may substantiate why new development had not previously occurred on the vacant parcels.

Additionally, under the "blighted area" section of the Act, eligibility may be established for those vacant areas that would have qualified as "Blighted Immediately Prior to Becoming Vacant." Under this test for establishing eligibility, building records may be reviewed to determine that a combination of five or more of the 14 "blighted area" eligibility factors were present immediately prior to demolition of the area's structures.

The vacant "blighted area" section includes five other tests for establishing eligibility, but none of these are relevant to the conditions within the 71st & Stony Island RPA.

Methodology Overview and Determination of Eligibility

Analysis of eligibility factors was done through an extensive exterior survey of all properties within the 71st & Stony Island RPA. Building record and structure analysis documentation also were reviewed for parcels with existing improvements.

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The area surrounding the 71st & Stony Island RPA is characterized by the presence of several prominent community and institutional structures, including the Nation of Islam Mosque, the Regal Theater, and the ETA Theater, as well as stable residential districts and suburban-style, single-user commercial development. The areas within the 71st & Stony Island RPA are characterized by deteriorated commercial areas and isolated residential tracts with varying degrees of deterioration, particularly along the Conrail Right-of-Way and Chicago Skyway. There are also tracts of vacant land in the area that once accommodated commercial and residential structures.

All properties were examined for qualification factors consistent with either "blighted area" or "conservation area" requirements of the Act. Based upon these criteria, the properties within the 71st & Stony Island RPA have been deemed suitable for designation as a TIF Redevelopment Project Area under a "conservation" area analysis.

To arrive at this designation, S. D. Friedman & Company analyzed the distribution of eligibility factors on a building-by-building basis. The analysis of the distribution of eligibility factors enabled S. B. Friedman & Company to determine which factors were present to a meaningful extent, and those that were present to a minor extent. The distinction between whether a factor is present to a meaningful extent, or present to a minor extent identifies which factors will be used to establish eligibility, and those that will be used as supporting factors. Supporting factors are those factors present in the

71st & Stony Island RPA which, while not present to a meaningful extent, are present to an extent which suggests the area is at risk of more extensive deterioration and disinvestment.

S. B. Friedman & Company correlated eligibility factors to buildings, relying on Sanborn Maps and our property files created for the eligibility study. This information was then graphically plotted on a block map of the 71st & Stony Island RPA to establish the distribution of eligibility factors, and whether a factor was present to a meaningful or minor extent.

Based upon the provisions of the Act, and the neighborhood conditions currently found in the South Shore and Avalon Park neighborhoods, we have concluded that the 71st & Stony Island RPA qualifies as a "conservation area."

Conservation Area Findings

As required by the Act, within a conservation area, at least 50% of the buildings must be 35 years of age or older, and at least three of the 14 other eligibility factors must be found present to a meaningful extent within the 71st & Stony Island RPA.

Our research has revealed that within the 71st & Stony Island RPA, age, plus the following factors are present to a meaningful extent:

- Depreciation of Physical Maintenance;
- Structures Below Minimum Code; and
- Deterioration.

The presence of both depreciation of physical maintenance and deterioration of both buildings and

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public infrastructure characterizes the level of structural deficiencies within the 71st & Stony Island RPA. Fully 75% of all buildings exhibited either one or both of these factors; this is three out of every four buildings throughout the area. In addition, 164 buildings (26% of all buildings within the 71st & Stony Island RPA) were cited with building code violations, which further emphasizes the extent of structural issues that are prevalent throughout the 71st & Stony Island RPA.

Other factors found within the 71st & Stony Island RPA, and present to a minor extent were:

- Excessive Vacancies;
- Obsolescence; and
- Lack of community planning.

While these factors may not be present to the same extent as the other documented factors, these factors do suggest that the 71 st & Stony Island RPA is declining into a greater and more extensive state of decay.

Table 1 details the conservation eligibility factors by block within the 71st & Stony Island RPA. Maps 3a through 3d illustrate the distribution of each conservation eligibility factor, found to be present to a meaningful extent, documented on each block within the 71st & Stony Island RPA.

The following sections summarize our field research as it pertains to each of the identified eligibility factors found present within the 71st & Stony Island RPA to a meaningful extent.

Age. Taking into account information obtained from historical aerial photographs, architectural characteristics, building configurations, and the historic development patterns within the community, we have established that of the 619 buildings, 517 within the 71st & Stony Island RPA are 35 years of age or older; this constitutes 84% of the buildings within the 71st & Stony Island RPA.

This eligibility factor is meaningfully present on 85% of the blocks within the 71st & Stony Island RPA. As a result, the 71st & Stony Island RPA has been deemed to meet the age criteria as specified in the Act for a Conservation Area.

1. Depreciation of Physical Maintenance

Four-hundred and sixty-four (464) of the 619 buildings within the 71st & Stony Island RPA exhibit some deferred maintenance of building components, including peeling paint or unfinished surfaces, missing roof materials, rotted window and door frames, loose gutters and downspouts, and missing brick mortar in exterior walls. This constitutes 75% of all buildings within the 71st & Stony Island RPA. Widespread lack of maintenance for properties within an area is a strong indicator that the area is beginning to fall into deterioration and poses the risk that it will become blighted.

In addition, some alleys, sidewalks, curbs and gutters, and street pavement are in poor condition with irregular, cracked, rutted, and patched surfaces.

This eligibility factor is meaningfully present on 81% of the blocks within the 71st & Stony Island

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Structures Below Minimum Code

Relying upon data provided by the City's Building Department on building code violations within the 71st & Stony Island RPA, 164 of the 619 buildings have been cited for various building code violations. This constitutes 26% of all buildings within the 71st & Stony Island RPA.

This eligibility factor is meaningfully present on 50% of the blocks within the RPA.

Deterioration

Two hundred and nine (209) of the 619 buildings within the 71st & Stony Island RPA demonstrate some level of deterioration. This constitutes 34% of all buildings within the 71st & Stony Island RPA. Cataloged deterioration included the occurrence of major defects in building components, including collapsed or missing gutters and downspouts, cracked or broken windows, evidence of roof leaks, building foundation problems, and cracked exterior wall surfaces. These are structural conditions not readily correctable through normal maintenance. Widespread structural deterioration, coupled with widespread depreciation of physical maintenance, is indicative of an area that is at serious risk of becoming blighted without direct intervention.

In addition to structural deterioration, deterioration was documented along public and railroad right-of-ways. This deterioration typically included potholed, cracked and uneven pavement on streets, alleyways and sidewalks, as well as crumbling curbs and roadway overpasses. Public and private infrastructure deterioration was scattered throughout the 71st & Stony Island RPA.

This eligibility factor is meaningfully present on 54% of the blocks within the 71st & Stony Island RPA.

Minor Supporting Factors

In addition to the factors that have been documented as being present to a meaningful extent within the 71st & Stony Island RPA, two additional factors have been documented that, while not present to a meaningful extent, do demonstrate that the 71st & Stony Island RPA is in a state of gradual decline through disinvestment. Left unchecked, these conditions could accelerate the decline of the community, and combined with those factors that have been documented to be present to a meaningful extent, could lead to more widespread and intensive commercial and residential disinvestment. In addition, a third area-wide eligibility factor has been found that does not describe physical conditions of area properties, but does describe the physical appearance of the community.

I. Excessive Vacancies

Ninety-one (91) of the 619 buildings within the 71st & Stony Island RPA were documented as vacant. This is 15% of all buildings within the 71st & Stony Island RPA. A vacancy rate of 15%, while significant in a defined area, is not necessarily at a level to suggest that the market has

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completely abandoned an area. However, a vacancy rate at this documented level does suggest that a significant number

of structures within the 71st & Stony Island RPA are no longer attractive investments or lease options for modern commercial uses.

This eligibility factor is present to a minor extent on 32% of the blocks within the 71st & Stony Island RPA.

2. **Obsolescence**

An appreciable amount of functional obsolescence exists within the 71st & Stony Island RPA. A majority of the buildings within the 71st & Stony Island RPA were built at least 35 years ago and the floor lay-out of these buildings was designed for business operations that have become outmoded. The reconfiguration of these floor lay-outs would result in substantial cost to any future user and the existing lay-outs are only useful for certain types of users. This functional obsolescence directly inhibits the redevelopment of the properties since any potential new users are faced with enormous practical disadvantages brought on by the existing configuration of the buildings.

In addition to functional obsolescence, the economic obsolescence of many area properties is demonstrated by the stagnant, or in some cases declining, assessed valuation (other than routine increases attributable to the effect of inflation upon triennial reassessment values), and lack of viable tenants for commercial space.

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

Obsolescence, either functional, economic, or some combination of both, has been documented for 87 of the 619 buildings within the 71st & Stony Island RPA. This is 14% of all buildings within the 71st & Stony Island RPA.

This eligibility factor is present to a minor extent on 24% of the blocks within the 71st & Stony Island RPA.

3. **Lack of Community Planning**

Lack of community planning is an area-wide factor, not necessarily attributable to any one parcel. Throughout the 71st & Stony Island RPA, there is evidence that community plans for the area have not been implemented. The area developed in a "ribbon" pattern along Stony Island Avenue, which is the primary north-south arterial roadway in the South Shore and Avalon Park communities. This has led to underutilization of various parcels, and a corresponding proliferation of automobile-oriented businesses and fast food restaurants. Along 71st Street, development did occur in a very-dense, pedestrian-oriented fashion inserted without regard to area scale or design. The 71st Street Commercial Corridor Master Plan, completed in May 1997, outlines redevelopment strategies for

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71st Street from South Shore to Stony Island Avenue. Implementation of these strategies is dependent upon the adoption of the 71st & Stony Island RPA.

This eligibility factor is present throughout the 71st & Stony Island RPA.

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4. Redevelopment Project & Plan

Existing Land Use

Based upon S. B. Friedman & Company's research, six distinct land use patterns have been identified within the 71st & Stony Island RPA:

- residential;

- institutional;
- commercial;
- warehouse, distribution and industrial;
- vacant land; and
- public and rail right-of-way.

The predominant land use throughout the 71st & Stony Island RPA is general commercial. Many of the commercial structures were built in the early 1900s through the 1940s. After the 1940s, scattered commercial development occurred, most typically in the form of auto-oriented uses, including fast food restaurants and gas stations.

Interspersed with these general commercial districts, in very defined locations, are areas of light industrial, warehousing, and distribution facilities. This mixed land use pattern is most prominent along South Chicago Boulevard, east of Stony Island Avenue. Most of the structures within this mixed-use district were built in the 1930s through the 1950s and are unremarkable in appearance; they are typically designed for functional use only.

Residential areas are found immediately off of the main arterial roads, which also are the primary commercial corridors within the 71st & Stony Island RPA. These residential districts are typically made up of brick single-family bungalows and large multi-family apartment buildings. In some areas, the residential districts come up to the commercial streets, particularly along 79th Street and the east end of 71st Street.

Scattered along the main arterial roads are institutional uses, including Jackson Park Hospital on Stony Island Avenue, and various government and social service providers along 71st Street. In addition, vacant land is found in isolated parts of the 71st & Stony Island RPA, most typically west of Avalon Avenue alongside the Illinois Central Railroad (ICR) right-of-way.

Public and private right-of-way are found intersecting the 71st & Stony Island RPA, particularly on the south-end, where the Skyway and Conrail right-of-way are found. In addition, the ICR right-of-way defines the western boundary of the RPA.

Map 4 details the existing land use patterns within the 71st & Stony Island RPA. Future Land Use

The future land use of the 71st & Stony Island RPA reflects the focus of the Redevelopment Plan,

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which is to revitalize the 71st & Stony Island RPA as a primary commercial district within the South Shore and Avalon Park communities. Therefore, along Stony Island Avenue and 71st Street, the primary land use will be commercial.

Complementary land uses also will be preserved, and better defined in some instances, throughout the 71st & Stony Island RPA. Existing institutional uses will be preserved in their current location. Mixed-use districts will be found along South Chicago Boulevard, and will include light industrial, warehousing, and distribution facilities. Finally, residential development will be focused in areas that have traditionally been residential: south of 79th Street, north of 67th Street, and toward the east end of 71st Street.

The future land use patterns throughout the 71st & Stony Island RPA illustrate the completed redevelopment objectives of this Redevelopment Plan, and rationalize the relationship between land use patterns into well-defined and complementary districts. These future land uses are detailed on Map 5.

Redevelopment Needs of the 71st & Stony Island RPA

The land use, existing conditions, and future plans for the area suggest four redevelopment needs for the 71st & Stony Island RPA:

- demolition
- land assembly
- infrastructure and streetscape improvements
- rehabilitation resources

The Redevelopment Plan provides tools for the City to support the redevelopment of the 71st & Stony Island RPA as a primary commercial district supporting the residential populations within the South Shore and Avalon Park communities, as well as other improvements that serve the redevelopment interests of the local community and City.

Currently, the 71st & Stony Island RPA is characterized by many underutilized parcels, structural deterioration, and buildings that are no longer attractive for modern commercial uses. These area and building conditions are minimizing the value of commercial properties in the area, limiting local area employment opportunities and growth, and contributing to the lack of new investment within the 71st & Stony Island RPA.

The Redevelopment Plan is designed to take advantage of, and facilitate the maximum redevelopment potential of the 71st & Stony Island RPA by identifying redevelopment opportunity sites which can accommodate modern commercial users, provide funds to rehabilitate and retrofit older commercial structures for modern commercial uses, and implement urban design strategies that can better unite the entire area with common streetscape and urban design themes.

The public improvements outlined in the Redevelopment Plan will create a more conducive private investment environment which will lead to the revitalization of the 71st Street and Stony Island

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Avenue commercial corridors. An integrated implementation strategy has been developed to address these needs and facilitate the sustainable redevelopment of the 71st & Stony Island RPA. To support these specific projects and encourage future investment in the 71st & Stony Island RPA, public resources including tax increment financing, may be used to repair and modernize RPA infrastructure and make other improvements, create an identity for the community, prepare sites for redevelopment, and support building rehabilitation. Land assembly activity may occur to consolidate vacant or blighted sites for future private sector redevelopment activities and/or to assist private developers with acquisition.

Ultimately, the goals, objectives and strategies are designed to reposition Stony Island Avenue as a major modern commercial district, servicing both the South Shore and Avalon Park communities, as well as servicing a wider consumer market on the south side of the City. In addition, the Redevelopment Plan is designed to implement the recommendations of the 71st Street Commercial Corridor Master Plan and reestablish 71st Street as a major pedestrian-oriented commercial district.

Goals, Objectives and Strategies

Goals, objectives and strategies designed to address the needs of the community form the overall framework of the Redevelopment Plan for the use of anticipated tax increment funds generated by , the 71st & Stony Island RPA.

Goal, The overall goal of the Redevelopment Plan is to provide the direction and mechanisms necessary for the commercial, retail and, to a limited extent, residential redevelopment of the 71st & Stony Island RPA in a manner that complements and enhances redevelopment opportunities in the surrounding commercial districts and residential neighborhoods. This goal is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment.

Objectives. Ten broad objectives support the overall goal of area-wide revitalization of the 71st & Stony Island RPA and the surrounding South Shore and Avalon Park neighborhoods. These include:

- Reduce or eliminate conditions that qualify the 71st & Stony Island RPA as a conservation area.
- Facilitate assembly, preparation, and marketing of improved and vacant sites for large-scale commercial, retail, and limited residential redevelopment, as well as supporting off-street parking areas.
- Facilitate the implementation of the recommendations in the 71st Street Commercial Corridor Master Plan (dated May 7, 1997) to support a wide range of area-wide physical improvements and area-wide marketing initiatives.
- Eliminate blighting influences and remediate environmental problems to provide additional land for commercial development and/or residential redevelopment, as appropriate.

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- Replace or repair infrastructure, where needed, including sidewalks, streets, curbs, gutters, and underground water and sanitary systems to facilitate the construction of new commercial, institutional and residential properties within the 71st & Stony Island RPA.

Rehabilitate and upgrade existing structures in accordance with land uses in the 71st & Stony Island RPA to support the retention of population and commercial, public and institutional employment within the neighborhood, and create the opportunity for the addition of new commercial, public and institutional employers.

- Facilitate the enhancement or improvement of area mass transit facilities.
- Increase the value of taxable parcels within the 71st & Stony Island RPA.
- Establish job readiness and job training programs to provide residents within and surrounding the 71st & Stony Island RPA with the skills necessary to secure jobs in the 71st & Stony Island RPA and in adjacent RPAs. Secure commitments from employers within the 71st & Stony Island RPA and adjacent RPAs to interview graduates of the 71st & Stony Island RPA's job readiness and training programs.
- Provide opportunities for women and minority businesses to share in the redevelopment of the 71st & Stony Island RPA.

Strategies. Objectives will be implemented through five specific and integrated strategies. These include:

Implement Public Improvements. A series of public improvements throughout the 71st & Stony Island RPA may be designed and implemented to help define and create an identity for the area, as well as to prepare sites in the 71st & Stony Island RPA for anticipated private investment.

Develop Opportunity Sites. The redevelopment of key opportunity sites within the 71st & Stony Island RPA is expected to stimulate both physical and economic private investment and enhance the RPA and its surrounding area. Because of their size, location and prominence, these improvements and projects are anticipated to have a positive impact on other properties beyond the individual project sites and the 71st & Stony Island RPA.

Encourage Private Sector Activities. Through active marketing of prepared sites and public-private partnerships, the City may provide financial and other assistance to encourage the private sector to undertake redevelopment and rehabilitation projects, and other improvements that are consistent with the goals of the community as collected from community stakeholders and leaders in creating this Redevelopment Plan, and through the community process related to the creation of the 71st Street Commercial Corridor Master Plan.

Facilitate Property Assembly, Demolition, and Site Preparation. Vacant and improved

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sites throughout the 71" & Stony Island RPA may be acquired and assembled (if necessary) to attract future private investment and development. The consolidated ownership of these sites will make them easier to market to potential community developers and will streamline the redevelopment process. In addition, assistance may be provided to private developers seeking to acquire land and assemble sites in order to undertake projects supportive of this Redevelopment Plan. To meet the goals, policies or objectives of this Redevelopment Plan, the City may acquire and assemble property throughout the RPA. Land assemblage by the City may be done by purchase, exchange, donation, lease, or eminent domain and may for the purposes of (a) sale, lease, or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. In connection with the City exercising its powers to acquire real property, including the exercise of the power of eminent domain, under the Act in implementing this Redevelopment Plan, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City.

Map 6 identifies the boundaries and specific acquisition sites within the 71" Street Commercial Corridor Redevelopment Area established on January 14, 1997. The 71st Street Commercial Corridor Redevelopment Area Plan established City authority to acquire and assemble property. Such acquisition and assembly is consistent with the Redevelopment Plan. Nothing in this Redevelopment Plan shall be deemed to limit or adversely affect the authority of the City under the 71" Street Commercial Corridor Redevelopment Area Plan to acquire and assemble property. Accordingly, incremental property taxes from the 71st & Stony Island RPA may be used to fund the acquisition and assembly of property by the City under the authority of the 71" Street Commercial Corridor Redevelopment Area Plan within the 71st & Stony Island RPA.

Facilitate/Support New Development. In order to facilitate private market interest, the City may enter into agreements within the limits of the Act to facilitate and support redevelopment projects that complement and comport with the goals, objectives and strategies of this Redevelopment Plan.

Redevelopment Plan Elements

There are three general categories of activities that may be supported by tax increment funds under the provisions of the Act:

Development/Redevelopment/Rehabilitation Activities, including: Site Assembly, Demolition
and Site Preparation Interest Subsidies Rehabilitation Costs Relocation Costs
Environmental Remediation

- Public Improvements, including.

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Provision or Rehabilitation of Public Improvements and Taxing District Facilities Capital Costs

- Administrative Support and Financing, including:
Job Training and Related Educational Programs Analysis,
Administration, Studies, Legal, et. al. Financing Costs

The City may enter into redevelopment agreements with public or private entities for the furtherance of these activities. A number of key types of projects, activities and improvements were identified for the 71st & Stony Island RPA and are described below. These activities are those which could be undertaken as resources become available. As community needs and market conditions change, it is likely that additional projects may be suggested throughout the life of the 71st & Stony Island RPA. To the extent that these projects are consistent with the goals of this Redevelopment Plan and the related costs are eligible under the Act, these projects may be considered for funding.

Site Assembly, Demolition, and Preparation. Several parcels of land may be acquired for the purposes of land assembly for future redevelopment. Site preparation may include demolition of existing improvements and environmental remediation, where appropriate. In connection with the City exercising its powers to acquire real property in implementing the Redevelopment Plan, including the power of eminent domain under the Act, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City. Business or households legally occupying properties that are acquired by the City may be provided with relocation advisory and/or financial assistance as determined by the City.

Marketing. In conjunction with site assembly activities, the City may market sites to commercial and retail developers, including available site signage, direct mailings, audio/visual marketing materials, and site brochures.

Public Improvements. Public improvements within the 71st & Stony Island RPA along all arterial and collector streets, and railroad and public right-of-way overpasses may be undertaken to facilitate redevelopment activities, including but not limited to, the following:

- Street, alley and sidewalk resurfacing;
- Street lighting;
- Traffic signalization;
- Reconstruction of street curbs and gutters;
- Underground water and sanitary systems;

- Streetscaping; and
- Open space

These public improvements should be designed to enhance the area for private commercial and retail investment. The public improvements will also be designed to give a marketable

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identity to the 71st & Stony Island RPA as a primary retail destination within the Avalon Park and South Shore communities.

Environmental Remediation of Redevelopment Sites. Many of the vacant sites within the 71 st & Stony Island RPA at one time accommodated either commercial or residential structures, and the possibility exists that these parcels may contain hazardous building materials that were left on-site which must be removed prior to any new construction.

Commercial, Residential and Institutional Rehabilitation. Existing commercial properties may be targeted for rehabilitation to improve their market competitiveness, stabilize the commercial districts within the 71st & Stony Island RPA, and provide opportunities for commercial and retail job retention and attraction. Residential properties may also benefit from TIF assistance to repair structural and/or mechanical elements. Similarly, community institutional resources also may be eligible to receive TIF assistance to improve their facilities to better serve the surrounding communities.

These activities are representative of the types of projects contemplated to be undertaken during the life of the 71st & Stony Island RPA. Market forces are critical to the completion of these projects. Phasing of projects will depend on the interests and resources of both public and private sector parties. Not all projects will necessarily be undertaken. Further, additional projects may be identified throughout the life of the 71st & Stony Island RPA. To the extent that these projects meet the goals of this Redevelopment Plan and the requirements of the Act and budget outlined in the next section, these projects may be considered for tax increment funding.

Residential developers who use TIF resources pursuant to this Redevelopment Plan for the development of market rate housing must set aside 20% of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means that affordable for-sale housing 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.

5. Financial Plan

Eligible Costs

The Act outlines several categories of expenditures that can be funded using tax increment revenues. These expenditures, referred to as eligible redevelopment project costs, include all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this plan pursuant to the Act. Such costs may include, without limitation, the following:

1. Costs of studies, surveys, development of plans and specifications, implementation and administration of the Redevelopment Plan, including but not limited to, staff and professional service costs for architectural, engineering, development advisors, development managers, legal, marketing, financial, planning or other services, related hard and soft costs, and other related expenses; provided however, that no such charges may be based on a percentage of the tax increment collected;
2. Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, and clearing and grading of land;
3. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings or fixtures;
4. Costs of the construction of public works or improvements;
5. Costs of job training and retraining projects;
6. Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
7. All or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the Redevelopment Plan and project, to the extent the municipality by written agreement accepts and approves such costs;
8. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;
9. Payment in lieu of taxes;
10. Costs of job training, 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

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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 redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and taxing district(s), 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 the community college district of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-41.1 of the Public and Community College Act as cited in the Act and by the school districts of cost pursuant to Section 10-22.20a and 10-23.3a of the School Code as cited in the Act.

11. Interest costs incurred by a developer or other user related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - a. Such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 - b. Such payments in any one year may not exceed thirty percent (30%) of the annual interest costs incurred by the developer/user with regard to the development project during that year;
 - c. If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph (11) then the amount so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; and
 - d. The total of such interest payments paid pursuant to the Act may not exceed thirty percent (30%) of the total of (i) cost paid or incurred by the developer/user for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act.
12. Unless explicitly stated in the Act, the cost of construction of new privately owned buildings shall not be an eligible redevelopment project cost.

Estimated Redevelopment Project Costs

The estimated costs of this Redevelopment Plan are shown in Table 2. The total cost provides an upper limit on expenditures (exclusive of capitalized interest, issuance costs, interest, and other financing costs). Within this limit, adjustments may be made in line items without amendment to this Redevelopment Plan. Additional funding in the form of State and Federal grants, private developers contributions and other outside sources may be pursued by the City as a means of financing improvements and facilities which are of benefit to the general community.

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TABLE 2: ESTIMATED TIF ELIGIBLE COSTS

Project/Improvements	Estimated Project Costs*
Professional Services	52,500,000

Property Assembly: land assembly, demolition, site preparation	\$7,000,000
Rehabilitation Costs: public or private buildings and fixtures	\$7,050,000
Public Works or Improvements (1)	\$14,000,000
Relocation	\$3,250,000
Job Training	\$500,000
Interest Costs	\$5,700,000
TOTAL REDEVELOPMENT COSTS	\$40,000,000 (2) (3)

*Exclusive of capitalized interest, issuance costs and other financing costs

1) This category may also include reimbursing capital costs of taxing districts impacted by the redevelopment of the 71st and Stony Island RPA. As permitted by the Act, the City may pay or reimburse all, or a portion, of a taxing district's capital costs resulting from the redevelopment project pursuant to a written agreement by the City accepting and approving such costs.

2) In addition to the above stated costs, each issue of bonds issued to finance a phase of the project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations. Adjustments to the estimated line item costs above are expected and may be made by the City without amendment to the Redevelopment Plan. Each individual project cost will be reevaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a limit on the described expenditures. Adjustments may be made in line items within the total, either increasing or decreasing line item costs as a result of changed redevelopment costs and needs.

3) The total estimated Redevelopment Project Costs do not include private redevelopment costs or costs financed from non-TIF public resources. Total Redevelopment Project Costs are inclusive of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated only by a right-of-way, that are permitted under the Act to be paid from incremental property taxes generated in the 71st & Stony Island RPA, but do not include project costs incurred in the 71st & Stony Island RPA which are paid from incremental property taxes generated in contiguous redevelopment project areas or those separated only by public right-of-way.

Phasing and Scheduling of the Redevelopment

The initiator of each project shall be required to submit a current schedule for implementation, which

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shall be revised as necessary. Where tax increment funds are used to pay eligible redevelopment project costs, to the extent funds are available for such purposes, expenditures by the City shall be coordinated to coincide on a reasonable basis with the actual redevelopment expenditures of the developer(s). The completion date for the Redevelopment Plan shall be no later than 23 years from the date of adoption by the ordinance approving the Redevelopment Plan, unless amended pursuant to the Act, as amended from time to time.

Sources of Funds to Pay Costs

Funds necessary to pay for redevelopment project costs and/or municipal obligations which have been issued or incurred to pay for such costs are to be derived principally from tax increment revenues and/or proceeds from municipal obligations which have as a revenue source tax increment revenue. To secure the issuance of these obligations, the City may permit the utilization of guarantees, deposits, reserves, and/or other forms of security made available by private

sector developers.

The tax increment revenue which will be used to fund tax increment obligations and eligible redevelopment project costs shall be the incremental real property tax revenues. Incremental real property tax revenue is attributable to the increase of the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the redevelopment project area over and above the certified initial equalized assessed value of each such property. Without the use of such incremental revenues, the redevelopment project area is not likely to redevelop.

Other sources of funds which may be used to pay for development costs and associated obligations issued or incurred include land disposition proceeds, state and federal grants, investment income, private investor and financial institution funds, and other sources of funds and revenues as the municipality from time to time may deem appropriate; these sources may include municipal sales tax revenues, municipal amusement taxes, or other sources.

The 71st & Stony Island RPA may, in the future, become contiguous to, or separated by a public right-of-way from, other redevelopment project areas created under the Act. The City may utilize net incremental property tax revenues received from the 71st & Stony Island RPA 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 71st & Stony Island RPA 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 71st and Stony Island RPA shall not at any time exceed the total Redevelopment Project Costs described in this Redevelopment Plan.

If necessary, the redevelopment plans for other contiguous redevelopment project areas that may be created under the Act may be amended and modified to add appropriate and parallel language to allow for sharing of revenues between such districts.

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Issuance of Obligations

To finance project costs, the City may issue general obligation bonds or obligations secured by the anticipated tax increment revenue generated within the 71st & Stony Island RPA, or the City may permit the utilization of guarantees, deposits or other forms of security made available by private sector developers to secure such obligations. In addition, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

All obligations issued by the City pursuant to this Redevelopment Plan and the Act shall be retired within twenty-three (23) years from the adoption of the ordinance approving the original 71st & Stony Island RPA. 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 of a series of obligations may be sold at one or more times in order to implement this Redevelopment Plan. The amounts payable in any year as principal and interest on all obligations issued by the City shall not exceed the amounts available, or projected to be available, from tax increment revenues and from such bond sinking funds, or other sources of funds (including ad valorem taxes) as may be provided by ordinance. Obligations may be of parity or senior/junior lien nature. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory, sinking fund, or optional redemptions.

In addition to paying redevelopment project costs, tax increment revenues may be used for the scheduled and/or early

retirement of obligations, and for reserves, bond sinking funds and redevelopment project costs. To the extent that real property tax increment is not required for such purposes, revenues shall be declared surplus and become available for distribution annually to area taxing districts in the manner provided by the Act.

Most Recent Equalized Assessed Valuation of Properties in the Redevelopment Project Area

The purpose of identifying the most recent EAV of the 71st & Stony Island RPA 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 71st & Stony Island RPA. The 1996 EAV of all taxable parcels in the 71st & Stony Island RPA is approximately \$53,000,000. This total EAV amount, by PIN, is summarized in Appendix 2. The EAV is subject to verification by the Cook County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the 71st & Stony Island RPA will be calculated by the County. If the 1997 EAV shall become available prior to the date of adoption of the Redevelopment Plan by the City Council, the City may update the Redevelopment Plan by replacing the 1996 EAV with the 1997 EAV without further City Council action.

Anticipated Equalized Assessed Valuation

By 2021, the year when the TIF is terminated, the EAV for the 71st & Stony Island RPA will be approximately \$123,000,000. This estimate is based on several key assumptions, including: 1) an inflation factor of 3% per year on the EAV of all properties within the 71st & Stony Island RPA, with its cumulative impact occurring in each triennial reassessment year; 2) a 1996 equalization

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factor of 2.1517; and 3) a 1996 tax rate of 9.453% for the duration of the 71 st & Stony Island RPA.

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6. Required Findings and Tests

Lack of Growth and Private Investment

The City is required to evaluate whether or not the RPA has been subject to growth and private investment and must substantiate a finding of lack of such investment prior to establishing a tax increment financing district.

While some new investment has occurred in the 71st & Stony Island RPA between 1992 and 1996, this investment has been minimal in scope and is not part of any coordinated redevelopment strategy. Of the 1,270 PINs within the 71st & Stony Island RPA, only 28 have experienced significant value increases resulting from new construction, major rehabilitation, or some unusual circumstance between 1992 and 1996; this is 2.2% of all parcels within the 71st & Stony Island RPA.

Equalized assessed value (EAV) for the 1,242 PINs that have not experienced significant value increases rose at a compound annual growth rate of just 0.80% per year between 1992 and 1996 due solely to increases in the multiplier. Without the multiplier change, (assessed valuation) AV for these 1,242 parcels remained relatively flat between 1992 and 1996, increasing 0.06% per year over that period of time. This is lower than the city-wide increase in EAV between 1992 and 1996 of 2.42% with the multiplier adjustment, and 1.67%, without the multiplier.

An examination of building permit data revealed that between January 1993 and February 1998, 176 property addresses were subject to repairs, modifications or new construction. This new investment totaled \$7,186,968.00 over this period of time. While this represents "new investment," the data are misleading. Specifically, \$555,500.00 of these repairs, modifications or new construction involved publicly owned facilities; \$249,514.00 was for demolition of structures; and \$ 1,659,070.00 was for interior and/or exterior repairs to existing structures, many of which had been damaged by fire. In addition, 45 of these property addresses had previously been cited for building code violations.

The impact on surrounding properties of the property investment on the 28 PINs with significant value increases and the addresses on which building permits were issued has been minimal. These new investments and existing property improvements have not stimulated widespread new private investment in the 71st & Stony Island RPA.

Finding: The Redevelopment Project Area (71st & Stony Island RPA) on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.

But for....

The City is required to find that, but for the designation of the TIF district and the use of tax increment financing, it is unlikely that significant investment will occur in the 71st & Stony Island RPA.

Without the support of public resources, the redevelopment objectives of the 71st & Stony Island RPA would most likely not be realized. The scope of area-wide improvements and development

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assistance resources needed to reestablish the 71st & Stony Island RPA as a major and viable commercial district are expensive, and the private market, on its own, is not likely to absorb all of these costs. Public infrastructure improvements and resources are needed to leverage private investment and facilitate area-wide improvement. TIF will be used to fund infrastructure improvements, commercial improvements, land assembly, site preparation, and marketing programs directly in support of development projects and land uses. Accordingly, but for creation of the 71st & Stony Island RPA, these projects, which would contribute substantially to area-wide revitalization, are unlikely to occur without TIF designation for the 71st & Stony Island RPA.

Finding' But for the adoption of TIF, critical resources will be lacking that would otherwise support the redevelopment of the 71st & Stony Island RPA.

Conformance to the Plans of the City

The 71st & Stony Island RPA and Redevelopment Plan must conform to the comprehensive plan for the City, conform to the strategic economic development plans, or include land uses that have been approved by the Chicago Plan Commission.

The proposed land Chicago uses described in this Redevelopment Plan will be approved by the Chicago Plan Commission prior to its adoption by the City Council.

Dates of Completion

This redevelopment project shall be completed and all obligations retired by 2021. Financial Impact of

the Redevelopment Project

Without the adoption of this Redevelopment Plan and tax increment financing, the 71st & Stony Island RPA is not expected to be redeveloped by private enterprise. There is a genuine prospect that blighting conditions will continue to

exist and spread, and that the entire area will become a less attractive place to maintain and improve existing buildings and sites. The possibility of the continued erosion of the assessed value of property resulting from the lack of a concerted effort by the City to stimulate revitalization and redevelopment could lead to a reduction of real estate tax revenue to all taxing districts.

This document describes the comprehensive redevelopment program proposed to be undertaken by the City to create an environment in which private investment can reasonably occur. The redevelopment program will be staged with various developments taking place over a period of years. If a redevelopment project is successful, various new projects will be undertaken that will assist in alleviating blighting conditions, creating new jobs, and promoting rehabilitation and development in the 71st & Stony Island RPA.

This Redevelopment Plan is expected to have short- and long-term financial impacts on the affected taxing districts. During the period when tax increment financing is utilized, real estate tax increment revenues from the increases in EAV over and above the certified initial EAV established at the time

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of adoption of this document) may be used to pay eligible redevelopment project costs for the 71st & Stony Island RPA. At the time when the 71st & Stony Island RPA is no longer in place under the Act, the real estate tax revenues resulting from the redevelopment of the 71st & Stony Island RPA will be distributed to all taxing district levying taxes against property located in the 71st & Stony Island RPA. These revenues will then be available for use by the affected taxing districts.

Demand on Taxing District Services and Program to Address Financial and Service Impact

The following major taxing districts presently levy taxes on properties located within the 71st & Stony Island RPA and maintain the listed facilities within the boundaries of the 71st & Stony Island RPA, or within close proximity (three or four blocks) to the 71st & Stony Island RPA boundaries:

City of Chicago

Chicago Board of Education

- Avalon Park Warren Branch (8045 S. Kenwood Avenue)
- Bryn Mawr (7355 S. Jeffery Boulevard)
- Alexander Dumas (6650 S. Ellis Avenue) Enrico Fermi (1415 E. 70th Street)
- James Madison (7433 S. Dorchester Avenue)
- Horace Mann (8050 S. Chappel Avenue) Isabelle O'Keefe (6940 S. Merrill Avenue) Parkside (6938 S. East End Avenue)
- Paul Revere (1010 E. 72nd Street)
- South Shore High School (7529 S. Constance Avenue)
- James Wadsworth (6420 S. University Avenue) Chicago School Finance

Authority

Chicago Park District

Nash Community Center (1833 E. 71st Street)

South Shore Cultural Center (7059 S. South Shore Drive)

467 Park (8050 S. Chappel Avenue)

Adams Park (7535-59 S. Dobson Avenue)

- Grand Crossing Park (7655 S. Ingleside Avenue)
 - Rosenblum Park (7547 S. Euclid Avenue) 434 Playlot (7687-99 S. Chicago Avenue) Chestnut Playlot (7409 S. Dante Avenue) De Bow Playlot (1126 E. 80th Street)
 - Dobson Playlot (7521-31 Dobson Avenue) Hasan Playlot (6851 -59 S. Oglesby Avenue) Redbud Playlot (8213-17 Euclid Avenue)
 - Woodlawn Playlot (7420 S. Woodlawn Avenue) Hodes Playground (1601-11 E. 73rd Street) Woodhull Playground (7340 S. East End Avenue)
- Chicago Community College District 508
Metropolitan Water Reclamation District of Greater Chicago

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County of Cook
Cook County Forest Preserve District

Map 7 illustrates the locations of facilities operated by the above listed taxing districts within close proximity to the 71st & Stony Island RPA.

The Redevelopment Plan involves demolition and site preparation, construction of new commercial and residential buildings, improvement/rehabilitation of existing buildings, provision of new and/or improved public facilities and infrastructure, and may involve the acquisition of vacant land and existing buildings and underutilized parcels and buildings, and other activities as outlined in this document. Both commercial and residential uses will be developed. Redevelopment activity may cause increased demand for services from one or more of the above listed taxing districts. The estimated nature of these increased demands for services on these taxing districts, and the activities to address increased demand are described below.

City of Chicago. Replacement of vacant and under-utilized buildings and sites with active and more intensive uses may result in additional demands on services and facilities provided by the districts. Additional costs to the City for police, fire, library circulation, and recycling and sanitation services arising from residential and non-residential development may occur. However, it is expected that any increase in demand for the City services and programs associated with the 71st & Stony Island RPA can adequately be handled by City police, fire protection, sanitary collection and recycling services and programs maintained and operated by the City. Therefore, no special programs are proposed for the City. In addition, to the extent that the revitalization efforts result in reduced crime and physical improvements which reduce the risk of fire, the Redevelopment Plan may actually result in some cost savings.

Chicago Board of Education and Associated Agencies. It is likely that some families who purchase "for sale" housing or rent new apartments in the 71st & Stony Island RPA will send their children to public schools, putting increased demand on area school districts. However, it is unlikely that the scope of new residential construction would exhaust existing capacity. Many of the new home owners or renters may come from the immediate neighborhood and some of these families may send their children to private schools. In addition, data provided by Giacomo E. Mancuso, Manager of planning & educational programming at the Chicago Public Schools, revealed that the public schools that serve the South Shore and Avalon Park communities operate at less than 57% of designed capacity and are able to absorb more students. Nonetheless, the City intends to monitor development in the 71st & Stony Island RPA and, with the cooperation of the Board of Education, will attempt to ensure that any increased demands for the services and capital improvements provided by the Board of Education are addressed in connection with each new residential project.

Chicago Park District. The replacement of vacant and underutilized properties with residential and non-residential development may result in an increase in population within the 71st & Stony Island RPA, which may result in additional

demand for services from the district and may create the need for more recreational facilities and open space operated by the district. It is expected that the households that may be added to the 71st & Stony Island RPA may generate additional demand for recreational services and programs and may create the need for additional open spaces and

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71" & Stony Island Redevelopment Project Area

recreational facilities operated by the Chicago Park District. The City intends to monitor development in the 71st & Stony Island RPA and, with the cooperation of the Chicago Park District, will attempt to ensure that any increased demands for the services and capital improvements provided by the Chicago Park District are addressed in connection with any particular residential development.

Community College District #508. It is expected that any increase in demand for services from Community College District 508 can be adequately handled by the district's existing service capacity, programs and facilities. Therefore, at this time no special programs are proposed for this taxing district. Should demand increase, the City will work with the affected district to determine what, if any, program is necessary to provide adequate services.

Metropolitan Water Reclamation District. It is expected that any increase in demand for treatment of sanitary and storm sewage associated with the 71st & Stony Island RPA can be adequately handled by existing treatment facilities maintained and operated by the Metropolitan Water Reclamation District of Greater Chicago. Therefore, no special program is proposed for the Metropolitan Water Reclamation District of Greater Chicago.

County of Cook. It is expected that any increase in demand for Cook County and the Cook County Forest Preserve District can be adequately handled by services and programs maintained and operated by these taxing districts. Therefore, at this time, no special programs are proposed for these taxing districts. Should demand increase, the City will work with the affected taxing districts to determine what, if any, program is necessary to provide adequate services.

Given the preliminary nature of the Redevelopment Plan, specific fiscal impacts on the taxing districts and increases in demand for services provided by those districts cannot accurately be assessed within the scope of this plan.

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7. Provisions for Amending Plan

This Redevelopment Plan and Project document may be amended pursuant to the provisions of the Act.

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8. 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 Redevelopment Plan.

- A. The assurance of equal opportunity in all personnel and employment actions with respect to this Redevelopment Plan and project, including, but not limited to, hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, terminations, etc. without regard to race, color, religion, sex, age, handicapped status, national origin, sexual preference, creed, or ancestry.
- B. Redeveloper will meet City standards for participation of Minority Business Enterprise and Women Business Enterprise businesses as required in redevelopment agreements.
- C. The commitment to affirmative action and non-discrimination 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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71ST AND STONY ISLAND TIF AREA DESCRIPTION

THAT PART OF THE WEST HALF OF SECTION 19 AND THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 15 EAST AND THAT PART OF SECTIONS 23, 24, 25, 26, THE NORTH HALF OF SECTION 35 AND THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEAST RIGHT OF WAY LINE OF ANTHONY AVENUE AND THE EAST RIGHT OF WAY LINE OF STONY ISLAND AVENUE: THENCE NORTHWEST ALONG SAID NORTHEAST RIGHT OF WAY LINE TO THE INTERSECTION OF SAID WEST RIGHT OF WAY LINE OF STONY ISLAND AVENUE WITH THE EAST EXTENSION OF THE NORTH RIGHT OF WAY LINE OF 80TH STREET; THENCE WEST ALONG SAID EXTENSION TO THE SOUTHWEST RIGHT OF WAY LINE OF SAID ANTHONY AVENUE; THENCE NORTHWEST ALONG SAID SOUTHWEST RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF BLACKSTONE AVENUE; THENCE WEST, NORMAL FROM SAID EAST RIGHT OF WAY LINE TO THE WEST RIGHT OF WAY LINE OF SAID BLACKSTONE AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE SOUTH LINE OF LOT 1 IN BLOCK 4 OF CHARLES L. HUTCHINSON'S SUBDIVISION OF PART OF SAID SECTION 35; THENCE WEST ALONG SAID SOUTH LOT LINE TO THE EAST LINE OF A PUBLIC ALLEY IN SAID BLOCK; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE EAST EXTENSION OF THE SOUTH LINE OF LOT 44 IN SAID BLOCK 4; THENCE WEST ALONG SAID EXTENSION AND SAID SOUTH LINE TO THE EAST RIGHT OF WAY LINE OF DANTE AVENUE; THENCE WEST TO THE SOUTHEAST CORNER OF LOT 4 IN BLOCK 5 OF SAID SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT TO THE EAST LINE OF A PUBLIC ALLEY IN SAID BLOCK; THENCE WEST TO THE SOUTHEAST CORNER OF LOT 45 IN SAID BLOCK; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT AND ITS WEST EXTENSION TO THE WEST RIGHT OF WAY LINE OF DORCHESTER AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE SOUTH LINE OF THE NORTH 24.36 FEET OF LOT 1 IN BLOCK 104 OF CORNELL SUBDIVISION OF PART OF SAID SECTIONS 26 AND 35; THENCE WEST ALONG SAID SOUTH LINE TO THE EAST LINE OF A PUBLIC ALLEY IN SAID BLOCK; THENCE WEST TO THE SOUTHEAST CORNER OF THE NORTH 25.3 FEET OF LOT 46 IN SAID BLOCK; THENCE WEST ALONG THE SOUTH LINE OF SAID 25.3 FEET OF SAID LOT TO THE EAST RIGHT OF WAY LINE OF KENWOOD AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE EAST EXTENSION OF THE SOUTH LINE OF LOT 1 IN ODOLPH A. JOHNSON'S RESUBDIVISION OF PART OF SAID CORNELL SUBDIVISION; THENCE WEST ALONG SAID EXTENSION AND SAID SOUTH LINE TO THE EAST

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LINE OF A PUBLIC ALLEY IN SAID SUBDIVISION; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE EAST EXTENSION OF THE SOUTH LINE OF THE NORTH 12.50 FEET OF LOT 42 IN BLOCK 105 OF SAID CORNELL SUBDIVISION; THENCE WEST ALONG SAID EXTENSION, SAID SOUTH LINE, AND ITS WESTERLY EXTENSION TO THE WEST RIGHT OF WAY LINE OF KIMBARK AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE SOUTH RIGHT OF WAY LINE OF 79TH STREET; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE EAST LINE OF A PUBLIC ALLEY IN BLOCK 106 OF SAID CORNELL SUBDIVISION; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE EAST EXTENSION OF THE SOUTH LINE OF THE NORTH 6.00 FEET OF LOT 44 IN SAID BLOCK 106; THENCE WEST ALONG SAID EXTENSION AND SAID SOUTH LINE TO THE EAST RIGHT OF WAY LINE OF AVALON AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE EAST EXTENSION OF THE SOUTH LINE OF LOT 3 IN BLOCK 107 OF SAID CORNELL SUBDIVISION; THENCE

WEST ALONG SAID EXTENSION, SAID SOUTH LINE AND ITS WEST EXTENSION TO THE WEST LINE OF A PUBLIC ALLEY IN SAID BLOCK; THENCE NORTH ALONG SAID WEST ALLEY LINE TO THE SOUTH LINE OF LOT 45 IN SAID BLOCK; THENCE WEST ALONG SAID SOUTH LINE TO THE EAST RIGHT OF WAY LINE OF WOODLAWN AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE EAST EXTENSION OF THE SOUTH LINE OF LOT 5 IN THE RESUBDIVISION OF BLOCK 108 OF SAID CORNELL SUBDIVISION; THENCE WEST ALONG SAID EXTENSION AND SAID SOUTH LINE TO THE EAST LINE OF A PUBLIC ALLEY IN SAID RESUBDIVISION; THENCE SOUTH ALONG SAID EAST ALLEY LINE AND ITS SOUTH EXTENSION TO THE SOUTH RIGHT OF WAY LINE OF 79TH PLACE; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE TO THE SOUTH RIGHT OF WAY LINE OF SAID 79TH STREET; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE SOUTH EXTENSION OF THE EAST RIGHT OF WAY LINE OF SAID ILLINOIS CENTRAL RAILROAD AS PLATTED NORTH OF SAID 79TH STREET; THENCE NORTH ALONG SAID EXTENSION AND SAID EAST RIGHT OF WAY LINE TO THE SOUTH RIGHT OF WAY LINE OF 76TH STREET; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF SAID ILLINOIS CENTRAL RAILROAD AS PLATTED NORTH OF SAID 76TH STREET; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF SAID 76TH STREET; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE SOUTHWEST RIGHT OF WAY LINE OF THE PENNSYLVANIA RAILROAD, THENCE SOUTHEAST ALONG SAID SOUTHWEST RIGHT OF WAY LINE TO SAID SOUTH RIGHT OF WAY LINE OF SAID 76TH STREET; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE NORTHEAST RIGHT OF WAY LINE OF SAID ANTHONY AVENUE; THENCE

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SOUTHEAST ALONG SAID RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF SAID AVALON AVENUE; THENCE SOUTH ALONG SAID RIGHT OF WAY LINE TO THE EAST EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF 77TH STREET; THENCE WEST ALONG SAID EXTENSION AND SAID SOUTH RIGHT OF WAY LINE TO THE EAST LINE OF A PUBLIC ALLEY IN BLOCK 78 OF SAID CORNELL SUBDIVISION; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE NORTH LINE OF LOT 12 IN SAID BLOCK; THENCE EAST ALONG SAID NORTH LINE AND ITS EAST EXTENSION TO THE EAST RIGHT OF WAY LINE OF AVALON AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE EAST EXTENSION OF THE SOUTH LINE OF LOT 2 IN BLOCK 95 OF SAID CORNELL SUBDIVISION; THENCE WEST ALONG SAID EXTENSION AND SAID SOUTH LINE TO THE EAST LINE OF A PUBLIC ALLEY IN SAID BLOCK; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE EAST EXTENSION OF THE NORTH LINE OF LOT 43 IN SAID BLOCK 95; THENCE WEST ALONG SAID EXTENSION AND SAID NORTH LINE TO THE EAST RIGHT OF WAY LINE OF WOODLAWN AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH LINE OF LOT 24 IN SAID BLOCK 95; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF A PUBLIC ALLEY IN SAID BLOCK 95; THENCE NORTH ALONG SAID WEST ALLEY LINE TO THE WEST EXTENSION OF THE NORTH LINE OF LOT 20 IN SAID BLOCK 95; THENCE EAST ALONG SAID EXTENSION AND SAID NORTH LINE TO THE WEST RIGHT OF WAY LINE OF AVALON AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE WEST EXTENSION OF THE NORTH LINE OF LOT 29 IN BLOCK 96 OF SAID CORNELL SUBDIVISION; THENCE EAST ALONG SAID EXTENSION AND SAID NORTH LINE TO THE EAST LINE OF A PUBLIC ALLEY IN SAID BLOCK; THENCE SOUTH ALONG SAID EAST ALLEY

LINE TO THE NORTH LINE OF THE SOUTH 6.00 FEET OF LOT 19 IN SAID BLOCK; THENCE EAST ALONG SAID NORTH LINE TO THE WEST RIGHT OF WAY LINE OF KIMBARK AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE WEST EXTENSION OF THE NORTH LINE OF A PUBLIC ALLEY IN BLOCK 97 OF SAID SUBDIVISION; THENCE EAST ALONG SAID EXTENSION AND SAID PUBLIC ALLEY LINE TO THE WEST RIGHT OF WAY LINE OF KENWOOD AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF 78TH STREET; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE NORTHWEST RIGHT OF WAY LINE OF DANTE AVENUE; THENCE NORTHEAST ALONG SAID NORTHWEST RIGHT OF WAY LINE AND ITS NORTHEAST EXTENSION TO THE NORTHEAST RIGHT OF WAY LINE OF SAID PENNSYLVANIA RAILROAD; THENCE NORTHWEST ALONG SAID NORTHEAST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF SAID 76TH STREET; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE SOUTHWEST RIGHT OF WAY LINE OF SOUTH CHICAGO AVENUE; THENCE NORTHWEST ALONG SAID SOUTHWEST RIGHT OF

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WAY LINE TO THE SOUTHWEST EXTENSION OF THE NORTHWEST RIGHT OF WAY LINE OF KIMBARK AVENUE; THENCE NORTHEAST ALONG SAID NORTHWEST RIGHT OF WAY LINE TO AN ANGLE; THENCE EAST TO THE EAST RIGHT OF WAY LINE OF SAID KIMBARK AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH LINE OF A PUBLIC ALLEY IN BLOCK 40 OF SAID CORNELL SUBDIVISION; THENCE EAST ALONG SAID NORTH ALLEY LINE AND ITS EAST EXTENSION TO THE EAST LINE OF A PUBLIC ALLEY IN SAID BLOCK; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE NORTH LINE OF A PUBLIC ALLEY IN SAID BLOCK; THENCE EAST ALONG SAID NORTH ALLEY LINE TO THE WEST RIGHT OF WAY LINE OF KENWOOD AVENUE; THENCE EAST TO THE INTERSECTION OF THE NORTH LINE OF A PUBLIC ALLEY IN BLOCK 39 OF SAID CORNELL SUBDIVISION WITH THE EAST RIGHT OF WAY LINE OF SAID KENWOOD AVENUE; THENCE EAST ALONG SAID NORTH ALLEY LINE AND ITS EAST EXTENSION TO THE EAST RIGHT OF WAY LINE OF DORCHESTER AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF 76TH STREET; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE WEST RIGHT OF WAY LINE OF BLACKSTONE AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF 75TH STREET; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE WEST LINE OF LOT 16 IN CARTON & JOHNSTON'S SUBDIVISION OF PART OF SAID SECTION 26; THENCE NORTH ALONG SAID WEST LINE AND ITS NORTH EXTENSION TO THE NORTH LINE OF A PUBLIC ALLEY IN SAID SUBDIVISION; THENCE EAST ALONG SAID NORTH ALLEY LINE TO THE WEST LINE OF A PUBLIC ALLEY IN SAID SUBDIVISION; THENCE NORTH ALONG SAID WEST ALLEY LINE TO THE SOUTH RIGHT OF WAY LINE OF 74TH PLACE; THENCE NORTH TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SAID 74TH PLACE WITH THE WEST LINE OF A PUBLIC ALLEY IN T.B. KEEFE'S SUBDIVISION OF PART OF SAID SECTION 26; THENCE NORTH ALONG SAID WEST PUBLIC ALLEY LINE TO THE SOUTH RIGHT OF WAY LINE OF 74TH STREET; THENCE NORTH TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SAID 74TH STREET WITH THE WEST LINE OF A PUBLIC ALLEY IN WENTWORTH'S SUBDIVISIONS OF PART OF SAID SECTION 26; THENCE NORTH ALONG SAID WEST ALLEY LINE TO THE SOUTH RIGHT OF WAY LINE OF 73RD PLACE; THENCE NORTH TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SAID 73RD PLACE WITH THE WEST LINE OF A PUBLIC ALLEY IN SLAWSON'S

SUBDIVISION OF PART OF SAID SECTION AND IN ROBERTSON'S RESUBDIVISION THEREOF; THENCE NORTH ALONG SAID WEST ALLEY LINE AND ITS NORTH EXTENSION TO THE NORTH RIGHT OF WAY LINE OF 73RD STREET; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE SOUTHWEST RIGHT OF WAY LINE OF THE BALTIMORE AND OHIO RAILROAD; THENCE NORTHWEST ALONG SAID SOUTHWEST RIGHT OF WAY LINE TO THE SOUTH LINE OF A PUBLIC

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ALLEY IN BLOCK 16 OF JOHN G. SHORTALL TRUSTEE'S SUBDIVISION; THENCE WEST ALONG SAID SOUTH ALLEY LINE AND ITS WEST EXTENSION TO THE WEST RIGHT OF WAY LINE OF BLACKSTONE AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF 72ND PLACE; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE WEST LINE OF A PUBLIC ALLEY IN BLOCKS 9, 8 AND 1 OF SAID TRUSTEE'S SUBDIVISION; THENCE NORTH ALONG SAID WEST ALLEY LINE THROUGH SAID BLOCKS 9, 8 AND 1 TO THE SOUTH LINE OF A PUBLIC ALLEY IN SAID BLOCK 1 AND BLOCK 2 OF SAID TRUSTEE'S SUBDIVISION; THENCE WEST ALONG SAID SOUTH ALLEY LINE THROUGH SAID BLOCKS 1 AND 2 AND ITS WEST EXTENSION TO THE WEST RIGHT OF WAY LINE OF DORCHESTER AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE SOUTH RIGHT OF WAY LINE OF 71 ST STREET; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE TO THE SOUTH RIGHT OF WAY LINE OF 67TH STREET; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE SOUTH EXTENSION OF THE WEST LINE OF A PUBLIC ALLEY ABUTTING LOTS 21 THROUGH 40 IN A SUBDIVISION OF BLOCKS 15 AND 16 OF WOODLAWN RIDGE SUBDIVISION OF PART OF SAID SECTION 23; THENCE NORTH ALONG SAID SOUTH EXTENSION AND SAID WEST ALLEY LINE TO THE SOUTH RIGHT OF WAY LINE OF 66TH STREET; THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE EAST LINE OF A PUBLIC ALLEY IN WHITE AND COLEMAN'S SUBDIVISION OF BLOCK 4 OF JUNIUS MULVEY'S SUBDIVISION OF PART OF SAID SECTION 23; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE SOUTH RIGHT OF WAY LINE OF 66TH PLACE; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE WEST LINE OF THE EAST 16.00 FEET OF LOT 9 IN WHITE AND COLEMAN'S SUBDIVISION OF LOTS 16 TO 25 OF BLOCK 1 OF SAID JUNIUS MULVEY'S SUBDIVISION; THENCE SOUTH ALONG SAID WEST LINE AND ITS SOUTH EXTENSION TO THE SOUTH LINE OF A PUBLIC ALLEY IN SAID SUBDIVISION; THENCE WEST ALONG SAID SOUTH ALLEY LINE TO THE WEST LINE OF LOT 11 IN A SUBDIVISION OF BLOCKS 1 AND 4 OF SAID JUNIUS MULVEY'S SUBDIVISION; THENCE SOUTH ALONG SAID WEST LINE TO THE NORTH RIGHT OF WAY LINE OF 67TH STREET; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE NORTH EXTENSION OF THE EAST RIGHT OF WAY LINE OF STONY ISLAND AVENUE AS PLATTED SOUTH OF SAID 67TH STREET; THENCE SOUTH ALONG SAID EXTENSION AND SAID EAST RIGHT OF WAY LINE TO THE SOUTH RIGHT OF WAY LINE OF 69TH STREET; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF STONY ISLAND AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH LINE OF BLOCK 3 OF HAMBLETON'S SUBDIVISION OF PART OF THE SUPERIOR COURT PARTITION OF PART

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OF SAID SECTION 24; THENCE EAST ALONG SAID NORTH LINE TO THE EAST LINE OF A PUBLIC ALLEY IN SAID BLOCK AND ALSO IN A. MATTESON'S SUBDIVISION OF PART OF SAID SECTION 24; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE NORTH RIGHT OF WAY LINE OF 70TH STREET; THENCE SOUTH TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF 70TH STREET WITH THE EAST LINE OF A PUBLIC ALLEY IN BLOCK 3 OF CRONKHITE, CLARKSON AND BOYD'S SUBDIVISION OF PART OF SAID SECTION 24; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE NORTH LINE OF LOT 9 IN SAID BLOCK; THENCE EAST ALONG SAID NORTH LINE TO THE WEST RIGHT OF WAY LINE OF CORNELL AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE WEST EXTENSION OF THE NORTH LINE OF LOT 18 IN BLOCK 2 OF SAID CRONKHITE, CLARKSON AND BOYD'S SUBDIVISION; THENCE EAST ALONG SAID EXTENSION AND SAID, NORTH LINE TO THE WEST LINE OF A PUBLIC ALLEY IN SAID BLOCK 2; THENCE NORTH ALONG SAID WEST ALLEY LINE TO THE SOUTH RIGHT OF WAY LINE OF 70TH STREET; THENCE NORTH TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF 70TH STREET WITH THE WEST LINE OF A PUBLIC ALLEY IN SAID A. MATTESON'S SUBDIVISION AND ALSO IN BLOCK 2 OF SAID HAMBLETON'S SUBDIVISION AND ALSO IN BLOCK 2 OF DICKEY AND BAKER'S SUBDIVISION OF PART OF SAID SECTION 24; THENCE NORTH ALONG SAID WEST ALLEY LINE AND ITS NORTH EXTENSION TO THE NORTH RIGHT OF WAY LINE OF 69TH STREET; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE NORTH EXTENSION OF THE EAST RIGHT OF WAY LINE OF EAST END AVENUE; THENCE SOUTH ALONG SAID EXTENSION AND SAID EAST RIGHT OF WAY LINE TO THE SOUTH LINE OF LOT 15 IN BLOCK 1 OF SAID CRONKHITE, CLARKSON AND BOYD'S SUBDIVISION; THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF A PUBLIC ALLEY IN SAID BLOCK 1; THENCE NORTH ALONG SAID WEST ALLEY LINE TO THE WEST EXTENSION OF THE NORTH LINE OF LOT 10 IN SAID BLOCK 1; THENCE EAST ALONG SAID EXTENSION AND SAID NORTH LINE TO THE WEST RIGHT OF WAY LINE OF CREGIER AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE WEST EXTENSION OF THE NORTH LINE OF LOTS 16 AND 9 IN BLOCK 13 OF JACKSON PARK HIGHLANDS SUBDIVISION OF PART OF SAID SECTION 24; THENCE EAST ALONG SAID EXTENSION, SAID NORTH LINE AND ITS EAST EXTENSION TO THE EAST RIGHT OF WAY LINE OF CONSTANCE AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO NORTH LINE OF THE SOUTH 28.00 FEET OF LOT 14 IN BLOCK 14 OF SAID JACKSON PARK HIGHLANDS; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF LOT 11 IN SAID BLOCK; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID LOT 11, THENCE EAST ALONG SAID SOUTH LINE TO THE WEST RIGHT OF WAY LINE OF BENNETT AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE WEST EXTENSION OF THE NORTH LINE OF

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THE SOUTH 42.00 FEET OF LOT 14 IN BLOCK 15 OF SAID JACKSON PARK HIGHLANDS; THENCE EAST ALONG SAID EXTENSION AND SAID NORTH LINE TO THE WEST LINE OF LOT 11 IN SAID BLOCK; THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF THE SOUTH 46.00 FEET OF SAID

LOT 11; THENCE EAST ALONG SAID NORTH LINE TO THE WEST RIGHT OF WAY LINE OF EUCLID AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE WEST EXTENSION OF THE NORTH LINE OF LOTS 14 AND 9 IN BLOCK 16 OF SAID JACKSON PARK HIGHLANDS; THENCE EAST ALONG SAID EXTENSION AND SAID NORTH LINE TO THE WEST RIGHT OF WAY LINE OF JEFFERY AVENUE; THENCE SOUTH ALONG SAID WEST RIGHT OF WAY LINE TO THE WEST EXTENSION OF THE NORTH LINE OF THE SOUTH 40.00 FEET OF LOT 9 IN BLOCK 1 OF COMMISSIONER'S PARTITION OF PART OF SAID SECTION 24; THENCE EAST ALONG SAID EXTENSION, SAID NORTH LINE AND ITS EAST EXTENSION TO THE EAST LINE OF A PUBLIC ALLEY IN SAID BLOCK 1; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE NORTH LINE OF THE SOUTH 0.25 FEET OF LOT 15 IN SAID BLOCK 1; THENCE EAST ALONG SAID NORTH LINE TO THE WEST RIGHT OF WAY LINE OF CHAPPEL AVENUE; THENCE EAST TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF CHAPPEL AVENUE WITH THE NORTH LINE OF THE SOUTH 45.00 FEET OF LOT 14 IN BLOCK 2 OF SAID COMMISSIONER'S PARTITION; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF A PUBLIC ALLEY IN SAID BLOCK 2; THENCE NORTH ALONG SAID WEST ALLEY LINE TO THE WEST EXTENSION OF THE NORTH LINE OF THE SOUTH 17.75 FEET OF LOT 9 IN SAID BLOCK 2; THENCE EAST ALONG SAID EXTENSION, SAID NORTH LINE AND ITS EAST EXTENSION TO THE EAST RIGHT OF WAY LINE OF CLYDE AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH LINE OF A PUBLIC ALLEY IN BLOCK 3 OF SAID COMMISSIONER'S PARTITION; THENCE EAST ALONG SAID NORTH ALLEY LINE TO THE WEST RIGHT OF WAY LINE OF MERRILL AVENUE; THENCE EAST TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF MERRILL AVENUE WITH THE SOUTH LINE OF LOT 10 IN E. L. SUMMER'S SUBDIVISION OF PART OF SAID COMMISSIONER'S PARTITION; THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF A PUBLIC ALLEY BETWEEN SAID SUMMER'S SUBDIVISION AND A RESUBDIVISION OF THE EAST HALF OF BLOCK 4 OF SAID COMMISSIONER'S PARTITION; THENCE NORTH ALONG SAID WEST ALLEY LINE TO THE WEST EXTENSION OF THE NORTH LINE OF THE SOUTH 26.00 FEET OF LOT 9 IN SAID RESUBDIVISION; THENCE EAST ALONG SAID EXTENSION, SAID NORTH LINE AND ITS EAST EXTENSION TO THE EAST RIGHT OF WAY LINE OF PAXTON AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH LINE OF A PUBLIC ALLEY IN BLOCK 6 OF A RESUBDIVISION OF PART OF SOUTH SHORE DIVISION NUMBER 5 OF PART OF SAID SECTION 24, THENCE EAST ALONG SAID NORTH ALLEY LINE TO THE WEST RIGHT OF WAY LINE OF

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CRANDON AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF 70TH PLACE; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE WEST RIGHT OF WAY LINE OF SOUTH SHORE DRIVE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO A CUL-DE-SAC AT THE INTERSECTION OF 67TH STREET; THENCE CLOCKWISE ALONG SAID CUL-DE-SAC TO THE WEST SHORE OF LAKE MICHIGAN; THENCE EASTERLY AND SOUTHERLY ALONG SAID WEST SHORE TO THE SOUTH RIGHT OF WAY LINE OF SOUTH SHORE DRIVE; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE NORTHEAST RIGHT OF WAY LINE OF EXCHANGE AVENUE; THENCE SOUTHEAST ALONG SAID NORTHEAST RIGHT OF WAY LINE TO THE EAST EXTENSION OF THE NORTH LINE OF THE SOUTH 40.00 FEET OF LOT 3 IN BLOCK 4 OF SOUTH SHORE SUBDIVISION OF PART OF SAID SECTION 30; THENCE WEST ALONG SAID EXTENSION AND SAID NORTH LINE TO THE EAST LINE OF THE WEST 75 FEET OF SAID LOT 3 AND

LOT 4; THENCE SOUTH ALONG SAID EAST LINE TO THE NORTH RIGHT OF WAY LINE OF 72ND STREET; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE NORTHWEST EXTENSION OF THE NORTHEAST RIGHT OF WAY LINE OF PHILLIPS AVENUE; THENCE SOUTHEAST ALONG SAID EXTENSION AND SAID NORTHEAST RIGHT OF WAY LINE TO THE EAST EXTENSION OF THE SOUTH LINE OF LOT 6 IN SAID BLOCK 4; THENCE WEST ALONG SAID EXTENSION, SAID SOUTH LINE AND ITS WEST EXTENSION TO THE WEST RIGHT OF WAY LINE OF YATES AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE SOUTHWEST RIGHT OF WAY LINE OF 71 ST STREET; THENCE NORTHWEST ALONG SAID SOUTHWEST RIGHT OF WAY LINE TO THE EAST EXTENSION OF THE NORTH LINE OF LOT 16 IN THE RESUBDIVISION OF LOTS 1 AND 2 IN BLOCK 1 OF STAVE AND KLEMM'S SUBDIVISION OF PART OF SAID SECTION 25; THENCE WEST ALONG SAID EXTENSION AND SAID NORTH LINE TO THE EAST RIGHT OF WAY LINE OF OGLESBY AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE EAST EXTENSION OF THE SOUTH LINE OF A PUBLIC ALLEY IN THE RESUBDIVISION OF LOTS 3, 4 AND 5 IN BLOCK 1 OF SAID STAVE AND KLEMM'S SUBDIVISION; THENCE WEST ALONG SAID EXTENSION, SAID SOUTH LINE AND ITS WEST EXTENSION TO THE WEST RIGHT OF WAY LINE OF CRANDON AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE SOUTH LINE OF THE NORTH 45.00 FEET OF LOT 2 IN BLOCK 1 OF COLUMBIA ADDITION TO SOUTH SHORE SUBDIVISION OF PART OF SAID SECTION 25; THENCE WEST ALONG SAID SOUTH LINE TO THE EAST LINE OF A PUBLIC ALLEY IN SAID BLOCK; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE EAST EXTENSION OF THE SOUTH LINE OF LOT 23 IN SAID BLOCK; THENCE WEST ALONG SAID EXTENSION AND SAID SOUTH LINE TO THE EAST RIGHT OF WAY LINE OF LUELLA AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE EAST EXTENSION OF THE SOUTH LINE

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Appendix 1

OF THE NORTH 20.00 FEET OF LOT 3 IN BLOCK 2 OF SAID COLUMBIA ADDITION; THENCE WEST ALONG SAID EXTENSION, SAID SOUTH LINE AND ITS WEST EXTENSION TO THE WEST LINE OF A PUBLIC ALLEY IN SAID BLOCK; THENCE NORTH ALONG SAID WEST ALLEY LINE TO THE SOUTH LINE OF LOT 23 IN SAID BLOCK 2; THENCE WEST ALONG SAID SOUTH LINE TO THE EAST RIGHT OF WAY LINE OF PAXTON AVENUE; THENCE WEST TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF PAXTON AVENUE WITH THE SOUTH LINE OF THE NORTH 97.00 FEET OF LOT 1 IN BLOCK 2 OF STAVE AND KLEMM'S SUBDIVISION; THENCE WEST ALONG SAID SOUTH LINE TO THE EAST LINE OF A PUBLIC ALLEY ABUTTING LOTS 6 THROUGH 10 IN ADOLPH LINDSTROM'S RESUBDIVISION OF PART OF SAID STAVE AND KLEMM'S SUBDIVISION; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE EAST EXTENSION OF THE SOUTH LINE OF THE NORTH 5.00 FEET OF LOT 9 IN SAID ADOLPH LINDSTROM'S RESUBDIVISION; THENCE WEST ALONG SAID EXTENSION, SAID SOUTH LINE AND ITS WEST EXTENSION TO THE WEST RIGHT OF WAY LINE OF MERRILL AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE SOUTH LINE OF LOT 1 IN SAID ADOLPH LINDSTROM'S RESUBDIVISION; THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF A PUBLIC ALLEY ABUTTING SAID RESUBDIVISION; THENCE SOUTH ALONG SAID WEST ALLEY LINE TO THE NORTH LINE OF LOTS 16 AND 17 IN BLOCK 2 OF SAID STAVE AND KLEMM'S SUBDIVISION; THENCE WEST ALONG SAID NORTH LINE TO THE EAST LINE OF THE WEST 124.33 FEET OF SAID LOT 16; THENCE SOUTH ALONG SAID EAST LINE AND ITS SOUTH EXTENSION TO THE SOUTH RIGHT OF WAY LINE OF 72ND STREET; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE WEST RIGHT OF WAY LINE OF JEFFERY AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE

TO THE SOUTH LINE OF A PUBLIC ALLEY ABUTTING FRANK'S RESUBDIVISION OF PART OF SAID SECTION 25; THENCE WEST ALONG SAID SOUTH ALLEY LINE TO THE EAST LINE OF BLOCK 1 OF SOUTH KENWOOD RESUBDIVISION OF PART OF SAID SECTION 25; THENCE NORTH ALONG SAID EAST LINE TO THE SOUTH LINE OF LOT 3 IN SAID BLOCK 1; THENCE WEST ALONG SAID SOUTH LINE AND ITS WEST EXTENSION TO THE WEST RIGHT OF WAY LINE OF EUCLID AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE SOUTH LINE OF LOT 2 IN BLOCK 1 OF SAID SOUTH KENWOOD RESUBDIVISION; THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID LOT; THENCE SOUTH ALONG SAID WEST LINE TO THE NORTH LINE OF THE SOUTH 72.00 FEET OF THE NORTH 3/10 OF BLOCK 3 OF GEO. W. CLARK'S SUBDIVISION OF PART OF SAID SECTION 25; THENCE WEST ALONG SAID NORTH LINE TO THE EAST RIGHT OF WAY LINE OF BENNETT AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH LINE OF BELKNAP'S RESUBDIVISION OF PART OF SAID BLOCK 3 OF GEO. W. CLARK'S SUBDIVISION; THENCE WEST ALONG

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Appendix 1

THENCE SOUTH ALONG SAID EXTENSION AND SAID EAST ALLEY LINE TO THE NORTH RIGHT OF WAY LINE OF 75TH STREET; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE WEST RIGHT OF WAY LINE OF EAST END AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF 74TH STREET; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE NORTHEAST RIGHT OF WAY LINE OF THE BALTIMORE AND OHIO RAILROAD; THENCE SOUTHEAST ALONG SAID NORTHEAST RIGHT OF WAY LINE TO THE NORTH EXTENSION OF THE EAST RIGHT OF WAY LINE OF CREGIER AVENUE; THENCE SOUTH ALONG SAID EXTENSION AND SAID EAST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF 75TH STREET; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF JEFFERY BOULEVARD; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE SOUTH RIGHT OF WAY LINE OF 76TH STREET; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF BENNETT AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE SOUTH RIGHT OF WAY LINE OF 77TH STREET; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE WEST RIGHT OF WAY LINE OF CONSTANCE AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE SOUTH LINE OF A PUBLIC ALLEY IN BLOCKS 4, 5 AND 6 OF JAMES STINSON'S SUBDIVISION OF PART OF SAID SECTION 25; THENCE WEST ALONG SAID SOUTH ALLEY LINE AND ITS WEST EXTENSION TO THE WEST RIGHT OF WAY LINE OF EAST END AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE SOUTH LINE OF A PUBLIC ALLEY ABUTTING LOT 82 IN WELLS AND STUART'S RESUBDIVISION OF BLOCKS 7 AND 8 OF SAID JAMES STINSON'S SUBDIVISION; THENCE WEST ALONG SAID EXTENSION AND SAID SOUTH ALLEY LINE TO THE EAST LINE OF A PUBLIC ALLEY ABUTTING SAID LOT 82; THENCE SOUTH ALONG SAID EAST ALLEY LINE AND ITS SOUTH EXTENSION TO THE SOUTH RIGHT OF WAY LINE OF 76TH STREET; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE EAST LINE OF A PUBLIC ALLEY IN THE RESUBDIVISION OF BLOCKS 9 AND 10 OF SAID JAMES STINSON'S SUBDIVISION, ALSO BEING THE EAST LINE OF PUBLIC ALLEY IN BLOCKS 24 AND 25 OF SOUTHFIELD RESUBDIVISION OF PART OF SAID JAMES STINSON'S SUBDIVISION; THENCE SOUTH ALONG SAID EAST ALLEY LINE AND ITS SOUTH EXTENSION TO THE SOUTH LINE OF LOT 15 IN BLOCK 25 OF SAID SOUTHFIELD RESUBDIVISION; THENCE EAST ALONG SAID SOUTH LINE AND ITS EAST EXTENSION TO THE EAST RIGHT OF WAY LINE OF CORNELIUS AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE

RIGHT OF WAY LINE OF CORNELL AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH LINE OF A PUBLIC ALLEY IN BLOCK 26 OF SAID SOUTHFIELD RESUBDIVISION; THENCE EAST ALONG SAID NORTH ALLEY LINE AND ITS EAST EXTENSION TO THE EAST RIGHT OF WAY LINE OF EAST END AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF

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Appendix 1

79TH STREET; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE NORTH EXTENSION OF THE EAST RIGHT OF WAY LINE OF EAST END AVENUE AS PLATTED SOUTH OF 79TH STREET; THENCE SOUTH ALONG SAID EXTENSION AND SAID EAST LINE TO THE SOUTH LINE OF A PUBLIC ALLEY IN THE SUBDIVISION OF THE WEST 1111 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE WEST ALONG SAID SOUTH ALLEY LINE TO THE EAST LINE OF A PUBLIC ALLEY IN SAID SUBDIVISION OF THE WEST 1111 FEET; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE NORTHEAST LINE OF A PUBLIC ALLEY IN SAID SUBDIVISION OF THE WEST 1111 FEET; THENCE SOUTHEAST ALONG SAID NORTHEAST ALLEY LINE AND ITS SOUTHEAST EXTENSION TO THE SOUTHEAST RIGHT OF WAY LINE OF EAST END AVENUE; THENCE SOUTHWEST ALONG SAID SOUTHEAST RIGHT OF WAY LINE TO THE NORTHEAST RIGHT OF WAY LINE OF SOUTH CHICAGO AVENUE; THENCE SOUTHEAST ALONG SAID NORTHEAST RIGHT OF WAY LINE TO THE NORTHEAST EXTENSION OF THE SOUTHEAST LINE OF LOT 16 IN BLOCK 3 OF ANTHONY AND HARVEY'S SUBDIVISION OF PART OF SAID SECTION 36; THENCE SOUTHWEST ALONG SAID EXTENSION, SAID SOUTHEAST LINE AND ITS SOUTHWEST EXTENSION TO THE SOUTHWEST LINE OF A PUBLIC ALLEY ABUTTING THE SOUTHWEST RIGHT OF WAY LINE OF THE PENNSYLVANIA RAILROAD; THENCE NORTHWEST ALONG SAID SOUTHWEST ALLEY LINE TO THE EAST RIGHT OF WAY LINE OF STONY ISLAND AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO SAID POINT OF BEGINNING.

EXCEPT THEREFROM THE FOLLOWING PARCEL:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF 69TH PLACE WITH THE WEST LINE OF A PUBLIC ALLEY IN BLOCK 1 OF BASS AND REYNOLD'S SUBDIVISION OF PART OF SAID SECTION 23; THENCE NORTH ALONG SAID WEST ALLEY LINE AND ITS NORTH EXTENSION TO THE NORTH RIGHT OF WAY LINE OF 69TH STREET; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE WEST LINE OF A PUBLIC ALLEY IN BLOCK 1 OF MARSTON'S SUBDIVISION OF PART OF SAID SECTION 23; THENCE NORTH ALONG SAID WEST ALLEY LINE TO THE SOUTH LINE OF A PUBLIC ALLEY IN SAID BLOCK; THENCE WEST ALONG SAID SOUTH ALLEY LINE TO THE SOUTH EXTENSION OF THE WEST LINE OF A PUBLIC ALLEY IN SAID BLOCK AND ALSO IN BLOCK 1 OF PEARCE AND BENJAMIN'S SUBDIVISION OF PART OF SAID SECTION; THENCE NORTH ALONG SAID WEST ALLEY LINE AND ITS NORTH EXTENSION TO THE NORTH RIGHT OF WAY LINE OF 68TH STREET; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE WEST LINE OF A PUBLIC ALLEY IN BASS AND EDMOND'S SUBDIVISION OF PART

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OF SAID SECTION 23; THENCE NORTH ALONG SAID WEST ALLEY LINE TO THE SOUTH LINE OF A PUBLIC ALLEY IN SAID SUBDIVISION AND ALSO IN BLOCKS 1 AND 4 IN BASS SUBDIVISION OF PART OF SAID SECTION 23; THENCE WEST ALONG SAID SOUTH ALLEY LINE TO THE EAST RIGHT OF WAY LINE OF DORCHESTER AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF 68TH STREET; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE NORTH EXTENSION OF THE EAST LINE OF A PUBLIC ALLEY IN BLOCK 2 OF SAID PEARCE AND BENJAMIN'S SUBDIVISION; THENCE SOUTH ALONG SAID EXTENSION AND SAID EAST ALLEY LINE TO THE EAST EXTENSION OF THE SOUTH LINE OF LOT 21 IN SAID BLOCK 2; THENCE WEST ALONG SAID EXTENSION AND SAID SOUTH LINE TO THE EAST RIGHT OF WAY LINE OF DANTE AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE EAST EXTENSION OF THE SOUTH LINE OF THE NORTH 12.50 FEET OF LOT 3 IN BLOCK 3 OF SAID PEARCE AND BENJAMIN'S SUBDIVISION; THENCE WEST ALONG SAID EXTENSION AND SAID SOUTH LINE TO THE EAST LINE OF A PUBLIC ALLEY IN SAID BLOCK; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE SOUTH LINE OF THE NORTH 9.00 FEET OF LOT 18 IN SAID BLOCK 3; THENCE WEST ALONG SAID EXTENSION AND SAID SOUTH LINE TO THE EAST RIGHT OF WAY LINE OF DORCHESTER AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF 69TH PLACE; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO SAID POINT OF BEGINNING.

The Balsamo/Olson Engineering Company

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Appendix 2

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\$42,451	\$175,867	\$115,062	\$27,215	\$208,500	\$45,149	\$149,71	\$873,345	\$70,107	\$36,297	\$56,458	\$16,609	\$6,337	\$48,628	\$56,669	\$18,558	\$0
	\$171,379	\$37,762	\$26,795	\$45,795	\$45,795	N/A-~PIN Split)	\$450	\$3,755	\$3,755	\$101	\$30,561	\$52	\$19,565	\$66	\$21,375	\$0
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Appendix 2

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Appendix 2

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Appendix

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