



Office of the City Clerk

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Legislation Text

File #: O2011-1400, Version: 1



CHICAGO April 13.2011

To the President and Members of the City Council:

Your Committee on Finance having had under consideration

An ordinance authorizing an Amendment to the 47th/Ashland Tax Increment Financing Redevelopment Plan and Project.

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

Ordinance Transmitted Herewith

**This recommendation was concurred in by_
of members of the committee with _dissenting voteTJS}?
(a/viva voce vote***

OFFICE OF THE MAYOR
CITY OF CHICAGO
RICHARD M. DALEY
MAYOR

March 9, 2011

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

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Ladies and Gentlemen:

At the request of the Commissioner of Housing and Economic Development, I transmit herewith ordinances amending the 47th/Ashland and Near South TIF Plans.

Your favorable consideration of these ordinances will be appreciated.

ORDINANCE

WHEREAS, under ordinances adopted on March 27, 2002, and published in the Journal of Proceedings of the City Council (the "Journal") for such date at pages 81473 to 81652 and under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11 - 74.4.1 et seq., as amended (the "Act"), the City Council (the "Corporate Authorities") of the City of Chicago (the "City"): (i) approved "The 47th/Ashland Tax Increment Financing Redevelopment Plan and Project Revision #1" (the "Plan") for a portion of the City known as the "47th/Ashland Redevelopment Project Area" (the "Area") (such ordinance being defined herein as the "Approval Ordinance"); (ii) designated the Area as a "redevelopment project area" within the requirements of the Act (the "Designation Ordinance") and, (iii) adopted tax increment financing for the Area (the "Adoption Ordinance"); and

WHEREAS, the Approval Ordinance, the Designation Ordinance and the Adoption Ordinance are collectively referred to in this ordinance as the "TIF Ordinances"; and

WHEREAS, a copy of the Plan is attached hereto as Exhibit 2); and

WHEREAS, Public Act 92-263, which became effective on August 7, 2001, amended the Act to provide that, under Section 11 -74.4-5(c) of the Act, amendments to a redevelopment plan which do not (1) add additional parcels of property to the proposed redevelopment project area, (2) substantially affect the general land uses proposed in the redevelopment plan, (3) substantially change the nature of the redevelopment project, (4) increase the total estimated redevelopment project cost set out in the redevelopment plan by more than 5% after adjustment for inflation from the date the plan was adopted, (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan, or (6) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area, to a total of more than 10, may be made without further hearing, provided that notice is given as set forth in the Act as amended; and

WHEREAS, the Corporate Authorities now desire to amend the Plan to increase the total estimated redevelopment project costs, which such amendment shall not (1) add additional parcels of property to the proposed redevelopment project area, (2) substantially affect the general land uses proposed in the redevelopment plan, (3) substantially change the nature of the redevelopment project, (4) increase the total estimated redevelopment project cost set out in the redevelopment plan by more than 5% after adjustment for inflation from the date the plan was adopted, (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan, or (6) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area, to a total of more than 10;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

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

SECTION 2. Approval of Revision No. 2: March 9, 2011 to Plan. The "Revision No. 2: March 9, 2011 47TH

/Ashland Tax Increment Financing Redevelopment Plan and Project," a copy of

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47 7 Ashland Redevelopment Project Area Tax Increment Financing District Eligibility Study and Redevelopment Plan

Revision No. 2 March 9, 2011

To induce redevelopment pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCD 5/11-74.4-1 et seq. ,as amended from time to time (the "Act"), the City Council of the City of Chicago, (the "City") adopted three ordinances on March 27, 2002, approving the 47th/ Ashland Redevelopment Project Area (the "RPA") as a redevelopment project area under the Act, and adopting tax increment allocation financing for the RPA.

The 47th/Ashland Tax Increment Financing Redevelopment Plan and Project was originally completed on September 26, 2001 and properly revised on January 30, 2002 (the initial plan and the revision being referred to as the "Original Plan"). The Original Plan is being amended solely to increase the budget. The amendment to the Original Plan is outlined below following the format of the Original Plan.

Title Page:

"Revision #2" is added directly below "Revision #1" and the phrase "Revised March 9, 2002" is added directly below the phrase "Revised January 30, 2002".

Section I: Executive Summary No change.

Section II: Area Location, Legal Description and Project Boundary No change.

Section III: Statutory Basis For Tax Increment Financing No change.

Section IV: Redevelopment Goals and Objectives No change.

Section V: Basis for Eligibility of the Area & Findings No change.

Section VI: Redevelopment Project and Plan

In Sub-section C, Estimated Redevelopment Project Costs, Table 6-1, Estimated Redevelopment Project Costs is replaced with the following table:

Table 6-1

Estimated Redevelopment Project Costs

Eligible Expense

Analysis, Administration, Studies, Surveys, Legal, Marketing, etc.

Estimated Costs \$ 1,424,153

Property Assembly, including Acquisition, Site Prep

and Demolition, Environmental Remediation. _ . _ S 10,046,053
Rehabilitation of Existing Buildings,
Fixtures and Leasehold Improvements, Affordable Housing
Construction and Rehabilitation Costs \$ 9,183,863
Public Works and Improvements, including streets
and utilities, parks and open space, public facilities \$ 3,887,553 (schools & other public facilities)
Relocation Costs \$ 2,040,003
Job training, Retraining, Welfare to Work \$ 1,424,153
Day Care Services \$ 1,424,153
Interest Subsidy \$ 2,902,194
TOTAL REDEVELOPMENT COSTS \$32,322,125
Section VII: Statutory Compliance and Implementation Strategy No change.
Section VIII: Demand on Taxing Districts No change.
TABLES
Table 6-1 Estimated Redevelopment Project Costs is changed as shown above. MAP
No change.
APPENDIX No change
EXHIBIT 2 See attached.

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EXHIBIT A

The 47th/Ashland----- Tax Increment Financing Redevelopment Plan and Project Revision #1

City of Chicago • Richard M. Daley, Mayor
September 26, 2001 Revised January 30, 2002

PQV^{URBAN} CONSULTING

with assistance from R. M. CHIN & ASSOCIATES & GOODMAN WILLIAMS GROUP
47th and Ashland TIF

Redevelopment Plan and Project :__City of Chicago

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APPENDIX

Attachment One - Eligibility Study Attachment Two - Maps and Plan Exhibits Exhibit A - Boundary

Map of TIF Area

Exhibit B - Generalized Existing Land Use Assessment Map

Exhibit C - Generalized Land Use Plan

Exhibit D - Generalized Existing Zoning Map

Exhibit E - Sub-Area Key Map

Exhibit F - Empowerment Zone Map

Exhibit G - Enterprise Zone Map

Exhibit H-1 - Land Acquisition Overview Map

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Attachment Three - Legal Description

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SECTION I - EXECUTIVE SUMMARY

A Area Location

The 47th/Ashland Redevelopment Project Area (hereafter referred to as the "Area") is located on the southwest side of the City of Chicago ("City"), approximately six miles southwest of downtown Chicago and approximately two miles west of the Dan Ryan Expressway. A location map is provided on the following page indicating the general location of the Area within the City.

The Area is irregularly shaped and is adjacent or in close proximity to several existing redevelopment areas located to the north and east (see Exhibit I, Adjacent Redevelopment Areas Map in Attachment Two of the Appendix). The Area encompasses approximately 325 acres and includes 100 (full and partial) city blocks. The core of the Area generally follows three corridors along Ashland Avenue, 47th and 51st Streets. On the north, along Ashland Avenue, the Area begins at a railroad right-of-way north of 42nd Street and continues southward to 53rd Street. Along 47th Street the Area begins at Racine Avenue on the east and continues westward to a railroad right-of-way west of Hoyne Avenue. Along 51st Street the Area begins at Loomis Boulevard on the east and continues west to the alley west of Damen Avenue. In addition, the Area includes several pockets that extend off of the main spines formed by Ashland Avenue, 47th and 51st Streets. A boundary map of the Area is provided in Appendix, Attachment Two, Exhibit A, Boundary Map of TIF Area and the legal description of the Area is provided in Appendix, Attachment Three, Legal Description.

B. Existing Conditions

The core of the Area consists primarily of older industrial properties and commercial properties located along Ashland Avenue, 47th and 51st Streets (see Appendix, Attachment Two, Exhibit B, Generalized Existing Land Use Assessment Map). Residential uses are scattered along these commercial corridors and constitute the majority of uses within the sections of the Area located adjacent to these commercial corridors. Zoning classifications in the Area include varying industrial, commercial and residential categories as shown on Exhibit D, Generalized Existing Zoning Map of Attachment Two of the Appendix. Many of the structures and site improvements in the Area are in need of repair as documented in the Eligibility Study included as Appendix, Attachment One. Lack of widespread public and private investment is evidenced by significant needs in the public infrastructure and deterioration of private properties. The Area is further characterized by the following conditions:

- the predominance (92%) of structures that are 35 years or older;¹
- dilapidation (22%);
- obsolescence (66%); -
- deterioration of buildings and site improvements (95%);

¹ This is 42% greater than the statutory requirement. Under the Tax Increment Allocation Redevelopment Act, for designation of an area as a Conservation Area, 50% or more of the buildings must be 35 years old or older.

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Location Map

a 47th / Ashland Redevelopment Project Area, Crty of Chicago, Illinois

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- illegal use of individual structures (less than 1%);
- presence of structures below minimum code standards (21%);
- excessive vacancies (20%);
- lack of ventilation, light or sanitary facilities (3%);
- excessive land coverage and overcrowding of structures (65%);
- deleterious land use and layout (53% of sub-areas²);
- lack of community planning (93% of sub-areas²); and declining or sub-par Area EAV growth.

In addition, streets contain potholes and cracked surfaces. Sidewalks and curbs exhibited cracked and broken sections. Streetlights were leaning, rusted and broken. Several viaducts exhibited spalling material on wing walls and other concrete surfaces, and several viaducts had inadequate clearances. All of these conditions further hinder efficient industrial and commercial operations of the Area. The conditions and locations of these conditions are further detailed in the Eligibility Study.

C. Area Decline¹

During the past several decades, the Area has experienced significant decline. In some instances, vacant lots exist that once were occupied with commercial and residential buildings. The building stock is, dechning and some structures are vacant. The visual character of the Area suffers greatly from vacant storefronts and deteriorated buudings.

Three redevelopment areas have been established to the north and east of the Area: The Stockyards Industrial-Commercial Redevelopment Area, the Stockyards Southeast Quadrant Industrial Redevelopment Area, and the Stockyards Annex Redevelopment Project Area (see Exhibit I, Adjacent Redevelopment Areas Map in Attachment Two of the Appendix). The establishment of these three areas has resulted in an increase in development activity north and east of the Area. The City and the State of Illinois ("State") have also included much of the Area in Enterprise Zone 2 (see Exhibit G, Enterprise Zone Map in Attachment Two of the Appendix) and the U. S. Department of Housing and Urban Development (HUD) have included a significant portion of the Area in the Federal Empowerment Zone Program (see Exhibit F, Empowerment Zone Map in Attachment Two of the Appendix). However, these initiatives have not resulted in significant redevelopment activity in the commercial corridors and residential neighborhoods surrounding the former stockyards.

In addition, a portion of the 47th/Ashland Area is located in the southern portion of the Stockyards Industrial Corridor (one of 22 industrial corridors established by the City). Predominant industry types include: food and kindred products, trucking and warehousing, fabricated metals, and chemical products.

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Over the decades that the stockyards area was in decline a corresponding decline was occurring in the commercial and residential areas that bordered the stock-

¹ Sub-Area refers to the Sub-Area key map contained in the Appendix.

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yards. This negative secondary effect was a result of the lost jobs and secondary economic impacts that occurred as the stockyards gradually became less of an economic engine. As residents moved elsewhere to find employment the market for businesses and demand for housing also declined. The rebirth of the stockyards over a decade ago (as an economic engine for the south side of Chicago) has not created wide spread positive economic benefits in terms of regenerating the business and housing market that once existed in the Area.

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

- poor street conditions;
- lack of parking for commercial areas; \
- lack of appropriate transportation facilities and services;
- blighted conditions; and x
- local resources not meeting training needs of Area businesses.

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

- heavy truck traffic from industrial uses;
- employees of industrial and commercial uses utilizing residential streets for parking;
- noise from industrial uses; <
- deteriorated housing stock; and
- unscreened industrial yard areas.

The survey and field investigation undertaken for this Plan shows that there is a need to eliminate blighting conditions, address problems associated with vacant buildings and vacant sites, and provide for improved public infrastructure.

D. Redevelopment Plan Purpose

Tax increment financing ("TIF") is permitted by the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the "Act"). The Act sets forth the requirements and procedures for establishing a redevelopment project area and a redevelopment plan. This 47th/Ashland Tax Increment Financing Redevelopment Plan and Project (hereafter referred to as the "Plan") includes the documentation as to the qualifications of the Area. The purposes of this Plan are to provide an instrument that can be used to guide the correction of Area blighting influences, attract new private development that will produce new employment and tax increment revenues and to stabilize existing development in the Area. This Plan identifies those activities, sources of funds, procedures and various other necessary requirements in order to implement tax increment financing pursuant to the Act.

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E. Plan Goals & Objectives

The Plan represents an opportunity for the City to implement a program to expand the tax base of the Area, increase employment, and revive commercial and residential areas. This can be accomplished by utilizing TIF as described in Section III. Initiatives that are part of this TIF program are designed to arrest the spread of blight and decline of the Area. In doing so, the TIF program will help to preserve, retain, redevelop and expand industry and business within an area that has traditionally been industrial and commercial in nature. In addition, the opportunity exists to revive and enhance declining residential areas that were once vibrant neighborhoods but have not reaped the benefits of nearby development activity.

The primary goals of this Plan are to:

1. Creation of new commercial development and rehabilitation of existing commercial uses, especially on

the facade.

2. Creation of new residential uses on vacant land that includes affordable housing units.
3. Rehabilitation of existing mixed-use residential/commercial uses.
4. Public improvements along major commercial corridors, including beautification efforts.
5. Creation of an environment within the Area that will contribute to the health, safety and general welfare of the City and that will generate revenue for the Area.

This Plan will create the mechanism to revitalize this important industrial area and adjacent commercial corridors through the improvement of the physical environment and infrastructure. The City proposes to use TIF, as well as other economic development resources, when available, to address needs in the Area and induce the investment of private capital. The primary corridors of the Area should be maintained as commercial cores that serve adjacent industrial uses and residential neighborhoods. Industrial opportunities also exist within the area to provide additional jobs and an improved tax base for taxing jurisdictions. Revitalization of residential pockets within the Area will help to provide additional housing opportunities for Area residents.

The City recognizes that blighting influences will continue to weaken the Area unless the City itself becomes a leader and a partner with the private sector in the revitalization process. Consequently, the City wishes to encourage private development activity by using TIF as a prime implementation tool to complete various public projects.

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F. Redevelopment Plan and Project Activities and Costs

The projects anticipated for the Area may include, but are not limited to:

- land acquisition;
- street, alley and sidewalk construction;
- transportation improvements;
- utility work;
- property rehabilitation and improvements to various existing properties and streetscapes;
- private developer assistance;
- site clean-up and preparation; marketing and promotion; and
- job training.

The anticipated activities and associated costs are shown in Table 6-1, Estimated Redevelopment Project Costs, included in Section 6. The total estimated cost for the activities listed in Table 6-1 are \$25,000,000.

G. Summary & Conclusions

This Plan summarizes the analyses and findings of the consultant's work, which, unless otherwise noted, is the responsibility of PGAV-Urban Consulting ("Consultant"). The City is entitled to rely on the findings and conclusions of this Plan in designating the Area as a redevelopment project area under the Act. The Consultant has prepared this Plan and the related Eligibility Study with the understanding that the City would rely: 1) on the findings and conclusions of the Plan and the related Eligibility Study in proceeding with the designation of the Area and the adoption and implementation of the Plan, and 2) on the fact that the Consultant compiled the necessary information so that the Plan and the related Eligibility Study will comply with the Act.

The study and survey of the Area indicate that the requirements necessary for designation of the Area as a "conservation area" under the Act are present. Therefore, the Area is qualified under the terms of these definitions in the Act. This Plan and the supporting documentation contained in the Eligibility Study indicates that the Area on the whole has not been subject to growth and development through

investment by private enterprise, and would not reasonably be anticipated to be developed without the adoption of the Plan.

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SECTION II - AREA LOCATION, LEGAL DESCRIPTION AND

PROJECT BOUNDARY

The Area is located six miles southwest of downtown Chicago and approximately two miles west of the Dan Ryan Expressway (1-90/94). The Area contains approximately 325 acres and consists of 100 (full and partial) blocks and 1,208 tax parcels.

The Area is irregularly shaped and is adjacent or in close proximity to several existing redevelopment areas located to the north and east. The core of the Area generally follows three corridors along Ashland Avenue, 47th and 51st Streets. On the north, along Ashland Avenue, the Area begins at a railroad right-of-way north of 42nd Street and continues southward to 53rd Street. Along 47th Street the Area begins at Racine Avenue on the east and continues westward to a railroad right-of-way west of Hoyne Avenue. Along 51st Street the Area begins at Loomis Boulevard on the east and continues west to the alley west of Damen Avenue. In addition, the Area includes several pockets that extend off of the main spines formed by Ashland Avenue and 47th and 51st Streets. The northern portion of the Area includes properties along 43rd Street west of Ashland Avenue to Wolcott Avenue. The eastern portion of the Area includes properties located between the Stockyards Redevelopment Area's to the east, Ashland Avenue and 47th Street. The Southern portion of the Area includes residential uses located east of Ashland Avenue in an area located between Loomis Street, Ashland Avenue, 49th Street and 51st Street.

The boundaries of the Area include only those contiguous parcels of real property and improvements substantially benefited by the activities to be undertaken as a part of the Plan. Since the boundaries of the Area include approximately 325 acres of land, the statutory minimum of 1.5 acres is exceeded. The boundaries of the Area are shown on Appendix, Attachment Two, Exhibit A, Boundary Map of TIF Area and the boundaries are described in Appendix, Attachment Three, Legal Description. A listing of the permanent index numbers and the 2000 equalized assessed value for all properties in the Area is included in Appendix, Attachment Four, 2000 Estimated EAV by Tax Parcel.

As indicated on Appendix, Attachment Two, Exhibit A, Boundary Map of TIF Area, the boundaries of the Area cover a large geographic area. These properties represent areas that have failed to benefit from the on-going redevelopment activities associated with the Stockyards area to the north.

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

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SECTION III - STATUTORY BASIS FOR TAX INCREMENT FINANCING

A Introduction

In January 1977, Tax Increment Financing (TIF) was made possible by the Illinois General Assembly through passage of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the "Act"). The Act provides a means- for municipalities, after the approval of a redevelopment plan and project, to redevelop blighted, conservation, or industrial park conservation areas and to finance eligible "redevelopment project costs" with incremental property tax revenues.

"Incremental property tax" or "incremental property taxes" are derived from the increase in the current EAV of real property within the redevelopment project area over and above the "certified initial EAV" of such real property. Any increase in EAV is then multiplied by the current tax rate, which results in incremental property taxes. A decline in current EAV does not result in a negative incremental property tax.

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

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

TIF does not generate tax revenues by increasing tax rates. It generates revenues by allowing the municipality to capture, for a specified period, the new revenues produced by the enhanced valuation of properties resulting from the municipality's redevelopment program, improvements and activities, various redevelopment projects, and the reassessment of properties. This increase or "increment" can be used to finance "redevelopment project costs" such as land acquisition, site clearance, building rehabilitation, interest subsidy, construction of public infrastructure, etc. as permitted by the Act.

Under the Act, all taxing districts continue to receive property taxes levied on the initial valuation of properties within the redevelopment project area. Additionally, taxing districts can receive distributions of excess incremental property taxes when annual incremental property taxes received exceed principal and interest obligations for that year and redevelopment project costs necessary to implement

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

As used herein and in the Act, the term "Redevelopment Project" ("Project") means any public and private development project in furtherance of the objectives of a redevelopment plan. The term "Area" means an area designated by the municipality, which is not less in the aggregate than 1-1/2 acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area or a blighted area or a conservation area, or a combination of both blighted area and a conservation area. Plan means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area for utilization of tax increment financing, and thereby to enhance the tax base of the taxing districts which extend into the redevelopment project area.

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

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

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

To ensure that the exercise of these powers is proper and in the public interest, the Act specifies certain requirements that must be met before a municipality can proceed with implementing a redevelopment

plan. One of these requirements is that the municipality must demonstrate that a redevelopment project area qualifies for designation. With certain exceptions, an area must qualify generally either as: a blighted area (both "improved" and "vacant" or a combination of both); or • a conservation area; or a combination of both blighted areas and conservation areas within the definitions for each set forth in the Act.

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

B. The Redevelopment Plan for the 47th/Ashland Tax Increment Financing Redevelopment Project Area.

As evidenced in the Eligibility Study and summarized herein, the Area as a whole has not been subject to growth and development through private invest-

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ment. Furthermore, it is not reasonable to expect that the Area as a whole will be redeveloped without the use of TIF.

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

1. On a coordinated rather than piecemeal basis to insure that land use, access and circulation, parking, public services and urban design are functionally integrated and meet present-day principles and standards;
2. On a reasonable, comprehensive and integrated basis to ensure that blighting factors are eliminated; and
3. Within a reasonable and defined period so that the Area may contribute productively to the economic vitality of the City.

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

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

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SECTION IV - REDEVELOPMENT GOALS AND OBJECTIVES

In preparing this document, the Consultant utilized prior planning studies such as, A Plan for Industry in Chicago's South Side, prepared by the City of Chicago, Department of Planning and Development. In

addition, data was obtained from the Back of the Yards Neighborhood Council, comments expressed at neighborhood meetings and field investigations by the Consultant. The intent of these efforts was to determine and document information regarding the needs of the Area and proposals for the future. The Area's boundaries were established after investigation of existing conditions and input by the City of Chicago, Department of Planning and Development, to maximize utilization of development tools created by the Act and its ability to address Area problems.

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

A. Goals of the 47th/Ashland Redevelopment Area

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

1. Creation of new commercial development and rehabilitation of existing commercial uses, especially on the facades.
2. Creation of new residential uses on vacant land that includes affordable housing units.
3. Rehabilitation of existing mixed-use residential/commercial uses.
4. Public improvements along major commercial corridors, including beautification efforts.
5. Creation of an environment within the Area that will contribute to the health, safety and general welfare of the City and that will generate revenue for the Area.

In addition to these general goals, several items originally identified during the "model industrial corridor" planning process developed by the City are included. These characteristics are stated below as additional goals of this Plan to address industrial uses in the Area and reflect a continuation of the process developed for the "model industrial corridor" program that named a portion of the Area as one of 22 industrial corridors:

Improve safety and security; Improve accessibility and functionality; • Develop a management entity;
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- Improve the appearance and establish an identity; and
- Increase the Area's marketability and competitiveness.

B. Redevelopment Objectives

Listed below are the redevelopment objectives that will guide planning decisions regarding redevelopment within the Area:

1. Remove structurally substandard buildings, obsolete building types, deleterious uses, and other blighting influences through acquisition and demolition, or through private and public rehabilitation.
2. Assemble current City-owned vacant lots and other land into parcels of appropriate shape and sufficient size to meet contemporary development needs and standards for residential, commercial, institutional, and industrial uses, and street and traffic improvements.
3. Create a coherent overall urban design and character, especially along the commercial corridors.
4. Provide necessary public improvements and facilities in proper relationship to the projected demand for such facilities and in accordance with modern design standards for such facilities.
5. Establish job training, job readiness and other programs permitted in the Act to provide residents from within, and surrounding the Area with the skills and other needs necessary to secure jobs within the Area and adjacent redevelopment project areas.
6. -Secure commitments from employers located in the Area and any current or future adjacent redevelopment project areas to interview graduates of the Area's job readiness and job training programs.

7. Provide opportunities for women-owned and minority-owned businesses.

8. Maximize the existing accessibility features of the Area and ensure that it is served by a street system and public transportation facilities that provide safe and convenient access to, and circulation within, the Area.

9. Enhance and strengthen the viability of the Area and surrounding neighborhoods through provision of TIF funding for capital improvement projects in the Area and through the use of other redevelopment mechanisms to promote development.

C. Development and Design Objectives

Listed below are the specific development and design objectives which will assist the City in directing and coordinating public and private improvement and in-

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vestment throughout the Area in order to achieve the general goals and redevelopment objectives for the Area identified previously in this Plan.

The following guidelines are intended to help attract desirable new businesses and employment opportunities, foster a consistent and coordinated development pattern and create an attractive and quality image and identity for the Area.

1. Land Use

- Promote comprehensive, redevelopment of the Area as a planned and cohesive mix of rehabilitated residential neighborhoods, industrial uses, and supporting commercial corridors.
- Provide sites for a range of land uses with primary emphasis on residential uses in residential neighborhoods, retail and commercial service uses along commercial corridors and industrial uses where appropriate. However, the plan recognizes the need for and existence of institutional uses and parks where appropriate.

2. Building and Site Development

Repair and rehabilitate existing buildings in poor condition, when feasible, and demolish buildings where rehabilitation is not feasible.

Reuse vacant buildings in serviceable condition for new business, industry or residential uses.

- Preserve and promote buildings with historic and architectural value, where appropriate.

Ensure that the design of new buildings is compatible with the surrounding building context.

- Promote the use of themed architectural treatments (including lighting, signage and landscaping) around buildings to add visual interest.

Locate building service and loading areas away from front entrances and major streets where possible.

- Require sufficient space for off street parking for area businesses and industrial uses.

3. Transportation and Infrastructure

Provide safe and convenient access to and within the Area for trucks, autos, pedestrians and public transportation.

Improve the street surface conditions, street lighting, curbs, sidewalks and traffic signalization.

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- Discourage or eliminate truck traffic through residential areas.
- Consider closing, selected street segments to create larger building sites and enhance opportunities for new development.

- Improve viaduct clearances and the condition of viaduct structures.
- Promote commercial and industrial developments that incorporate transit facilities into their design.
- Upgrade public utilities and infrastructure throughout the Area as required.

4. Urban Design

Establish a comprehensive streetscape system to guide the design and location of light fixtures, sidewalks, paving materials, landscaping, street furniture and signage throughout the Area.

- Enhance the appearance of the Area by landscaping the major street corridors and repaving deteriorating sidewalks and curbs.

Provide distinctive design features, including landscaping and signage, at the major entryways into the Area to create a unified identity.

Clean-up and maintain vacant land, particularly in highly visible locations; where feasible, use vacant lots for permanent, attractive open space, off-street parking or new residential construction where appropriate.

Eliminate illegal dumping, abandoned vehicles, overgrown weeds and graffiti.

Discourage proliferation of building and site signage and restrict off-premises advertising to the extent permitted by law.

5. Landscaping and Open Space

Provide landscaped buffer areas around the periphery of, and within the Area to secure areas and reduce the negative visual impact of commercial and industrial activities on residential neighborhoods.

Screen active rail tracks with landscaping.

Ensure that all landscaping and design materials comply with the City of Chicago Landscape Ordinance.

Design, landscape and light open spaces to promote a high level of security.

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SECTION V-BASIS FOR ELIGIBILITY OF THE AREA & FINDINGS

A. Introduction

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

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

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

Table 5-1 Tabulation of Existing Land Use

Land Use	Land Area Acres	% of Net Land Area	% of Gross Land Area
Industrial	113	49%	35%
Commercial	68	29%	21%
Institutional, Public, Semi-Public	14	6%	4%
Vacant Land	19	8%	6%
Residential	19	8%	6%
Public Right-of-Way	92	N/A,	28%
Total	325 Ac.	100%	100%

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

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

The existing land uses itemized in Table 5-1 show the predominantly industrial nature of the Area (49% of the net land area is industrial). In addition to industry, the Area is home to numerous commercial uses along 47th Street, Ashland Avenue and 51st Street. Commercial uses comprise 29% of the net land area. Residential use comprise 8% of the net land area and are primarily located east of Ashland Avenue between 49th and 51st Street although residential uses are scattered throughout the Area. Several schools (institutional uses) are also located in the Area.

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Adequate parking is not provided in the commercial corridors along Ashland Avenue, 47th and 51st Streets. These older commercial corridors along major transportation routes were constructed with little off-street parking for businesses or up-per floor residential uses. In addition, most of the commercial development along these corridors backs up to densely populated residential neighborhoods. Parking is limited because of narrow street frontages for individual businesses, dense commercial development, and nearby densely populated residential side streets.

There are no significant multi-tenant retail shopping centers in the Area; although immediately to the north in the Stockyards Commercial/Industrial Redevelopment Area several commercial "big box" retail uses are present.

Along the flanks of the Area and within some residential pockets, residential uses are in close proximity to industries and businesses. The boundary separating residential and industrial uses is often a local access road or alley. These situations often create conflicts related to traffic generation and use of on-street parking by Area employees and customers. The pockets of residential uses along the major corridors are isolated from surrounding residential neighborhoods by industrial or commercial land uses.

The majority of property within the Area is zoned for industrial and commercial/business uses.

Residential zoning primarily covers the portion of the Area east of Ashland and south of 49th Street, (see Exhibit D, Generalized Existing Zoning Map in Attachment Two of the Appendix).

2. Prior Efforts

Prior efforts by the City, Area leaders, residents, businesses and groups have met with limited success and have been limited to minor street and alley improvements, on-going maintenance of public improvements and business retention and development programs. Three redevelopment areas have been established north and east of the Area. However, these efforts and the proximity to adjacent redevelopment activity has not prevented further decline in the Area because of the age, condition and obsolete nature of the commercial and residential building stock of the Area. The City is developing this Plan and Program in an attempt to attract new growth and development.

The City and the State of Illinois ("State") have designated 80% of the Area as a part of Enterprise Zone 2 (see Exhibit G, Enterprise Zone Map in Attachment Two of the Appendix). In addition, the City and the U. S. department of Housing and Urban Development have included 48% of the Area in the Federal Empowerment Zone Program (see Exhibit F, Empowerment Zone Map in Attachment Two of the Appendix). However, these initiatives have not reversed decline in the area. It is anticipated that, in the future, the Enterprise Zone and Empowerment Zone efforts in conjunction with the components of this Plan will greatly assist in addressing Area problems.

The northern portion of the 47th/Ashland Area is located in the southern portion

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of the Stockyards Industrial Corridor. This corridor is one of the 22 industrial corridors identified by the City. The Stockyards Industrial Corridor is home to 218 firms employing more than 17,000 workers. The Stockyards Industrial Corridor employs more workers than any other industrial corridor in the City: The portion of the corridor within the Area contains in excess of 20 major industrial firms that employ more than 1,500 workers. The limits of the Area within the Stockyards Industrial Corridor are shown on Exhibit I, Adjacent Redevelopment Areas Map, contained in Attachment Two of the Appendix. Industry types represented in the Area include food and kindred products, trucking and warehousing, fabricated metal products and chemical products. In addition, the commercial corridors along 47th Street, Ashland Avenue and 51st Street are home to approximately 250 commercial businesses that support the adjacent industrial areas and provide employment opportunities and services to residents in surrounding neighborhoods. Business groups such as the Back of the Yards Neighborhood Council and others have continued to work to retain businesses and industries.

However, the commercial corridors and residential sections of the Area still contain many vacant and deteriorated buildings. Over the decades that the stockyards area was in decline a corresponding decline was occurring in the commercial and residential areas that bordered the stockyards. This negative secondary effect was a result of the jobs and secondary economic impacts that were lost as the stockyards gradually became less of an economic engine before its rebirth. As residents moved elsewhere to find employment the market for businesses and demand for housing also declined. The rebirth of the stockyards over a decade ago (as an economic engine for the south side of Chicago) has not created wide spread positive economic benefits in terms of regenerating the business and housing market that once existed in the Area.

The primary reason for this lack of spin off effect is that most of the redevelopment activity that has occurred near the Area in the last several decades was focused on the rebuilding the stockyards as an industrial area. The decline in the housing and commercial market was not addressed. Little was done to address the aging and obsolete commercial buildings (small narrow commercial buildings on narrow lots) within the commercial corridors because the market was not strong enough to attract new retail users due to the loss of population from residential areas. Likewise, as residents moved away, maintenance and upkeep of the aging housing stock also declined. The result of these effects is a commercial building stock that is obsolete in terms of contemporary development requirements and residential neighborhoods that have seen their viability reduced as deteriorated houses and vacant lots appeared in the once vibrant residential neighborhoods of the Area.

3. Historic EAV and Area Decline

Historic Equalized Assessed Values (EAVs) for the Area and the rate of growth for the City of Chicago and the Consumer Price Index (CPI) for All Urban Consumers for the period between 1995 and 2000 were identified in the Eligibility Study. In 1995 the EAV of the Area was approximately \$46.8 million. In 2000 the EAV of

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the Area was approximately \$53.7 million. These figures represent a \$6.8 million increase in EAV since 1995. However, in four of the last five years the Area experienced rates of growth below the remainder of the City. In addition, in one of the last five years the EAV of the Area grew slower than the Consumer Price Index (CPI) for All Urban Consumers published by the United States Department of Labor. Further, approximately twelve (12) percent of the properties in the Area are delinquent in the payment of

1999 real estate taxes. In addition, 360 building code violations (30% of properties) have been issued on properties since January 1993.

Between January 1996 and June 2001, the building department issued 282 permits. Of this total, 37 were issued for new construction, 88 were issued for demolition, 33 were issued for rehabs to existing buildings, and 124 were issued for repairs.

Of the 37 permits issued for new construction only 8 were issued for construction of new buildings. Of these eight permits, one permit was issued for construction of a single-family residence, five permits for commercial buildings, one permit for an industrial building, and one permit for a school building. The remaining 29 permits for new construction were issued for a variety of site improvements including; garages, fences, etc. Approximately 31% of the permits issued in the last five and one-half years were issued for demolition.

Vacancies of longer than one year exist in some buildings. There is approximately 400,000 square feet of vacant industrial and commercial floor space in the Area. These conditions add significantly to the view that the Area has experienced additional blight and that private market acceptance of portions of the Area is not favorable.

C. Investisatation and Analysis of Conservation Factors

In making the determination of eligibility, it is not required that each and every property or building in the Area be blighted or otherwise qualify. It is the Area as a whole that must be determined to be eligible. However, the factors must be reasonably distributed throughout the Area.

The Act sets forth 13 separate blighting factors that are to be used to determine if an area qualifies as a "conservation area". If a combination of 3 or more is found to exist, the Redevelopment Area can be found to qualify as a "conservation area". In addition, there is a threshold that must be met in order for an area to be established as a conservation area. For an area to qualify as a conservation area 50% or more of the structures in the area must have an age of 35 years or more. The Eligibility Study, included as Attachment One in the Appendix, defines all of the terms and the methodology employed by the Consultant in arriving at the conclusions as to eligibility.

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

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- the predominance (92%) of structures that are 35 years or older;
- obsolescence (66%); deterioration of buildings;
- illegal use of individual structures (less than 1%);
- presence of structures below minimum code standards (21%);
- excessive vacancies (20%);
- lack of ventilation, light or sanitary facilities (3%);
- excessive land coverage and overcrowding of structures (65%);
- deleterious land use and layout (53% of sub-areas);
- lack of community planning (93% of sub-areas); and declining or sub-par Area EAV growth.

In addition, street surfaces, sidewalks, curbs and site improvements were observed to be in need of reconstruction or replacement and are documented further in the Eligibility Study.

Table 5-2, Conservation Factors Matrix, provided on the following pages, tabulates the condition of buildings in Area. This table indicates that five factors associated with the Area are present to a major extent, five factors are present to a minor extent, and declining or sub-par EAV growth for the entire Area is present and that these factors are present throughout the Area.

D. Summary of Findings

It was determined in the investigation and analysis of blighting factors that the Area qualifies as a conservation area. The Plan includes measures designed to reduce or eliminate the deficiencies that cause the Area to qualify consistent with the strategy of the City for revitalizing other redevelopment project areas and the 22 designated industrial corridors.

The factors noted in the Eligibility Study and summarized above are reasonably distributed throughout the Area. Building code violations, EAV growth rates below those of the City as a whole, delinquent taxes, and vacancies, are evidence that the Area on the whole has not been subject to growth and development through investment by private enterprise and is not reasonably anticipated to be developed without the adoption of this Plan. Age and the requirements of contemporary commercial and industrial tenants have caused portions of the Area and its building stock to become obsolete and may result in further disinvestment in the Area. The loss of businesses from this Area, mirroring the experience of other large urban centers, further documents the trend line and deteriorating conditions of the neighborhood. Closures, abandonment of various properties and demolition of structures are further evidence of declining conditions in the Area, lack of private investment, and little interest in the Area by the private market.

¹ This is 42% greater than the statutory requirement. Under the Statute, for designation of an area as a Conservation Area 50% or more of the buildings must be 35 years old or older. ¹ Sub-Area refers to the Sub-Area key map contained in the Appendix.

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Table 5-2

47th/Ashland Redevelopment Project Area Conservation Factors Matrix

Sub Area*	IUMUI*	BalMag* II 4-4-4 af Afa ai Mara*	BalUlaai Baalattaf r>un	aaaa	Dattalia-at	U...1 Uu laalvraaal BiraalaaaBtaa4araa	4 f i e > . B. U- HU http://lmm	mm.lv Uaiaar SasOvarora>1 VmUllim Biraatwraa	Uak linmwi Lee Cavataga Uatlar Saa	Bwa Afaaa B&a. alUf Faaaaa	Daallaba at Baa -aar AraaBAV Orawtb	T. ul Naakbaf af BHJ>lad Paalara	Araa Haa 1 at Mara faalara				
A	17	1.1	1	10	14	0	1	5	3	16	0	✓	0	/	10 ¹	YES	
AA	30	30	3	29	30	0	4	18	0	30	0	0	0	✓	e	YES	
AB	39	3H	20	G	35	0	19	2	1	S	II	/	0	✓	10	YES	
AC	.14	32	in	II	no	0	10	5	2	7	0	✓	0	/	10	YES	
Al>	:lu	:m	IH	19	.in	0	14	6	0	17	0	0	0	0	7	YKS	
B	22	21	ii	22	21	n	a	3	0	13	0	0	0	✓	H	YKS	
C	7	i	0	0	it	0	0	0	2	5	0	0	0	✓	5	YES	
0	f>	3	u	2	3	0	0	0	0	3	0	0	0		6	YKS	
E	20	20	i	20	2(1	0	0	4	0	20	0	✓	0	✓	«	yes	
F	III	li	i	12	13	0	0	0	5	13	0		0	✓	H	vm	
G	G	0	0	0	3	o"	0	0	0	3	0	0	0	✓	PRESENT	4	YES
II	H	7	0	H	N	a	1	0	0	7	II	✓	-0	✓	7	YES	
1	12	II	0	12	12	n	0	«	0	12	0	✓	0		- 7	YKS	
J	20	IG	0	19	19	0	0		0	20	0	0	II	✓	. 8	YEN	
K	31	32	0	32	32	0	0	.	0	32	0	/	0		7	YES	
L	40	38	2	25	.14	0	0	6	0	2G	0	✓	0	✓		YES	
M	IS	20	.i	2G	2G	0	2	3	-0	25	.0	0	0	✓	II	YES	
N	.11	31	a	31	31	0	0	19	0	31	II	/	0	✓		YES	
0	12	10	i	9	9	0	0	»	0	II	II	✓	0	✓	8	YES	
r	5	1	0	1"	5	0	0	1	1	0	0	II	b	0	»	YES	
q	17	IS	0	18	IS	0	0	3	1	18	0	0	0	✓	7	YES	
R	24	15	7	23	23	0	7		0	23	II	✓	0	✓	9	YES	

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Table 6-2

47th/Ashland Redevelopment Project Area Conservation Factors Matrix

Sab Araa*	Naaaraaf BaiMlaga	Baiiataga ■ I Vaara af Agaar Mara**	BaiMlaga tabibllilag Paatara								Bab Araaa taabilllilag Faatara				DaalUlag ar BaVvaar Araa 1AV/ Orawib	Taial Naaabar af Bilgtllilag Faatara Praaaaa***	Araa Haa * ar Mara Paalar*	
			DUaaia;■laa	Obaala;aaaaa	Davarla;ratlaa	llagalltraa	UPfaalaraBaiaa	aaaaaHI Caaa	Baaaaa0	Laab af Ksaaaa!Ligbi ar Ovarara BaalUrr af Sraat raaIIIIU*	laaaaaaaUllllllaa	DalalarlaaLaa4	laa4 UaaClaaa-aa	BavIraaa-aaNaaalag	UabafCaawaaIlr			
S	7	7	0	7	7	1	4	7	0	3	7	0	0	0	✓	7	YES	
T	aft	24	:i	2:i	24	0	4	7	1	2.1		II	0	0	✓	9	Yr-S	
U	21	22	H	21	23	U	II	in	0	23		0	0	0		PRESENT	8	YK.N
V	:m	.17	211	.	1	38	0	20	1	0	0	0	✓	0	✓	H	YES	
W	4.1	44	IH	14	45	0	18	2	0	1		0	✓	0	✓	9	YES	
X	2(1	2.1	.1	111	25	0	7	11	0	III		U	0	0	✓	8	Yr-S	
V	2.1	25	C	II	26	0	9	4	0	12		0	✓	0	✓	9	YES	
Z	27	27	5	12	27	0	4	3	0	16		0	✓	0	✓	9	YES	
ToUI Bldgt Or Sub Arrar Eihiblllnl Factors % Total Bld(i. or Sub-Area* E.hiblltnf Factor!	GCH	617	150	440	6.13	1	137	136	19	415		0	10	0	28	PRESENT	II	YES
	100%	9a%	22%	MX	11%	IAMTh2IX IX	20%	3%	6t%			0%	UK	0%	11%			

* eJebA#*a*bn < (Hub At** K') M*> mi AltgaAa
 ** A* la mat m fart** - A* w a ikvakeUcj ika* mm* ba in< lor mm tv** U aywaJlfr fW * ** U quality M a aaaa>alim ara WH <* ** rWl.xtal aar Hub Par LAV lmtthoM ia Tatal NenUf of U.[t4.M] factw* Pi-m*1 ** U*teric < ** lmttu* < proaal
 S* cmlkmb III * **> ** ml H(jiUll) thvij (ar *adiTao>>< ** af aaU imtj>nr-0>mmU an<t p*Ut* la(r>».nm MP* .mp la> **> **> IU
 a af lb* a>w**ffwa »> tb* *#* be* aa *r ml M y**r*
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There is approximately 400,000 square feet of vacant floor space throughout the Area. This vacant floor space is primarily located in commercial buildings located along the commercial corridors of the Area.. Many of these properties have been available for several years with little interest being expressed by private sector businesses. In addition, some residential structures in the Area exhibit deteriorated conditions and are evidence of the need to improve residential housing stock in the Area.

The City and State have designated a significant portion of the Area as State of Illinois Enterprise Zone and a Federal Empowerment Zone. These designations are in response to the deteriorating conditions in the area, recognition of the significant needs of the Area, and realization that financial incentives are required to attract private investment. In addition, as previously noted, a portion of the Area is included within one of the 22 industrial corridors identified by the City.

The summary table contained on the following page highlights the factors found to exist in the Area that causes the Area to qualify. The summaries provided in this section were based upon data assembled by the Consultant. The conclusions presented in this report are those of the Consultant (see full text of the Eligibility Study in Attachment One of the Appendix).

The conclusion of the Consultant is that the number, degree and distribution of eligibility factors as documented in this report warrant the designation of the Area as a conservation area as set forth in the Act. Although it may be concluded that the mere presence of the stated eligibility factors noted herein may be sufficient to make a finding of qualification as a conservation area, this evaluation was made on the basis that the factors must be present to an extent that would lead reasonable persons to conclude

that public intervention is appropriate or necessary. Secondly, the distribution of conservation area eligibility factors throughout the Area must be reasonable so that a sound area is not arbitrarily qualified simply because of proximity to an area that exhibits conservation area factors.

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

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A- Conservation Area Statutory Factors

FACTOR ¹	EXISTING IN AREA ²
	Age ³ 92% of bldgs. exceed 35 years of age.

1	DilapidationMinor Extent
2	ObsolescenceMajor Extent
3	DeteriorationMajor Extent
4	Illegal useMinor Extent
5	Presence ofMinor Extent
6	Excessive useMinor Extent
7	Lack of useMinor Extent
8	Inadequate Not Present
9	Excessive lossMajor Extent
10	DeleteriousMajor Extent
11	EnvironmentNot Present
12	Lack of ControlMajor Extent
13	Declining usePresent

Notes:

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

2 Factors found to exist on more than 50% of the structures or sub-areas in the Area were identified as being found to a major extent. Factors found to exist on less than 50% of the structures or sub-areas in the Area were identified as being found to a minor extent. Five factors were found to exist to a major extent, five were found to exist to a minor extent and declining or sub-par EAV growth for the entire Area was present.

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

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SECTION VI – REDEVELOPMENT PLAN AND PROJECT

A. Introduction

I

This section presents the Plan and Project for the Area. Pursuant to the Act, when the finding is made that an area qualifies as a conservation, blighted, combination of conservation and blighted areas, or industrial park conservation area, a redevelopment plan must be prepared. A redevelopment plan is defined in the Act at 65 ILCS 5/11-74.4-3 (n) as:

the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment

project area as a "blighted area" or "conservation area" or combination thereof or "industrial park conservation area", and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area.

B. Generalized Land Use Plan

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

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

The Area should be redeveloped primarily as a planned and cohesive industrial, business and employment center providing sites for a wide range of land uses, including industrial, office, commercial, residential, and institutional uses. The various land uses should be arranged and located to minimize conflicts between neighboring land use activities. The intent of this redevelopment program is also to enhance and support the existing, viable commercial businesses and residential uses in the Area through providing opportunities for financial assistance for expansion and growth where appropriate.

The generalized land use plan highlights opportunities for industrial and business improvement, enhancement and new development within the Area. The generalized land use plan is focused on maintaining and enhancing sound and viable existing businesses, promoting new business development and residential development at selected locations. The generalized land use plan designates six (6) land use categories within the Area as follows:

- i. Residential
- ii. Mixed Use (Residential, Commercial, Industrial, Institutional)

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- iii. Commercial

- iv. Industrial _____ v. Institutional

- vi. Transportation ^r

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

Industrial Core

This sub-area represents the core of the industrial portion of the Area. This sub-area encompasses the majority of the northern and northeastern portion of the Area and generally includes the area north of 47th Street and east of Ashland Avenue and north of 43rd Street west of Ashland Avenue. Existing land uses in this sub-area are predominately industrial with a limited number of scattered commercial and residential uses. The underlying zoning for this sub-area is predominately industrial.

The Generalized Land Use Plan calls for a continuation of industrial uses in this area and attempts to reflect existing land uses and underlying zoning where possible. In addition, mixed use has been included in a portion of this sub-area should expansion of other uses be necessary. However, it is the intent in this sub-area to mainly provide for large-scale industrial uses that can be developed or redeveloped on the larger lots that currently exist. Development is intended to mirror development in adjacent industrial areas.

47th Street, 51st Street and Ashland Avenue

Along Ashland Avenue, 47th Street and 51st Street, commercial and widely scattered ground floor

residential uses currently exist. Underlying zoning designations along these corridors are generally commercial or business in nature. The Generalized Land Use Plan calls for continued commercial uses along these corridors and allows for the inclusion of mixed use where appropriate. Residential uses are not anticipated to be the dominant land use at the ground level in areas identified as commercial. However, in those instances where upper floor residential uses can be appropriately developed above ground floor commercial uses, they should be supported.

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Residential (Justine, Laflin, Bishop and Loomis)

This sub-area generally consists of existing residential uses along Justine, Laflin, and Bishop Streets and Loomis Boulevard. "The Generalized Land Use Plan indicates that the property in this sub-area should continue to be used for residential purposes (with the exception of Richards High School which is identified as institutional). The Generalized Land Use Plan reflects underlying zoning that also calls for the sub-area to continue to serve as a residential area. The Generalized Land Use Plan adds the residential component to provide for in-fill residential construction and rehabilitation of residential uses within the Area where they are most appropriate.

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

C. Redevelopment Projects

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

' 1. Private Redevelopment Projects:

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

2. Public Redevelopment Projects:

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

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The estimated costs associated with the eligible public redevelopment projects are presented in Table 6-1, Estimated Redevelopment Project Costs shown on the following page. These projects are necessary to address the needs of the Area

identified in this Plan. This estimate includes reasonable or necessary costs incurred or estimated to be incurred in the implementation of this Plan. A description of eligible redevelopment project costs pursuant to the Act is contained in Section VII of this Plan.

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

3. Property Assembly:

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

Exhibit H-1, Land Acquisition Overview Map, included in Attachment Two of the Appendix, indicates the parcels currently proposed to be acquired for clearance and redevelopment in the Project Area. Exhibit H-2, Land Acquisition By Block And Parcel Identification Number, included in Attachment Two of the Appendix, portrays the acquisition properties in more detail.

In connection with the City exercising its power to acquire real property not currently identified on Exhibit H-Tor H-2, including the exercise of the power of eminent domain, under the Act in implementing the Plan, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or successor commission) and authorized by the City Council of the City. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this Redevelopment Plan.

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TABLE 6-1 Estimated Redevelopment Project Costs

Eligible Expense Estimated Costs

1. Analysis, Administration, Studies, Surveys, Legal, \$ 1,000,000 Marketing, etc.
2. Property Assembly including Acquisition, \$ 8,000,000 Site Prep and Demolition, Environmental Remediation
3. Rehabilitation of Existing Buildings, \$ 7,300,000 Fixtures and Leasehold Improvements, Affordable Housing Construction and Rehabilitation Costs
4. Public Works & Improvements, including 5 3,000,000 streets and utilities, parks and open space, public facilities (schools & other public facilities) ¹
5. Relocation Costs \$ 1,500,000
6. Job Training, Retraining, Welfare-to-Work \$ 1,000,000
7. Day Care Services \$ 1,000,000
8. Interest Subsidy \$ 2,200,000
- Total Redevelopment Costs" \$ 25,000,000***

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

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

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

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

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

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For properties described on Exhibit H-1 and H-2, the acquisition of occupied properties by the City shall commence within four (4) years from the date of the publication of the ordinance approving the 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 preceding paragraph.

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

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

There were two buildings identified in the Chicago Historic Resources Survey (CHRS) as being significant.

The Peoples Theater at 1616 W. 47th Street and Goldblatt's Brothers Store at 4700 S. Ashland Avenue may be

eligible for listing on the National Register of Historic Places. At the time of this writing, the Goldblatt's Brothers Store had recently reopened and is occupied. However, the Peoples Theater is currently vacant and dilapidated. In addition, several commercial building facades were identified during field investigation as being significant. These building facades are located along Ashland Avenue near the intersection of Ashland and 47th Street.

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

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

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housing. The City shall make a good faith effort to ensure that this affordable housing is located in or near the Project Area;

As used in the above paragraph "low-income households", "very low-income households" and "affordable housing" shall have the meanings as set forth in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 64/3. As of the date of this Plan, these statutory terms are defined as follows: (i) "low-income household" means a single person, family or unrelated persons living together whose adjusted income is more than 50 percent but less than 80 percent of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the United States Department of Housing and Urban Development ("HUD") for purposes of Section 8

of the United States Housing Act of 1937; (ii) "very low-income household" means a single person, family or unrelated persons living together whose adjusted income is not more than 50 percent of the median income of the area of residence, adjusted for family size, as so determined by HUD; and (iii) "affordable housing" means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30 percent of the maximum allowable income for such households, as applicable.

As set forth in the Act, if the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and a municipality is unable to certify that no displacement will occur, the municipality must prepare a housing impact study and incorporate the study in the redevelopment project plan.

The Area contains 716 inhabited residential units. The Plan provides the development or redevelopment of several portions of the Area that may contain occupied residential units. As a result, it is possible -that by implementation of this Plan, the displacement of residents from 10 or more inhabited residential units could occur.

The results of the housing impact study section are described in a separate report which presents certain factual information required by the Act. The report, prepared by the Consultant, is entitled "The 47th/Ashland Tax Increment Financing Redevelopment Plan and Project Housing Impact Study" and is attached as Appendix, Attachment Five of this Plan.

D. Assessment of Financial Impact on Taxing Districts

In 1994, the Act was amended to require an assessment of any financial impact of the Redevelopment Project Area 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 moni-

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tor development in the Area and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development.

The following taxing districts presently levy taxes against all properties located within the Area:

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

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

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

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

Board of Education of the City of Chicago. General responsibilities of the Board of Education include the provision, maintenance and operations of \ educational facilities and the provision of educational services for kindergarten through twelfth grade. Hamline School, Chavez Center, Seward School and Richards High School are located within the Area. These schools are identified on Exhibit A, Boundary Map of TIF Area included in Attachment Two of the Appendix.

Chicago Park District. The Park District is responsible for the provision, maintenance and operation of park and recreational facilities throughout the City and for the provision of recreation programs. No public parks are located with

in the Area.

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

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

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

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In addition, the following entities have taxing jurisdiction over a portion of the Area:

Southwest Home Equity Assurance Program.

Bridgeport Home Equity Assurance Program (the Bridgeport Home Equity Assurance program is not a functioning agency at this time).

City of Chicago Special Service Area No. 10.

City of Chicago Special Service Area No. 13

The City finds that the financial impact of the Plan and the Area on the taxing districts listed above is not significant. The replacement of vacant and underutilized properties with new development may cause some increased demand for services and/or capital improvements provided by the Metropolitan Water Reclamation District (M.W.R.D.), and fire and police protection as well as sanitary collection, recycling, etc. by the City. It is expected that any increase in demand for sanitary and storm sewage facilities can be adequately handled by existing treatment facilities of the M.W.R.D. Likewise, facilities of the City of Chicago are adequate to handle any increased demands that may occur. In addition, some existing residential development may be replaced by new or expanded commercial or industrial uses and therefore will have an offsetting effect to any new residential development. "

The purpose of this Plan is to: (i) revitalize and restore existing industrial, business and residential areas; (ii) assemble tracts of land for new private development; (iii) accomplish a planned program of public improvements to achieve new business and residential in-fill development wherever possible and (iv) address the needs identified herein which cause the Area to qualify for TIF under the Act. Existing built-up areas are proposed to be revitalized and stabilized. This will not result in a need for new facilities or expanded services from area taxing bodies. In addition, the costs presented in Table 6-1 - Estimated Redevelopment Project Costs, include capital improvement costs for capital improvements associated with taxing district facilities located within the Area. TIF funds may be used to improve the taxing district facilities listed previously.

The Area represents a very small portion (0.13%) of the total tax base of the City. The EAV of the Area has been growing at a rate below that of the balance of the City of Chicago and CPI in recent years, as previously noted. Hence, the taxing bodies will benefit from a program designed to stabilize the tax base in the Area, check the declining tax revenues that are the result of deteriorated conditions in the Area and attract new growth and development in the future.

It is expected that benefits from new public and private investment in the Area will result in spillover of new development and investment in property, and therefore increased property values, in adjoining neighborhoods of the community./The potential for the realization of this trend is borne out by data that was compiled by

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the Illinois Department of Revenue (DOR). In a report from December 10, 1997, the DOR notes that E.A.V. grows at a faster rate (6.7%) in areas outside of TIF boundaries, in communities where TIFs have been created than it does in communities that have not created TIF's, where the E.A.V. grew by only 3.5%. Therefore, DOR's research suggests that establishment of the Area and Plan is likely to also have this spillover effect and will generate additional tax revenue for the City and other local taxing bodies from investment outside its borders.

E. Prior Efforts

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

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

- Eliminate the blighting factors;
- Redevelop abandoned sites;
- Reduce crime;
- Improve transportation services, including provision of centralized parking areas, incorporation of vehicular traffic and safety measures and viaduct improvements;
- Initiate employment training programs so as to better prepare the labor force in the Area for employment opportunities;
- Undertake physical improvements to improve the appearance, image and marketability of the Area; and
- Encourage other proposals that can create long-term economic life and stability.

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SECTION VII - STATUTORY COMPLIANCE AND IMPLEMENTATION STRATEGY

-Ar Implementation Strategy

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

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

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

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

1. Ehgible Redevelopment Costs

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

- a) Costs of studies, surveys, development of plans and specifications, implementation and administration of the Plan, including but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning, or other services (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected;
- b) Costs of marketing sites within the Area to prospective businesses, developers, and investors;
- c) Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots

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and other concrete or asphalt barriers, and the clearing and grading of land;

d) Costs of rehabilitation, reconstruction, or repair or remodeling of existing public or private bundings, 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 and the costs of the construction of public works or improvements subject to the limitations in Section 74.4-3(q)(4) of the Act;

e) Costs of job training and retraining projects, including the costs of "wel-% fare to work" programs implemented by businesses located within the

Area and such-proposals that feature a community-based training program which ensures maximum reasonable opportunities for residents of the New City Community Area with particular attention to the needs of those residents who have previously experienced inadequate employment opportunities and development of job-related skills including residents of public and other subsidized housing and people with disabilities;

f) 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 not exceeding thirty-six (36) months following completion and including reasonable reserves related thereto.

g) To the extent the City, by written agreement, accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred (consistent with statutory requirements) within the taxing district in furtherance of the objectives of the Plan and Project.

h) Relocation costs, to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law or by Section 74.4-3(n)(7) of the Act (see "Relocation" section);

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

j) 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,

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

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

(i) such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;

(ii) such payments^ in any one year may not exceed 30% of the annual interest costs incurred by the

redeveloper with regard to the redevelopment project during that year;

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

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

(v) the 30% limitation in (ii) and (iv) above may be increased to up to 75% of the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.

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

m) 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

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very low-income units shall be eligible for this benefit under the Act;

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

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

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

In the event the Act is amended after the date of approval of this Plan 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 interests costs that may be paid under 65 ILCS 5/1-74.4-3(q)(II)), this Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as eligible costs under the Plan, to the extent permitted by the Act. In the event of such amendments, the City may add any new eligible redevelopment project costs as a line item in Table 6-1 or otherwise adjust the line items in Table 6-1 without amendment to this Plan, to the extent permitted by the Act. In no instance, however, shall such additions or adjustments result in any increase in the total redevelopment project costs without a further amendment to this Plan.

B. Most Recent Equalized Assessed Valuation

The purpose of identifying the most recent equalized assessed valuation ("EAV") of the Area is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Redevelopment Project Area. The 2000 EAV of all taxable parcels in the Redevelopment Project Area is approximately \$53.7 million. This total EAV amount by PIN, is summarized in, 2000 Estimated E.A.V. by Tax Parcel included as Attachment Four in the Appendix. The EAV is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the Redevelopment Project Area will be calculated.

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culated by Cook County. If the 2001 EAV shall become available prior to the date of the adoption of this Plan by the City Council, the City may update the Redevelopment Plan by replacing the 2000 EAV with the 2001 EAV without further City Council action.

C. Redevelopment Valuation

Contingent on the adoption of this Plan, it is anticipated that several major private developments and/or improvements may occur within the Area. The private redevelopment investment and anticipated growth that will result from redevelopment and rehab activity in this Area is expected to increase the equalized assessed valuation by approximately \$25 million to \$30 million over the 23-year period in which the Plan is in place. This is based, in part, upon an assumption that the undeveloped land will be built upon with new development and that the vacant buildings will be improved and increase in assessed value. These actions will stabilize values in the remainder of the Area and further stimulate rehab and expansion of existing viable businesses.

D. Sources of Funds

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

The Area is adjacent to two Redevelopment Project Areas an one industrial corridor (see Exhibit I, Adjacent Redevelopment Areas Map, contained in Attachment Two of the Appendix):

the Stockyards Industrial Corridor;

the Stockyards Southeast Quadrant Industrial Redevelopment Project Area; and

Stockyards-Industrial-Commercial Redevelopment Area.

The Area is currently, and may in the future, be contiguous to, or be separated only by a public right-of-way from, other redevelopment project areas created under the Act. The City may utilize net incremental property taxes received from the Area to pay eligible Redevelopment Project Costs, or obligations issued to pay

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such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the Area, made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs within the Area, shall not at any time exceed the total Redevelopment Project Costs described in this Plan.

The Area may become contiguous to, or be separated only by a public-right-of-way from, redevelopment project areas created under the Industrial Jobs Recovery Law (65 ILCS 5/11-74.61-1, et seq.). If the City finds

that the goals, objectives, and financial success of such contiguous redevelopment project areas, or those separated only by a public right-of-way, are interdependent with those of the Area, the City may determine that it is in the best interests of the City and in furtherance of the purposes of the Plan that net revenues from the Area be made available to support any such redevelopment project areas, and vice versa. The City therefore proposes to utilize net incremental revenues received from the Area to pay eligible Redevelopment Project Costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or loaned between the Area and such areas. The amount of revenue from the Area so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Area or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Table 6-1 of this Plan.

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

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

The redevelopment project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Area is adopted (i.e., assuming City Council approval of the Area and Plan in 2002), by 2025. Also the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more series of obligations may be sold at one or more times in order to implement this Plan. Obligations may be issued on a parity or subordinated basis.

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

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

F. Commitment To Fair Employment Practices and Affirmative Action Plan

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

1. The assurance of equal opportunity in all personnel and employment actions with respect to the Redevelopment Project, including but not limited to hiring, training, transfer, promotion/discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, religion, sex, age, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, source of income, or housing status.
2. Redevelopers will meet City of Chicago standards for participation of 25 percent Minority Business Enterprises and 5 percent Woman Business Enterprises and the City Resident Construction Worker Employment Requirement as required in redevelopment agreements.
3. This commitment to affirmative action and nondiscrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.

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

The City shall have the right in its sole discretion to exempt certain small businesses, residential property owners and developers from the above. In order to implement these principles, the City will require and promote equal employment practices and affirmative action on the part of itself and its contractors and vendors. In particular, parties engaged by the City will be required to agree to the principles set forth in this section.

G. Amending the Redevelopment Plan

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

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

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

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I. City Policies

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

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

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

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

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

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

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

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Appendix

Attachment One Eligibility Study

The 47th/Ashland Tax Increment Financing

Redevelopment Plan and Project Eligibility Study Revision #1

City of Chicago • Richard M. Daley, Mayor

September 26, 2001 Revised January 30, 2002

URBAN CONSULTING

with assistance from R. M. CHIN & ASSOCIATES, INC. & GOODMAN WILLIAMS GROUP

Eligibility Study 47* and Ashland TIF

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I. Introduction

PGAV Urban Consulting (the "Consultant") has been retained by the City of Chicago (the "City") to prepare a Tax Increment Redevelopment Plan for the proposed redevelopment project area known as the 47th/Ashland Redevelopment Area (the "Area"). Prior to preparation of the Redevelopment Plan, the Consultant undertook various surveys and investigations of the Area to determine whether the Area qualifies for designation as a tax increment financing district, pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended ("Act").

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

geographic location, description of current conditions and area data; Section III documents the building condition assessment and qualifications of the Area as a conservation area under the Act. Section IV, Summary and Conclusions, documents the findings of the Eligibility Study.

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

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II. BACKGROUND INFORMATION

A. Location and Size of Area

The Area is located six miles southwest of downtown Chicago and approximately two miles west of the Dan Ryan Expressway (1-90/94). The Area contains approximately 325 acres and consists of 100 (full and partial) blocks and 1,208 tax parcels.

The Area is irregularly shaped and is adjacent or in close proximity to several existing redevelopment areas located to the north and east (see Exhibit I, Adjacent Redevelopment Areas Map in Attachment Two of the Appendix of the Plan). The core of the Area generally follows three corridors along Ashland Avenue, 47th and 51st Streets. On the north, along Ashland Avenue, the Area begins at a railroad right-of-way north of 42nd Street and continues southward to 53rd Street. Along 47th Street the Area begins at Racine Avenue on the east and continues westward to a railroad right-of-way west of Hoyne Avenue. Along 51st Street the Area begins at Loomis Boulevard on the east and continues west to the alley west of Damen Avenue. In addition, the Area includes several pockets that extend off of the main spines formed by Ashland Avenue, 47th and 51st Streets.

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

B. Description of Current Conditions s Area Decline

Much of the Area is in need of redevelopment, rehabilitation and revitalization. Along Ashland Avenue, 47th and 51st Streets vacant buildings reflect that deteriorating, and in some instances dilapidated, conditions have resulted in numerous commercial and industrial structures being underutilized. In other sections of the Area older structures exhibit deteriorated conditions and are in need of upgrade and improvement. Several other sites in the Area contain trailer storage yards or junkyards that present a highly negative image and are incompatible with surrounding land uses. Commercial uses and streetscapes are deteriorated and in need of upgrade. Several residential pockets also exhibit deteriorated housing stock. These conditions inhibit the ability of Area properties to maintain commercial, industrial, and residential value.

Long-term (more than one year) vacancies exist in some buildings and sections of the Area are vacant and have not generated private development interest. Approximately 8% of the net land area within the Area is vacant and the presence of ap-

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proximately 400,000 sq. ft. of vacant floor area add significantly to the view that the Area may experience

additional evidence of blight and that market acceptance of portions of the Area is riot favorable.

Assessed Value and Development Activity

Historic Equalized Assessed Values (EAVs) for the Area and the rate of growth for the City of Chicago and the Consumer Price Index (CPI) for All Urban Consumers for the period between 1995 and 2000 are shown below on Table 2-1 - Equalized Assessed Value Trends. Between 1995 and 2000 the City of Chicago EAV increased from \$30.4 billion to \$40.5 billion. The annual percent change in EAV is indicated below on Table 2-1. In 1995 the EAV of the Area was approximately \$46.8 million. In 2000 the EAV of the Area was approximately \$53.7 million. In four of the last 5 years the Area experienced rates of growth below the remainder of the City. In addition, in one of the last 5 years the EAV of the Area grew slower then the Consumer Price Index (CPI) for All Urban Consumers published by the United States Department of Labor. Further, approximately 12% of the properties in the Area are delinquent in the payment of 1st 999 real estate taxes and 360 violations have been issued on properties since January 1993 by the City Department of Buildings.

In addition, Between January 1996 and June 2001, the building department issued 282 permits. Of this total, 37 were issued for new construction, 88 were issued for demolition, 33 were issued for rehabs to existing buildings, and 124 were issued for repairs.

Table 2-1 Equalized Assessed Value Trends 1995-2000

Year	Area EAV	Area % Change Over Previous Year	City of Chicago % Change Over Previous Year	CPI % Change Over Previous Year ¹	Area EAV Growth Rate Below City	Area EAV Growth Rate Below CPI
1995	\$46,835,316	N/A	0.97%	3.16%	N/A	N/A
1996	\$47,031,058	0.42%	1.26%	2.67%	Yes	Yes
1997	\$50,374,813	7.11%	8.40%	2.73%	Yes	No
1998	\$51,765,613	2.76%	1.77%	2.04%	No	No
1999	\$52,953,404	2.29%	4.17%	2.06%	Yes	No
2000	\$53,668,888	1.32%	14.50%	3.20%	Yes	No

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

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Of the 37 permits issued for new construction only 8 were issued for construction of new buildings. Of these eight permits, one permit was issued for construction of a single-family residence, five permits for commercial buildings, one permit for an industrial building, and one permit for a school building. The remaining 29 permits for new construction were issued for a variety of site improvements including; garages, fences, etc. Approximately 31% of the permits issued in the last five and one-half years were issued for demolition. Of the 668 buildings and approximately 325 acres in the Area, approximately 92% of the buildings in the Area exceed 35 years of age.

Transportation Public Transportation

The 47th/Ashland Redevelopment Area is served by several CTA bus routes. These routes include:

North-South Routes

Route 9: Ashland Avenue

- Route 44: Racine Avenue
Route 48: Damen

East-West Routes

- Route 43: Root Street - ' Route 47: 47th Street

- Route 51: 51st Street

All of the east/west bus routes intersect the CTA Red Line at the Dan Ryan Expressway approximately two miles to the east. Route 47-47th Street and Route 51-51st Street also connect to the CTA Orange Line to the west. The east/west lines also provide a direct connection to the CTA Green Line further east. The north/south bus routes intersect the CTA Orange Line approximately two miles north of 47th Street at Archer Avenue. No Metra commuter stations are located in the Area. The frequent spacing of CTA bus lines and direct connection service to various CTA train station locations, provides all sections of the Area with reasonable commuter transit' alternatives.

Street System

Regional - Access to the regional street system is primarily provided via the Dan Ryan South Expressway (1-90/94). The Stevenson Expressway (1-55) is located approximately two miles to the north. Access to the Dan Ryan South Expressway is provided via interchanges at 51st Street, 43rd Street, and Pershing Avenue.

Local - Arterial streets in the Area generally have one or two travel lanes in each direction and curbside parking lanes. Arterial class streets are signalized at intersections with other arterial and collector streets. Ashland Avenue and 47th Street experience significant volumes of truck traffic and vehicular traffic during all peri-

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ods of the day. Access to Area industrial uses east of Ashland Avenue and north of 47th Street is gamed primarily along the aforementioned streets via 43rd Street and Racine Avenue. Much of the truck traffic accessing the "Stockyards" Redevelopment Areas to the north and east also utilize these streets.

<

Viaducts - Several viaducts are located along the I.H.B./G.T.W. Railroad lines that cross the southern portion of the Area. The Ashland Avenue viaduct is marked with a clearance of 14'-6" and is in need of minor repairs due to deteriorated surfaces and walls. The Justine, I[^]flin, and Loomis viaducts were not marked and appeared to be less than 13'-6" (the minimum standard for use by larger vehicles). All of these viaducts were dilapidated and exhibited spalling, cracked, and damaged surfaces on walls. In addition, the retaining wall that runs along the northern right-of-way line of the I.H.B./G.T.W. rail line between the Ashland Avenue viaduct, and the Loomis Avenue viaduct is in need of repair. There are large cracks along the wall and the structure exhibits spalling sections of wall surface.

Internal Traffic Patterns and Parking

Several large users in the northern portion of the Area generate the majority of the industrial traffic. The "Stockyards" complex located north of 47th Street and east of Ashland Avenue generates significant amounts of truck traffic.

Arterial streets have,peak-period parking restrictions, which can increase street capacity and improve efficiency. The commercial areas located along 51st Street, 47th Street, and Ashland Avenue have limited on-street parking for patrons and employees. Individual businesses along these streets have narrow street frontage and many buildings cover 100% of the lot thereby preventing any on-site parking. In addition, several sites in the northern portion of the Area are hindered by inadequate access via the existing local streets that often are also utilized for parking by adjacent businesses. In one instance vehicles were being repaired by a local vehicle repair business on Marshfield Avenue in the northern portion of the Area. Along South Packers Avenue the lack of parking for area employees creates a unsafe mix of employee vehicles and large semi-trailer trucks trying to access area industry.

Pedestrian Traffic

Pedestrian traffic in the Area is concentrated along the major arterial streets in the Area. The

47th/Ashland and 51st/Ashland intersections have the largest concentration of pedestrian traffic. Numerous street vendors were observed in these sections of the Area. The higher concentration of pedestrian traffic in these areas is associated with commuters utilizing the CTA bus lines along this route and concentrations of commercial uses. Pedestrian traffic is also associated with schools in the Area. Pedestrian traffic in the vicinity of Area schools is present during the peak periods before and after school hours.

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Existing Land Use

A tabulation of land area by land use category is provided below:

Table 2-2 Tabulation of Existing Land Use

Land Use	' Land Area Acres	% of Net Land Area ¹	% of Gross Land Area
Industrial	113	49%	35%
Commercial	68	29%	21%
Institutional, Public, Semi-Public	14	6%	4%
Vacant Land	19	8%	6%
Residential	19	8%	6%
Public Right-of-Way	92	N/A	28%
Total	325 Ac.	100%	100%

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

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

At the present time, the existing land uses itemized in Table 2-2 are predominantly industrial in nature, as 49% of the net area (exclusive of public right-of-way) is industrial. The Area is also home to commercial uses along Ashland Avenue, 47th and 51st Streets. The section of the Area along Ashland Avenue contains predominately commercial land uses with some buildings containing upper floor residential and office uses. Commercial uses account for 29% of the net land area. There are no significant multi-tenant retail shopping centers in the Area.

Residential uses in the Area generally consist of three types of structures:

Isolated residential structures (single-family and multi-family) located along commercial corridors;

Upper floor residential units in commercial buildings along commercial corridors; and

Single-family and multi-family structures located in residential neighborhoods.

There are a total of 716 inhabited residential units in the Area as determined during the field survey of area properties. As set forth in the Act, if a redevelopment plan for the Area results in the displacement of residents from 10 or more inhabited residential units, or if the Area contains 75 or more inhabited residential units and the City is unable to certify that no displacement of residents will occur, the municipality shall prepare a housing impact study and incorporate the study in the feasibility report required by subsection (a) of Section 11-74.4-5 (sic) [Section 11.74-4-4.1] of the

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Act. Because 75 or more inhabited residential units are located in the Area, a housing impact study has been prepared and is included as an attachment to the Plan as Appendix, Attachment Five/Housing

Impact Study.

Along the main corridors of Ashland Avenue, 47th and 51st Streets the residential uses consist of widely scattered residential structures and upper floor residential units in commercial buildings. The southern portion of the Area contains the largest concentration of residential structures along Loomis Boulevard, Justine and Lafhn Avenues. 6% of the gross land area and 8% of the net land area is residential in the Area. Along the boundaries of the Area residential uses are in close proximity to the commercial corridors of 51st, 47th and 43rd Streets and Ashland Avenue. The boundary separating residential and commercial uses is often a local access road or alley. These situations often create conflicts between residential and commercial traffic and noise from industrial operations. Institutional and recreational uses such as public schools and playgrounds are also located in the Area. A more detailed description of residential uses in the Area is provided in the Housing Impact Study prepared for the 47th/Ashland Redevelopment Area Plan.

Inadequate parking is present along the commercial corridors of Ashland Avenue, 51st and 47th Streets. These older commercial corridors along major transportation routes were constructed with little off-street parking for businesses or second floor residential uses. In addition, nearly all the commercial development along these corridors backs up to densely populated residential neighborhoods. These parking arrangements cause competition for parking between residents, employees and patrons of area businesses who must park on adjacent streets to access the Area. These conditions create a negative shopping environment and can lead to property crime to vehicles and inhibit public safety and security for residents, employees and patrons that must park their vehicles on adjacent streets and walk to their destination.

Zoning Characteristics¹

The majority of property within the Area is zoned for manufacturing uses. Commercial and business zoning is predominant along 51st and 47th Streets and Ashland Avenue. Several pockets of residential zoning exist in the Area. These zones are primarily associated with institutional uses and the residential uses located in the southern portion of the Area (see Plan, Appendix, Attachment Two, Exhibit E, Generalized Existing Zoning Map).

Historic Structures

There are two structures in the Area listed in the Chicago Historic Resources Survey (CHRS). The Peoples Theater, 1616 W. 47th Street, is a Classical Revival building designed by Rapp and Rapp. The theater was built in 1917. The Goldblatt's Brothers Store, 4700 S. Ashland is a neighborhood department store built in the "Chicago School" style. Both of these structures would be eligible for listing on the National

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Register of Historic Places but currently are not listed on the National Register. At

---the time of this writing, the Goldblatt's-Brothers Store had recently reopened and is occupied. However, the Peoples Theater is currently vacant and dilapidated. In addition, several commercial building facades were identified during field investigation as being significant. These building facades are located along Ashland Avenue near the intersection of Ashland and 47th Street. However, many of these buildings and the existing streetscape are in need of repair and improvement.

Prior Redevelopment Efforts

Prior redevelopment efforts by the City, Area leaders and residents, businesses and business groups have been associated with on-going business retention efforts, education efforts and scattered street improvements in the Area. To the north and east of the Area three redevelopment areas have been

established (See Exhibit I, Adjacent Redevelopment Areas Map, contained in Attachment Two of the Appendix of the Plan). These Areas are: the Stockyards Industrial-Commercial Redevelopment Area; the Stockyards Southeast Quadrant Industrial Redevelopment Area; and the Stockyards Annex Redevelopment Project Area. The establishment of these three areas has resulted in an increase in development activity north of the Area. However, these initiatives have not resulted in significant redevelopment activity in the Area and decline continues. The City has begun to implement capital improvements for street and alley repair and repaving of some streets near the Area. However, these activities have been limited to residential streets.

The City and the State of Illinois ("State") have also included much of the Area in an Enterprise Zone (See Exhibit G, Enterprise Zone Map, contained in Attachment Two of the Appendix of the Plan). As noted on the map, a significant portion of the Area (approximately 80%) is located in Enterprise Zone 2. In addition, the City and the U. S. Department of Housing and Urban Development have included a significant portion of the Area (approximately 48%) in the Federal Empowerment Zone Program (See Exhibit F, Empowerment Zone Map, contained in Attachment Two of the Appendix of the Plan). However, these initiatives have not reversed decline throughout much of the Area. It is anticipated that in the future, the Enterprise Zone and Empowerment Zone in conjunction with components of this tax increment finance strategy, will greatly assist in addressing Area problems. Obstacles to efficient business operations for existing Area businesses and industries continue to include:

- poor street maintenance;
- limited street access to some portions of the Area;
- ¹ • awkward traffic arrangements and limited parking;
- a need to improve transportation facilities and services;
- elimination of blighted conditions; and
- a need to provide improved training programs for area employees and residents.

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III. QUALIFICATION OF THE AREA

A *Illinois Tax Increment Allocation Redevelopment Act*

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

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

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

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

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

(4) Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

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

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

(7) *Lack of ventilation, light or sanitary facilities.* The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence or inadequacy of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. In-

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

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

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

(10) *Deleterious land use or layout.* The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.

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

(12) *The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment project area.*

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

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---B.

Survey. Analysis and Distribution of Eligibility Factors

A parcel-by-parcel analysis of the Area was conducted to identify the presence of eligibility factors (see Conservation Factors Matrix, Table 3-1, contained on the following pages). A form similar to Table 3-1 was used to document the conditions of Area buildings and properties during field surveys. The data from the field survey was consolidated by block area for each of the factors relevant to making a finding

of eligibility is present as stated in the tabulations presented in Table 3-1.

C. Evaluation Procedure

Professional senior planners and a registered architect) from the staff of PGAV Urban Consulting conducted exterior surveys of observable conditions on all properties, buildings and public and private improvements located in the Area. These inspectors have been trained in TIF survey techniques and have extensive experience in similar undertakings.

The surveys examined not only the condition and use of buildings but also included surveys of streets, sidewalks, curbs, gutters, lighting, vacant land, underutilized land, parking facilities, landscaping, fences and walls, and general maintenance. In addition, an analysis was conducted on existing site coverage, parking and land uses, and their relationship to the surrounding Area. Investigators also researched historic photos and were assisted by information obtained from the City of Chicago and the Back of the Yards Neighborhood Council. The boundary and qualification of the Area was determined by the field investigations, eligibility requirements described in the Act and the needs and deficiencies of the Area.

D. Investigation and Analysis of Factors

In determining whether or not the proposed Area meets the eligibility requirements of the Act, various methods of research were used in addition to the field surveys. The data includes information assembled from the sources below:

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

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SMA	»	f	0	0	0	o:	0	►	0	0	61	si	0	91	or	r
S3 A	. t	f	0	/	0	n	0	I	0	n	r.i	r.i	0	r.i	r.i	i
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ST A	V		n	0	o -	9	z	0	0	0	9	0	'0	r.	1	3
sha	R	/	n	0	0	CI	0	c	e	0	ir.	#	9	ir.	rr.	n
sha	I	0	0	0	0	tl	0	9	H	0	oc	61	HI	oc	m:	ov
SHA	01	/	0	./	0	1	i	9	01	0	oc	it	91	r.c	fi-	3V
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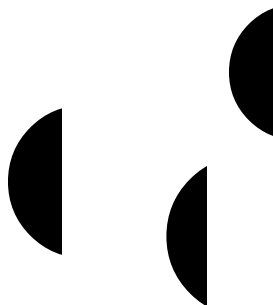
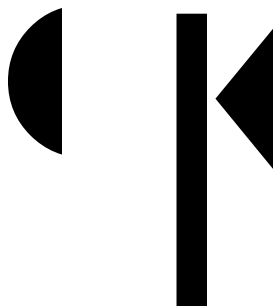
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Table 3-1
47th/Ashland Redevelopment Project Area Conservation Factors Matrix

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				ladiVMaal	BtraalaraaVaaaaaa	V.alUalWaCmmmmi	U«alar BaOvaNrawa				0	0	0	✓	PRESENT	7	YES	
S	7	7	a	7	7	1	0	0	3	7		0	0	0	✓	PRESENT	7	YES

T	25	24	U	23	24	U	4	7	1	23	0	0	0	✓	9	YKS
U	. a	u	«	It3	21	0	II	19	0	23	0	0	0	✓	B	Yr-S
V	.Dt	37	20	1	3D	0	20	.	0	0	0	✓	u	✓	N	YK.S
W	45	44	IH	14	46	~ 0	IH	0	1		0	✓	0	/	9	YKS
X	2U	23	3	16	26	0	7	.	0	IB	0	0	0	/	M	YKS
V	a	26	11	II	26	0	9	4	0	12	0	✓	0	✓	9	YKS
Z	27	ii	«"	12	27	0	4		0	16	0		u	✓	9	YKS
Total Bldg. Or Sub-Area Exhibiting Factor!	WJ8	617	160	440	C33	1	137	IIC	19	436	0	16	0	26	PRESENT	II
X Total Bldf or Sub-Araaa Eligiblling factora	100%	fjX	22*	MX	MX	#aaTha2IX	2UX	3X	MX		OX	11%	OX	MX	■*.I.(

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3. On-site field inspection of the proposed Area conditions by experienced property inspectors of the Consultant and others as previously noted. Personnel of the Consultant are trained in techniques and procedures of determining conditions of properties, utilities, streets, etc. and determination of eligibility of designated areas for tax increment financing.

4. Use of accepted definitions as provided for in the Act.

5. Adherence to basic findings of need as established by the Illinois General Assembly in establishing tax increment financing which became effective on January 10, 1977. These are:

- There exists in many Illinois municipalities areas that are conservation or blighted areas, within the meaning of the TIF statute.
- The eradication of blighted areas and the treatment of conservation areas by redevelopment projects are essential to the public interest.
- These findings are made on the basis that the presence of blight or conditions, which lead to blight, is detrimental to the safety, health, welfare and morals of the public.

E. Eligibility Factors

In making the determination of eligibility, each and every property or building in the Area is not required to be blighted or otherwise qualify. It is the Area as a whole that must be determined to be eligible.

The report stated below details conditions that cause the Area to qualify under the Act, as a conservation area, per surveys and research undertaken by the Consultant between May and August 2001:

Age Of Structures

Age, although not one of the 13 factors used to establish a conservation area under the Act, is used as a threshold that an area must meet in order to qualify

Age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures and exposure to the elements over a period of many years. As a rule, older buildings typically exhibit more problems than buildings constructed in later years because of longer periods of active usage (wear and tear) and the impact of time, temperature and moisture. Additionally, older buildings tend not to be ideally suited for meeting modern-day space and development standards. These typical problematic condi-

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tions in older buildings can be the initial indicators that the factors used to qualify the Area may be present.

Summary of Findings Regarding Age:

The Area contains a total of 668 buildings, of which 92%, or 617 buildings are 35 years of age or older as determined by field surveys and local research. In many instances buildings are significantly older than 35 years of age and were constructed late in the 19th century or early in the 20th century. Therefore, the Area meets the threshold requirement for a conservation area in that 50% or more of the structures in the Area exceed 35 years of age.

1. Dilapidation

Dilapidation as a factor is based upon the documented presence and reasonable distribution of buildings and improvements in an advanced state of disrepair. The field survey of buildings, in the Area found structures with severely leaning or bowing bearing walls and parapet walls, critical defects in primary structural components such as severely sagging roofs, damaged floor structures and foundations exhibiting major cracks or displacement. 42nd Street, 43rd Street, 49th Street, Marshfield Avenue, Bishop Street, Hoyne Avenue, and Loomis Boulevard all exhibited damaged driving surfaces. In addition, several surface parking lots, sections of fencing associated with commercial and industrial uses, sidewalks, curbs and gutters, and alleyways throughout the Area exhibited paved surfaces in need of reconstruction and site fencing that was damaged or missing.

Summary of Findings Regarding Dilapidation:

Of the 668 buildings in the Area, 150 buildings, or 22%, were found to exhibit buildings in an advanced state of disrepair. In addition, street surfaces, sidewalks, curbs and site improvements were observed to be in need of reconstruction or replacement. They are:

Street and sidewalk - Marshfield Avenue between 43rd Street and 42nd Street;

• Street and sidewalk - 42nd Street between Ashland Avenue and Marshfield Avenue;

• Street - Loomis between 46th Street and 45th Street;

• Street - Bishop Street between 47th Street and 46th Street;

• Street - 49th Street between Loomis Boulevard and Ashland Avenue;

• Street - 49th Street west of Hoyne Avenue;

• Street - Hoyne Avenue between 48th Street and 49th Street; Sidewalk and curb ■ 43rd Street between Ashland and Hermitage;

• Alleys - Alleyways throughout the Area are in need of repavement;

• Site fencing - properties along 43rd Street west of Paulina Street; and Site fencing - properties along 47th Street west of Laflin Street;

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2. Obsolescence

An obsolete building or improvement is one, which is becoming obsolete or going out of use - not entirely disused, but gradually becoming so. Thus, obsolescence is the condition or process of falling into disuse.

Obsolescence, as a factor, is based upon the documented presence and reasonable distribution of buildings and other site improvements evidencing such obsolescence. Examples include:

a. **Functional Obsolescence:** Structures are typically built for specific uses or purposes and their design, location, height and space arrangement are each intended for a specific occupancy at a given time.

Buildings are obsolete when they contain characteristics or deficiencies, which limit the use and marketability of such buildings. The characteristics may include loss in value to a property resulting from an inherent deficiency existing from poor design or layout, improper orientation of building on site, etc.; which detracts from the overall usefulness or desirability of a property. Obsolescence in such buildings is typically difficult and expensive to correct. }

b. **Economic Obsolescence:** Economic obsolescence is normally a result of adverse conditions that cause some degree of market rejection, and hence, depreciation in market values. Typically, buildings classified

as dilapidated and buildings that contain vacant space are characterized by problem conditions, which may not be economically curable, resulting in net rental losses and/or depreciation in market value.

c. Obsolete platting: Obsolete platting would include parcels of limited or narrow size and configuration or parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements. Plats that created inadequate right-of-way widths for streets, alleys and other public right-of-ways or which omitted easements for public utilities, should also be considered obsolete.

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

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Obsolescence was observed in multiple structures. Economically obsolete buildings prominent in the Area include the vacant grocery store located at S. Bishop and 47th Street and the vacant theatre located on 47th Street. Throughout the Area the lack of on-site parking, vacant storefronts, vacant second and third floor uses and dilapidated or deteriorated building conditions indicate that many of the structures in the Area exhibit some form of obsolescence.

Summary of Findings Regarding Obsolescence:

The field survey of buildings in the Area found that certain buildings exhibit characteristics of obsolescence. Obsolete buildings comprised approximately 66% or 440 of the 668 buildings in the Area. Obsolete site improvements also exist in the Area and also include conditions caused by obsolete construction of streets. Narrow streets or driveways, irregular widths, poor or inadequate turning radii or sight lines and lack of paved surfaces on driveways and service areas exist throughout the Area.

Inadequate street widths are evident on Marshfield Avenue north of 43rd Street and 42nd Street west of Ashland Avenue. During certain periods, the activities associated with several commercial and industrial uses in this portion of the Area contribute to periodic traffic congestion that limits access. During these periods, the street system in the vicinity of these operations is so congested that it represents a significant access impediment to fire, ambulance and other emergency vehicles. '

3. Deterioration

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

Buildings with major defects in the secondary building components (i.e., damaged doors and door frames, broken windows, window frames and mul-lins, porches in need of material replacement, gutters and downspouts damaged or missing, weathered fascia materials, cracks in masonry walls, spalling masonry surfaces, etc.) were observed in the Area. Many of the commercial structures located along the major streets of the Area exhibited these conditions. In addition, roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas also evidenced deterioration such as; surface cracking, crumbling, potholes, depressions, loose paving materials, weeds protruding through the surface, etc. Sidewalks and curbs along Ashland Avenue, 43rd, 47th, and 49th Streets exhibited deterioration. Site fencing on many larger commercial and industrial lots was rusting and required

repair to individual posts or sections of fencing. In some instances parking areas for vacant properties were being used for trailer storage. In these instances it was evident that the lots and in some cases adjacent streets were

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not designed for such use and were exhibiting cracks and other deteriorated conditions as a result of heavy truck traffic.

Summary of Findings Regarding Deterioration:

Throughout the Area, deteriorating conditions were recorded on approximately 95% or 633 of the 668 buildings in the Area. The exterior field survey of main buildings in the Area found structures with major defects in the secondary structural components, including windows, doors, gutters, downspouts, porches, chimneys, fascia materials, parapet walls, etc. Deterioration of site improvements and public improvements was also observed. Therefore, deterioration was found to be present in the Area.

4. Presence of Structures Below Minimum Code Standards

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

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

Considering the age of buildings in the Area, it is certain that many of the buildings are below the minimum code standards currently in force by the City of Chicago. However, in order to substantiate these conditions both interior and exterior inspections of the properties would be required. Based on clearly observable conditions evident from exterior inspection, throughout the Area, structures below minimum code were recorded in 21% or 137 of the 668 buildings in the Area. The exterior field survey of main buildings in the Area found structures not in conformance with local zoning codes and structures not safe for occupancy because of fire and similar hazards.

In addition, on several Area properties, garbage, trash, discarded tires and abandoned vehicles were observed. Trash and debris from drive-by dumping is illegal and promotes unsanitary or unhealthy conditions. Old tires can collect water and promote mosquito breeding. The presence of open air dumping of trash creates conditions that promote the presence of disease carrying insects and vermin.

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- 5. Illegal Use of Individual Structures

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

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

Summary of Findings Regarding Illegal Use of Individual Structures: This factor was documented in one instance in the Area with respect to structures. However, several vagrants were observed in one of the yard areas used for trailer storage. The individuals were using a semi-trailer for shelter and habitation. This condition is extremely unhealthy, unsafe and illegal.

6. Excessive Vacancies

Establishing the presence of this factor requires the documenting of the presence of vacant buildings which are unoccupied or underutilized and which represent an adverse influence on the Area because of the frequency, extent, or duration of such vacancies. It includes properties which evidence no apparent effort directed toward occupancy or utilization and partial vacancies.

During the field investigation of the Area a total of 130 buildings were observed to contain vacant floor space. Based on City of Chicago maps that indicate building footprints it was estimated that approximately 400,000 square feet of floor space was vacant. Based on the condition of some of the vacant floor space (boarded up windows, deteriorated interior finishes, lack of lighting, outdated signage, etc.) it is evident that much of this floor space has been vacant for an extended period of time.

Summary of Findings Regarding Excessive Vacancies: The field investigation indicates that 136 buildings, approximately 20% of the total 668 buildings, have vacant floor space. There is approximately 400,000 sq. ft. of vacant floor space (ground floor and upper floors) in the Area. This space is primarily located in commercial buildings along the primary corridors of the Area.

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7. Lack of Ventilation, Light or Sanitary Facilities

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

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

The exterior field survey of main buildings in the Area found structures without adequate mechanical ventilation, natural light and proper window area ratios in the Area. Structures exhibiting a lack of ventilation, light or sanitary facilities were recorded in approximately 3% or 19 of the 668 main buildings.

8. Inadequate Utilities

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

Summary of Findings Regarding Inadequate Utilities: No evidence of this factor was documented in the Area.

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

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

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Summary of Findings Regarding Excessive Land Coverage and Overcrowding of Structures and Community Facilities: Structures exhibiting 100% lot coverage with party or fire walls separating one structure from the next is a historical fact of high-density urban development. This situation is common throughout the 47th/Ashland Redevelopment Area. Numerous commercial and industrial businesses are located in structures that cover 100% of their respective lots. Other businesses are utilizing 100% of their lots for business operations. These conditions typically do not allow for off-street

loading facilities for shipping operations or do not provide parking for patrons and employees. This has prompted overflow parking and truck traffic associated with normal business operations to utilize surrounding residential areas for parking and access. In some instances cars were illegally parked across sidewalks and on top of curbs along the narrow local streets that flank industrial portions of the Area. In addition, delivery trucks were observed to be blocking alleys and streets while performing normal delivery operations or accessing shipping facilities. Excessive land coverage and overcrowding of structures and community facilities was exhibited on 65% or 435 of the 668 structures in the Area.

10. Deleterious Land Use or Layout

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

Summary of Findings Regarding Deleterious Land Use or Layout: In an area such as the 47th/Ashland Redevelopment Area where its character has evolved over the years, industrial, commercial and residential uses are often in close proximity to one another. It is not unusual to find small pockets or isolated residential buildings within a predominantly industrial area or an industrial use in a residential area. Although these areas may be excepted by virtue of age and continuous occupancy as legal non-conforming uses (whose existence and use is thereby "grandfathered"), they are, nonetheless, incompatible land uses inasmuch as the character of the Area is negatively influenced by these differing uses. As noted previously, 49% of the net acreage of the Area (minus streets and public right-of-way) is used for industrial purposes and 29% is used for commercial purposes. The combination of limited on-site parking and high density industrial, commercial and residential development in close proximity causes conflicts in traffic, parking and environmental conditions that has promoted deleterious use of land in some portions of the Area. Twenty-nine instances of deleterious land use and layout were observed in the Area. Deleterious land uses and land use relationships were located within, approximately 53% or 16 of the 30 sub-areas identified on Ex-

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hibit E - Sub-Area Key Map, included in Appendix, Attachment Two of the Plan

11. Lack of Community Planning

This may be counted as a factor if the Area developed prior to or without the benefit or guidance of a community plan. This means that no community plan existed, was considered inadequate, and/or was virtually ignored during the time of the area's development. Indications of a lack of community planning include:

1. Streets in the industrial and commercial areas that are too narrow to accommodate truck movements.
2. Street intersections that do not conform to modern traffic engineering standards and practices.
3. One-way street systems that exist with little regard for overall systematic traffic planning.
4. Street parking existing on streets that are too narrow to accommodate two-way traffic and street parking.
5. Viaducts that are lower than minimum height requirements creating truck clearance problems.
6. Some larger tracts of land suffer from improper platting that has led to some parcels having awkward configuration and/or unusual dimensions for their use.
7. Some properties in the Area do not enjoy good access to public streets.
8. Some pockets of residential land use and residential zoning exist that present incompatible relationships in areas with a heavy industrial environment.
9. Numerous commercial/industrial properties exist that are too small to adequately accommodate appropriate off-street parking and loading requirements.

Summary of Findings Regarding Lack of Community Planning: The field investigation indicates that 96 instances of a lack of community planning were observed in the Area with respect to improved property. Lack of Community Planning was observed within 93% or 28 of the 30 sub-areas identified on Exhibit E - Sub-Area Key Map. In addition, conditions exist that

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Eligibility Study

47th/Asbland Redevelopment Area TIF Redevelopment Plan and Project

City of Chicago

indicate community planning has been inadequate with respect to public improvements:

Along the IHB Railroad right-of-way that bisects the southern portion of the Area several viaducts are not posted with clearance heights. In most cases these viaducts do not meet the minimum clearance standards of 13' 6". Viaducts that do not meet the minimum clearance of 13' 6". are located at the Justines, Laflin, and Loomis Avenue crossings in the southern portion of the Area.

12. Environmental Remediation Costs

If an Area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment project area then this factor may be counted.

Summary of Findings Regarding Environmental Remediation Costs: Investigation did not indicate the presence of this factor.

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

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

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

Investigation of historic EAV indicated the presence of this factor. The EAV of the Area has grown slower than the balance of the City of Chicago in 4 of the last 5 calendar years. In addition, the EAV of the Area has grown slower than the Consumer Price Index (CPI) for All Urban Consumers in 1 of the last 5 calendar years.

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

Vacancies, deteriorated, dilapidated and obsolete structures and site improvements are evidence of the declining conditions in the Area. These conditions also underscore the lack of private investment and rejection of the Area by the private market.

The City and the State of Illinois have designated 80% of the Area as a State of Illinois Enterprise Zone (Zone No. 2) and 48% of the Area as a Federal Empowerment Zone. In addition, a portion of the Area is also included in one of the 22 industrial corridors (Stockyards) identified in a previously prepared study by the City ("A Plan For Industry in Chicago's South Side"). These designations are in further response to the deteriorating conditions in the area, recognition of the significant needs, and realization that financial incentives are required to attract private investment to this section of the City.

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

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47th/Ashland Redevelopment Area TIF Redevelopment Plan and Project

City of Chicago

TV. SUMMARY AND CONCLUSIONS

The conclusions of PGAV Urban Consulting is that the number, degree and distribution of eligibility factors in the Area as documented in this Eligibility Study warrant the designation of the Area as a conservation area as set forth in the Act. Below is a summary table highlighting the factors found to exist in the Area which cause it to qualify as a conservation area.

A. Conservation Area Statutory Factors

FACTOR ¹	EXISTING IN AREA ²
---------------------	-------------------------------

	Age ³	92% of bldgs. exceed 35 years of age.
--	------------------	---------------------------------------

1	Dilapidation	Minor Extent
---	--------------	--------------

2	Obsolescence	Major Extent
---	--------------	--------------

3	Deterioration	Major Extent
---	---------------	--------------

4	Illegal use	Minor Extent
---	-------------	--------------

5	Presence of	Minor Extent
---	-------------	--------------

6	Excessive	Minor Extent
---	-----------	--------------

7	Lack of	Minor Extent
---	---------	--------------

8	Inadequate	Not Present
---	------------	-------------

9	Excessive	Major Extent
---	-----------	--------------

10	Deleterious	Major Extent
----	-------------	--------------

11	Environment	Not Present
----	-------------	-------------

12	Lack of	Major Extent
----	---------	--------------

13	Declining	Present
----	-----------	---------

Notes:

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

2 Factors found to exist on more than 50% of the structures or sub-areas in the Area were identified as being found to a major extent. Factors found to exist on less than 50% of the structures or sub-areas in the Area were identified as being found to a minor extent. Five factors were found to exist to a major extent, five were found to exist to a minor extent, and declining or sub-par EAV growth for the entire Area was present.

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

Although it may be concluded that the mere presence of the stated eligibility factors noted above may be sufficient to make a finding of qualification as a conservation area, this evaluation was made on the basis that the factors must be present to an extent that would lead reasonable persons to conclude that public intervention is

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Eligibility Study

47th/Ashland Redevelopment Area TIF Redevelopment Plan and Project

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appropriate or necessary. From the data presented in this report it is clear that the eligibility factors are reasonably distributed throughout the Area.

The Area on the whole has not been subject to growth and investment by private enterprise and is not expected to do so without the adoption of the Plan. Few new buildings have been built in the recent past and 20% of the buildings in the Area contain vacancy of floor space. Age and the requirements of contemporary commercial and industrial tenants have caused portions of the Area and its building stock to become obsolete and may result in further disinvestments that will not be overcome without action by the City. These conditions have been previously documented in this report.

The conclusions presented in this Eligibility Study are those of the Consultant. The local governing body should review this Eligibility Study and, if satisfied with the summary of findings contained herein, adopt

a resolution making a finding of a conservation area and making this Eligibility Study a part of the public record.

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

09-26-01

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Attachment Two Maps and Plan Exhibits

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Boundary Map of TIF Area txniDitA 47th / Ashland Redevelopment Area City of
Chicago, IDinois

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Generalized Existing Land Use Assessment Map 47th / Ashland Redevelopment
Area City of Chicago, Illinois

Exhibit B

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Generalized Land Use Plan
47th / Ashland Redevelopment Area

City of Chicago, Illinois

Exhibit C

Generalized Existing Zoning Map Exhibit D

47th / Ashland Redevelopment Area City of Chicago, Illinois

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Sub-Area Key Map

47th / Ashland Redevelopment Area

City of Chicago, Illinois

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Exhibit E

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Empowerment Zone Map

47th / Ashland Redevelopment Area

City of Chicago, Illinois

Exhibit F

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Enterprise Zone Map

47th / Ashland Redevelopment Area

City of Chicago, Illinois

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Exhibit G

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Land Acquisition Overview Map 47th / Ashland Redevelopment Area

City of

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Exhibit H

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Exhibit H-2 Chicago (47th / Ashland) Acquisition List LAND ACQUISITION BY BLOCK AND PARCEL IDENTIFICATION NUMBER							
COUNAREA	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ³	NUMBER OF RESIDENTIAL UNITS ⁴	OCCUPIED RESIDENTIAL UNITS ⁵	RESIDENTIAL PROPERTY ADDRESS*
T	IDENTIFICATION NUMBER ¹						
1	1	20-06-411-025	58,429				
2	1	20-06-411-026	17,733				
3	2	20-05-305-021	10,468	YES			
4	2	20-05-305-022	2,010				
5	2	20-05-305-023	13,661	YES			
6	2	20-05-305-025	1,663	YES			
7	2	20-05-305-027	1,501				
8	2	20-05-305-028	1,247	YES			
9	2	20-05-305-029	1,223	YES			
10	2	20-05-305-030	8,978	YES			
11	2,	20-05-305-031	8,525 i	YES			
12	2	20-05-305-032	1,221				
13	2	20-05-305-033	1,078				
14	2	20-05-305-034	20,298				
15	2	20-05-305-035	2,831				
16	2	20-05-305-036	2,995				
17	2	20-05-305-039	17,177 ,	SINGLE FAMILY	1	1	4522 s. Mcdowell st.
18	2	20-05-305-040	3,564	YES			
19	2	20-05-305-041	3,669	YES			
20	2	20-05-305-042	1,908	YES	-		
21	2	20-05-305-043	5,483				
22	2	20-05-305-044	5,483				
23	2	20-05-305-045	1,650	YES			
24	2	20-05-305-046	2,891	YES			
25	2	20-05-305-047	1,058				
26	2	20-05-305-048	19,967	MIXED USE	1	1	4554 s. Mcdowell st.
27	2	20-05-305-052	38,398				
28	3	20-06-416-040	12,690				
29	3	20-06-416-041	6,106				
30	4	20-06-425-016	^ 306,507				-
31	4'	20-06-425-049	84,964				
32	5	20-06-425-024	61,186				
33	5	20-06-425-025	36,127				
34	5	20-06-425-027	53,991				
35	5	20-06-425-028	50,718				
36	5	20-06-425-029	28,223				

37 5 20-06-425-030 61,464
 38 5 20-06-425-031 61,464
 39 5 20-06-425-032 34,346
 40 5 20-06-425-033 149,608

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Revised January 30, 2002 1 PGAV Urban Consulting 2000 EAV UPDATED 47th & Ashland PINS TO BE ACQUIRED listing xls

Exhibit H-2 Chicago (47th / Ashland) Acquisition List LAND ACQUISITION BY BLOCK AND PARCEL IDENTIFICATION NUMBER

COUNAREA	PIN NUMBER	2000 EAV	TAX DELINQUENT ²	RESIDENTIAL UNIT TYPE ⁵	NUMBER OF RESIDENTIAL UNITS ⁴	OCCUPIED RESIDENTIAL UNITS ⁵	RESIDENTIAL PROPERTY ADDRESS*
41	5	20-06-425-034	219,684				
42	5	20-06-425-048	79,853				
43	6	20-05-309-039	19,936				
44	6	20-05-309-043	125,392				
45	7	20-05-310-002	58,033				
46	7	20-05-310-003	612,794				
47	8	20-07-107-002	5,063				
48	8	20-07-107-003	4,814				
49	8	20-07-107-004	5,063				-
50	8	20-07-107-005	5,063				
51	8	20-07-107-006	20,272				
52	8	20-07-107-007	5,063				
53	8	20-07-107-008	5,063				-
54	8	20-07-107-009	5,063				
55	8	20-07-107-010	5,063				
56	8	20-07-107-011	5,063				
57	8	20-07-107-012	5,063				
58	8	20-07-107-013	4,785				
59	8	20-07-107-014	5,063				
60	8	20-07-107-015	68,362				
61	8	20-07-107-016	93,460				
62	8	20-07-107-029	264,281				
63	8	20-07-107-036	2,183				
64	8	20-07-107-037	132,111				
65	9.	20-07-108-048	121,454	YES			
66	10	20-07-206-008	8,961				
67	10	20-07-206-010	45,653				
68	11	20-08-100-012	25,339				
69	11	20-08-100-013	50,100				
70	11	20-08-100-014	5,250				
71	11	20-08-100-015	152,087	MIXED USE	70	0	1535 W. 47TH ST.
72	12	20-08-101-006	4,082				
73	12	20-08-101-007	2,968				
		20-08-101-049,					
74	12	20-08-101-049-8001	EXEMPT				
75	12	20-08-101-049-8002	8,745	YES			
		20-08-101-050					

76	12	20-08-101-050-8001	EXEMPT	
77	12	20-08-101-050-8002	1,376	YES
		20-08-101-051		

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Revised January 30, 2002 PGAV Urban Consulting

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2000 EAV UPDATED 47th & Ashland PINS TO BE ACQUIRED listing.xls

Exhibit H-2 Chicago (47th / Ashland) Acquisition List LAND ACQUISITION BY BLOCK AND PARCEL IDENTIFICATION NUMBER

COU	AREA	PIN NUMBER	2000 EAV	TAX DELINQUENT ²	RESIDENTIAL UNIT TYPE ³	NUMBER OF RESIDENTIAL UNITS ⁴	OCCUPIED RESIDENTIAL UNITS ⁵	RESIDENTIAL PROPERTY ADDRESS ⁶
NT	IDENTIFICATION NUMBER ¹							
78	12	20-08-101-051-8001	EXEMPT					
79	12	20-08-101-051-8002	8,429	YES				
		20-08-101-052						
80	12	20-08-101-052-8001	EXEMPT					
81	12	20-08-101-052-8002	8,429	YES				
		20-08-101-053						
82	12	20-08-101-053-8001	EXEMPT					
83	12	20-08-101-053-8002	8,745	YES				
TOTAL			\$3,410,712	-		72	2	

Area Identification Number keyed to Exhibit H-1, Land Acquisition Overview Map.

² Indicates parcels delinquent in the payment of 1999 real estate taxes.³ Indicates the type of residential unit that might be removed if the Plan is implemented according to Exhibit H-1, Land Acquisition Overview Map.⁴ Indicates the total number of residential units that might be removed if the Plan is implemented according to Exhibit H-1, Land Acquisition Overview Map.⁵ Indicates the total number of occupied residential units that might be removed if the Plan is implemented according to Exhibit H-1, Land Acquisition Overview Map.⁶ Indicates the property addresses associated with the residential units that might be removed if the Plan is implemented according to Exhibit H-1, Land Acquisition Overview Map. Property addresses only shown for residential uses.

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2000 EAV UPDATED 47th & Ashland PINS TO BE ACQUIRED listing.xls

Adjacent Redevelopment Areas Map 47th / Ashland Redevelopment Area**City of Chicago, Illinois****Exhibit I****LEGEND**

Boundary of the City of Chicago

City of Chicago, Illinois

Attachment Three Legal Description

47 / ASHLAND REDEVELOPMENT AREA

ALL THAT PART OF SECTIONS 5, 6, 7 AND 8 IN TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF SOUTH JUSTINE STREET WITH THE NORTH LINE OF WEST 49TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF WEST 49TH STREET TO THE EAST LINE OF SOUTH LOOMIS STREET;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH LOOMIS STREET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 47 IN BLOCK 1 OF P. S. BARBER'S SUBDIVISION OF

THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 47 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF WEST 51 ST STREET; THENCE WEST ALONG SAID EASTERLY. EXTENSION AND THE SOUTH LINE OF THE ALLEY SOUTH OF WEST 51ST STREET TO THE WEST LINE OF LOT 55 IN BALLIN'S SUBDIVISION OF THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID WEST LINE OF LOT 55 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH ASHLAND AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF SOUTH ASHLAND AVENUE TO THE SOUTHLINE OF WEST 53RD ST;

THENCE WEST ALONG SAID SOUTH LINE OF WEST 53RD ST TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 25 IN BLOCK 8 OF THE SUBDIVISION OF BLOCKS 3, 7 AND 8 OF THE ORVIS SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 25 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH ASHLAND AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF THE ALLEY WEST OF SOUTH ASHLAND AVENUE TO THE NORTH LINE OF LOT 43 IN BLOCK 1 OF SAID ORVIS SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

Chicago Guarantee Survey Co.

601 S. LaSalle St., Suite 400, Chicago, H, 60605

Ordered by: Peckham Guyton Albers & Viets, Inc

1

September 26, 2001 Order No. 0006002.r5

THENCE WEST ALONG SAID NORTH LINE OF LOT 43 IN BLOCK 1 OF THE ORVIS SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF AND ALONG THE NORTH LINE OF LOT 6 IN BLOCK 2 OF AFORESAID ORVIS SUBDIVISION TO THE WEST LINE OF SAID LOT 6 LN BLOCK 2 OF THE ORVIS SUBDIVISION, SAID WEST LINE OF LOT 6 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH PAULINA STREET;

THENCE SOUTH ALONG SAID WEST LINE OF LOT 6 IN BLOCK 2 OF THE ORVIS SUBDIVISION TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 43 IN SAID BLOCK 2 OF THE ORVIS SUBDIVISION;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF LOT 43 IN SAID BLOCK 2 OF THE ORVIS SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SOUTH PAULINA STREET;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH PAULINA STREET TO THE NORTH LINE OF LOT 5 IN THE PLAT OF BLOCK 3 OF ORVIS SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID NORTH LINE OF LOT 5 IN THE PLAT OF BLOCK 3 OF ORVIS SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF AND ALONG THE NORTH LINE OF LOT 44 IN SAID PLAT OF BLOCK 3 OF ORVIS SUBDIVISION TO THE EAST LINE OF SOUTH HERMITAGE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH HERMITAGE AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 47 IN THE RESUBDIVISION OF BLOCK 4 OF THE ORVIS SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHEAST

QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 47 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF WEST 51ST STREET;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND SOUTH LINE OF THE ALLEY SOUTH OF WEST 51ST STREET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 5 LN THE SUBDIVISION OF THE EAST HALF OF LOTS 1 AND 4 IN IGLEHART'S SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF LOT 5 IN THE SUBDIVISION OF THE EAST HALF OF LOTS 1 AND 4 IN IGLEHART'S SUBDIVISION AND ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 5 TO THE NORTH LINE OF WEST 51 ST STREET;

Chicago Guarantee Survey Co.

601 S. LaSalle St., Suite 400, Chicago, IL, 60605

Ordered by: Peckham Guyton Albers & Viets, Inc

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September 26, 2001 Order No. 0006002.r5

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THENCE EAST ALONG SAID NORTH LINE OF WEST 51ST STREET TO THE EAST LINE OF LOT 3 IN TOLMAN'S SUBDIVISION OF LOTS 26 TO 33, BOTH INCLUSIVE, IN BLOCK 57 OF THE CHICAGO UNIVERSITY SUBDIVISION OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE WEST THREE QUARTERS OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL LN SECTION 7, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 3 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH DAMEN AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF SOUTH DAMEN AVENUE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 21 IN SAID BLOCK 57 OF THE CHICAGO UNIVERSITY SUBDIVISION;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF LOT 21 LN SAID BLOCK 57 OF THE CHICAGO UNIVERSITY SUBDIVISION TO THE WEST LINE OF SOUTH DAMEN AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH DAMEN AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 19 LN HULBERT'S RESUBDIVISION OF BLOCK 56 IN AFORESAID CHICAGO UNIVERSITY SUBDIVISION, SAID SOUTH LINE OF LOT 19 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF WEST 51 ST STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF THE ALLEY NORTH OF WEST 51ST STREET AND ALONG THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF SOUTH WINCHESTER AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH WINCHESTER AVENUE TO THE SOUTH LINE OF LOT 31 IN BLOCK 55 OF AFORESAID CHICAGO UNIVERSITY SUBDIVISION;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 31 IN BLOCK 55 OF CHICAGO UNIVERSITY SUBDIVISION AND ALONG THE EASTERLY EXTENSION THEREOF, AND ALONG THE NORTH LINE OF THE SOUTH 8.00 FEET OF LOT 20 LN SAID BLOCK 55 OF CHICAGO UNIVERSITY SUBDIVISION AND ALONG THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF SOUTH WOLCOTT STREET;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH WOLCOTT STREET TO THE NORTH

LINE OF WEST 51 ST STREET;

Chicago Guarantee Survey Co. September 26, 2001

601 S. LaSalle St., Suite 400, Chicago, H, 60605 ' Order No. 0006002.r5

Ordered by: Peckham Guyton Albers & Viets, Inc

3

THENCE EAST ALONG SAID NORTH LINE OF WEST 51ST STREET TO THE WEST LINE OF SOUTH WOOD STREET;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH WOOD STREET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 31 IN BLOCK 52 OF AFORESAID CHICAGO UNIVERSITY SUBDIVISION, SAID SOUTH LINE OF LOT 31 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF WEST 51ST STREET;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF WEST 51 ST STREET AND ALONG THE EASTERLY EXTENSION THEREOF TO THE SOUTHWEST CORNER OF LOT 31 LN BLOCK 50 OF SAID CHICAGO UNIVERSITY SUBDIVISION, SAID SOUTHWEST CORNER OF LOT 31 BEING ALSO A POINT ON THE EAST LINE OF SOUTH PAULINA STREET;

THENCE CONTINUING EAST ALONG THE SOUTH LINE OF SAID LOT 31 IN BLOCK 50 OF CHICAGO UNIVERSITY SUBDIVISION AND ALONG THE EASTERLY EXTENSION THEREOF AND ALONG THE SOUTH LINE OF LOT 20 IN SAID BLOCK 50 OF CHICAGO UNIVERSITY SUBDIVISION TO THE WEST LINE OF SOUTH MARSHFIELD AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH MARSHFIELD AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 32 LN BLOCK 49 OF AFORESAID CHICAGO UNIVERSITY SUBDIVISION, SAID SOUTH LINE OF LOT 32 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF WEST 51ST STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 32 IN BLOCK 49 OF CHICAGO UNIVERSITY SUBDIVISION TO THE EAST LINE OF SAID LOT 32, SAID EAST LINE OF LOT 32 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH ASHLAND AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF SOUTH ASHLAND AVENUE TO THE SOUTH LINE OF LOT 43 IN BLOCK 1 IN RILEY'S SUBDIVISION OF BLOCK 24 IN STONE AND WHITNEY'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 6 AND THE NORTH HALF AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, ALL IN TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 43 IN BLOCK 1 IN RILEY'S SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SOUTH MARSHFIELD AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH MARSHFIELD AVENUE TO THE SOUTH LINE OF LOT 13 IN BLOCK 2 OF BERGER AND JACOB'S SUBDIVISION OF

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BLOCK 9 IN STONE AND WHITNEY'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 6 AND THE NORTH HALF AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, ALL IN TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THLRD PRINCIPAL MERIDIAN; v

THENCE WEST ALONG SAID SOUTH LINE OF LOT 13 IN BLOCK 2 OF BERGER AND JACOB'S SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF LOT 46

LN SALD BLOCK 2 OF BERGER AND JACOB'S SUBDIVISION, SAID EAST LINE OF LOT 46 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH MARSHFIELD AVENUE;
THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF SOUTH MARSHFIELD AVENUE TO THE NORTH LINE OF LOT 47 IN SAID BLOCK 2 OF BERGER AND JACOB'S SUBDIVISION, SAID NORTH LINE OF LOT 47 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF WEST 47TH STREET;
THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF WEST 47TH STREET TO THE EAST LINE OF SOUTH WOOD STREET;
THENCE SOUTH ALONG SALD EAST LINE OF SOUTH WOOD STREET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 47 LN RILEY'S SUBDIVISION OF THE EAST HALF OF BLOCK 11 LN AFORESAID STONE AND WHITNEY'S SUBDIVISION IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THLRD PRINCIPAL MERIDIAN, SALD NORTH LINE OF LOT 47 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF WEST 47TH STREET;
THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF THE ALLEY SOUTH OF WEST 47TH STREET AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SOUTH HONORE STREET;
THENCE NORTH ALONG SAID WEST LINE OF SOUTH HONORE STREET TO THE NORTH LINE OF LOT 6 LN JOHN PECHA'S SUBDIVISION OF THE EAST HALF OF THE WEST HALF OF BLOCK 11 IN AFORESAID STONE AND WHITNEY'S SUBDIVISION IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THLRD PRINCIPAL MERIDIAN;
THENCE WEST ALONG SAID NORTH LINE OF LOT 6 IN JOHN PECHA'S SUBDIVISION TO THE WESTERLY MOST NORTHWEST CORNER OF SAID LOT 6;
THENCE WEST ALONG A LINE PERPENDICULAR TO THE WEST LINE OF SALD LOT 6 IN JOHN PECHA'S SUBDIVISION LOT TO THE EAST LINE OF LOT 6 IN B. F. JACOB'S SUBDIVISION OF THE WEST HALF OF THE WEST HALF. OF BLOCK 11 IN AFORESAID STONE AND WHITNEY'S SUBDIVISION IN THE WEST HALF OF THE

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NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 6 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH HONORE STREET;
THENCE NORTH ALONG SALD WEST LINE OF THE ALLEY WEST OF SOUTH HONORE STREET TO THE SOUTH LINE OF LOT 2 IN SALD B. F. JACOB'S SUBDIVISION;"
THENCE WEST ALONG SAID SOUTH LINE OF LOT 2 IN B. F. JACOB'S SUBDIVISION TO THE EAST LINE OF SOUTH WOLCOTT STREET;
THENCE SOUTH ALONG SAID EAST LINE OF SOUTH WOLCOTT STREET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 6 IN THE STONE ESTATE SUBDIVISION OF THE EAST HALF OF BLOCK 10 OF AFORESAID CHICAGO UNIVERSITY SUBDIVISION IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 6 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF WEST 47TH STREET;
THENCE WEST ALONG SALD EASTERLY EXTENSION AND THE NORTH LINE OF LOT 6 IN THE STONE ESTATE SUBDIVISION TO THE WEST LINE OF SALD LOT 6, SALD WEST LINE OF LOT 6

BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH WINCHESTER AVENUE;
THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF SOUTH WINCHESTER AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 6 IN WINTER'S RESUBDIVISION OF THE WEST HALF OF BLOCK 10 OF AFORESAID CHICAGO UNIVERSITY SUBDIVISION, SAID NORTH LINE OF LOT 6 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF WEST 47TH STREET;
THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF LOT 6 IN SALD WINTER'S RESUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SOUTH WINCHESTER AVENUE;
THENCE NORTH ALONG SAID WEST LINE OF SOUTH WINCHESTER AVENUE TO THE NORTH LINE OF LOT 6 IN BENTLEY'S SUBDIVISION OF THE EAST HALF OF BLOCK 9 IN AFORESAID CHICAGO UNIVERSITY SUBDIVISION IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 6 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF WEST 47TH STREET;
THENCE WEST ALONG SAID NORTH LINE OF LOT 6 IN BENTLEY'S SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF LOT 45 IN BLOCK 9 LN AFORESAID CHICAGO UNIVERSITY SUBDIVISION, SAID

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EAST LINE OF LOT 45 BEING ALSO THE WEST LINE OF THE ALLEY EAST OF SOUTH DAMEN AVENUE;

THENCE NORTH ALONG SALD EAST LINE OF LOT 45 IN BLOCK 9 IN CHICAGO UNIVERSITY SUBDIVISION TO THE NORTH LINE THEREOF;

THENCE WEST ALONG SALD NORTH LINE OF LOT 45 IN BLOCK 9 LN CHICAGO UNIVERSITY SUBDIVISION TO THE WEST LINE THEREOF, SAID WEST LINE OF LOT 45 BEING ALSO THE EAST LINE OF SOUTH DAMEN AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH DAMEN AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 12 LN BLOCK 1 IN HULLNG AND JOHNSON'S SUBDIVISION OF BLOCK 13 IN AFORESAID STONE AND WHITNEY'S SUBDIVISION LN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THLRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 12 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF WEST 47TH STREET;

THENCE WEST ALONG SALD EASTERLY EXTENSION AND THE SOUTH LINE OF THE ALLEY SOUTH OF WEST 47TH STREET TO THE EAST LINE OF SOUTH HOYNE AVENUE;

THENCE SOUTH ALONG SALD EAST LINE OF SOUTH HOYNE AVENUE TO THE SOUTH LINE OF LOT 33 LN BLOCK 2 LN AFORESAID HULLNG AND JOHNSON'S SUBDIVISION;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 33 IN BLOCK 2 IN HULING AND JOHNSON'S SUBDIVISION AND ALONG THE EASTERLY EXTENSION THEREOF AND ALONG THE SOUTH LINE OF LOT 28 LN SAID BLOCK 2 LN HULING AND JOHNSON'S SUBDIVISION AND ALONG THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF SOUTH SEELEY AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH SEELEY AVENUE TO. THE SOUTH LINE OF WEST 48TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF WEST 48TH STREET TO THE EAST LINE OF SOUTH HOYNE AVENUE;

THENCE SOUTH ALONG SAJLD EAST LINE OF SOUTH HOYNE AVENUE TO THE SOUTH LINE OF WEST 49TH STREET;

THENCE WEST ALONG SALD SOUTH LINE OF WEST 49TH STREET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 48 IN BLOCK 2 IN E. C. HULING'S

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SUBDIVISION OF BLOCK 19 (EXCEPT THE WEST 17 FEET) OF AFORESAID STONE AND WHITNEY'S SUBDIVISION, SALD SOUTHERLY EXTENSION BEING ALSO THE EAST LINE OF VACATED 49TH STREET;

THENCE NORTH ALONG SAID EAST LINE OF VACATED 49TH STREET TO THE SOUTHWEST CORNER OF THE PARCEL OF PROPERTY BEARING PIN 20-07-107-030;

THENCE NORTH ALONG THE WEST LINE OF SALD PARCEL OF PROPERTY BEARING PLN 20-07-107-030 AND ALONG THE WEST LINE OF THE PARCEL OF PROPERTY BEARING PLN 20-07-107-031 AND ALONG THE WEST LINE OF THE PARCEL OF PROPERTY BEARING PIN 20-07-107-025 AND ALONG THE WEST LINE OF THE PARCEL OF PROPERTY BEARING PIN, 20-07-107-035 AND ALONG THE WEST LINE OF THE PARCEL OF PROPERTY BEARING PIN 20-07-107-034 AND ALONG THE WEST LINE OF THE PARCEL OF PROPERTY BEARING PIN 20-07-107-029 AND ALONG THE WEST LINE OF THE PARCEL OF PROPERTY BEARING PIN 20-07-107-036 AND ALONG THE WEST LINE OF THE PARCEL OF PROPERTY BEARING PIN 20-07-107-037 AND ALONG THE WEST LINE OF THE PARCEL OF PROPERTY BEARING PIN 20-07-107-016 AND ALONG THE WEST LINE OF THE PARCEL OF PROPERTY BEARING PIN 20-07-107-002 AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE CENTER LINE OF WEST 47TH STREET;

THENCE EAST ALONG SAID CENTER LINE OF WEST 47TH STREET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 79 LN F. B. CLARKE'S SUBDIVISION OF BLOCK 7 OF STONE AND WHITNEY'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 6 AND THE NORTH HALF AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, ALL LN TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SALD WEST LINE OF LOT 79 BEING ALSO THE EAST LINE OF SOUTH DAMEN AVENUE;

THENCE NORTH ALONG SALD SOUTHERLY EXTENSION AND THE EAST LINE OF SOUTH DAMEN AVENUE TO THE SOUTH LINE OF LOT 80 IN F. B. CLARKE'S SUBDIVISION OF BLOCK 7 OF STONE AND WHITNEY'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 6 AND THE NORTH HALF AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, ALL LN TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THLRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 80 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF WEST 47TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF WEST 47TH STREET TO WEST LINE OF SOUTH WOOD STREET;

THENCE NORTH ALONG. SAID WEST LINE OF SOUTH WOOD STREET TO THE NORTH LINE OF WEST 46TH STREET;

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THENCE EAST ALONG SAID NORTH LINE OF WEST 46TH STREET TO THE EAST LINE OF

SOUTH HERMITAGE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH HERMITAGE AVENUE TO THE SOUTH LINE OF LOT 31 IN BLOCK 1 OF SCHLESINGER'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 31 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF WEST 47TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF WEST 47TH STREET TO THE WEST LINE OF SOUTH MARSHFIELD AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH MARSHFIELD AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 6 IN COUNSELMAN'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 6 IN COUNSELMAN'S SUBDIVISION TO THE EAST LINE OF SAID LOT 6, SAID EAST LINE OF LOT 6 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH ASHLAND AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF SOUTH ASHLAND AVENUE TO THE SOUTH LINE OF WEST 46TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF WEST 46TH STREET TO THE EAST LINE OF SOUTH MARSHFIELD AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH MARSHFIELD AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 31 IN EMERY'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 31 IN EMERY'S SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF LOT 30 IN SAID EMERY'S SUBDIVISION, SAID EAST LINE OF LOT 30 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH MARSHFIELD AVENUE;

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THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF SOUTH MARSHFIELD AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 24 IN BLOCK 1 OF JASSOY'S RESUBDIVISION OF THAT PART OF THE EAST 10 ACRES OF THE NORTH 15 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE CENTER LINE OF PAULINA STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 24 LN BLOCK 1 OF JASSOY'S RESUBDIVISION AND ALONG THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF SOUTH MARSHFIELD AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH MARSHFIELD AVENUE TO THE SOUTH LINE OF LOT 2 IN BLOCK 1 OF DEARLOVE'S SUBDIVISION OF THE SOUTH 5 ACRES OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 2 IN BLOCK 1 OF DEARLOVE'S SUBDIVISION

TO THE EAST LINE OF SALD LOT 2, SAID EAST LINE OF LOT 2 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH ASHLAND AVENUE;
THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF SOUTH ASHLAND AVENUE TO THE NORTH LINE OF LOT 42 IN W. L. SAMPSON'S SUBDIVISION OF THE EAST HALF OF BLOCK 1 LN W. L. SAMPSON'S SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THLRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 42 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF WEST 43RD STREET;

THENCE WEST ALONG SAID NORTH- LINE OF LOT 42 IN W. L. SAMPSON'S SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST .LINE OF SOUTH MARSHFIELD AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH MARSHFIELD AVENUE TO THE NORTH LINE OF LOT 77 IN DAVIS SQUARE ADDITION TO CHICAGO IN W. L. SAMPSON'S SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THLRD PRINCIPAL MERIDIAN, SALD NORTH LINE OF LOT 77 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF WEST 43RD STREET;

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THENCE WEST ALONG SAID NORTH LINE OF LOT 77 IN DAVIS SQUARE ADDITION TO CHICAGO TO THE WEST LINE THEREOF, SAID WEST LINE OF LOT 77 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH PAULINA STREET;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF SOUTH PAULINA STREET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 79 IN SAID DAVIS SQUARE ADDITION TO CHICAGO;

THENCE WEST ALONG SALD WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 79 LN DAVIS SQUARE ADDITION TO CHICAGO TO THE EAST LINE OF SOUTH PAULINA STREET;
THENCE SOUTH ALONG SALD EAST LINE OF SOUTH PAULINA STREET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 101 IN AFORESAID DAVIS SQUARE ADDITION TO CHICAGO;

THENCE WEST ALONG SALD EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 101 IN DAVIS SQUARE ADDITION TO CHICAGO AND ALONG THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF LOT 106 IN SAID DAVIS SQUARE ADDITION TO CHICAGO, SAID EAST LINE OF LOT 106 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH PAULINA STREET; \

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF SOUTH PAULINA STREET AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF LOT 16 LN SAID DAVIS SQUARE ADDITION TO CHICAGO, SALD SOUTH LINE OF LOT 16 BEING ALSO THE NORTH LINE OF THE ALLEY SOUTH OF WEST 43RD STREET;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY SOUTH OF WEST 43RD STREET TO THE WEST LINE OF SOUTH PAULINA STREET;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH PAULINA STREET TO THE SOUTH LINE OF WEST 43RD STREET;

THENCE WEST ALONG SALD SOUTH LINE OF WEST 43RD STREET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE PARCEL OF PROPERTY BEARING PIN 20-06-200-046;

THENCE NORTH ALONG SALD SOUTHERLY EXTENSION AND THE EAST LINE OF THE PARCEL OF PROPERTY BEARING PIN 20-06-200-046 TO THE SOUTH LINE OF THE PARCEL OF PROPERTY

BEARING PIN 20-06-200-072;
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THENCE EAST ALONG SAID SOUTH LINE OF THE PARCEL OF PROPERTY BEARING PIN 20-06-200-072 TO THE EAST LINE THEREOF;

THENCE NORTH ALONG SAID EAST LINE OF THE PARCEL OF PROPERTY BEARING PIN 20-06-200-072 TO THE NORTH LINE THEREOF;

THENCE EAST ALONG THE NORTH LINE OF THE PARCEL OF PROPERTY BEARING PIN 20-06-200-016 AND ALONG THE NORTH LINE OF THE PARCEL OF PROPERTY BEARING PIN 20-06-200-067 TO THE WEST LINE OF SOUTH ASHLAND AVENUE;

¹ THENCE SOUTH ALONG SAID WEST LINE OF SOUTH ASHLAND AVENUE TO THE SOUTH LINE OF WEST 43RD STREET;

THENCE EAST ALONG SAID SOUTH LINE OF WEST 43RD STREET TO A LINE 17 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF LOT 7 IN PACKERS SUBDIVISION OF THE NORTHEAST OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID LINE 17 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF LOT 7 IN PACKERS SUBDIVISION BEING ALSO THE NORTHERLY EXTENSION OF THE WEST LINE OF PACKERS AVENUE AS OPENED 150.10 FEET, MORE OR LESS, SOUTH OF THE NORTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SAID LINE 17 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF LOT 7 IN PACKERS SUBDIVISION BEING ALSO A BOUNDARY LINE OF "THE STOCKYARDS SOUTHEAST QUADRANT INDUSTRIAL REDEVELOPMENT PROJECT"

THENCE SOUTH ALONG SAID LINE 17 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF LOT 7 IN PACKERS SUBDIVISION AND ALONG THE WEST LINE OF SOUTH PACKERS AVENUE TO THE NORTH LINE OF THE SOUTH HALF OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, SAID NORTH LINE BEING ALSO THE SOUTH LINE OF THE PARCEL OF PROPERTY BEARING PIN 20-05-301-004;

THENCE EAST ALONG SAID NORTH LINE OF THE SOUTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TO THE EAST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5;

THENCE SOUTH ALONG SAID EAST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TO THE SOUTH LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, SAID SOUTH LINE BEING ALSO THE CENTER LINE OF WEST 47TH STREET;

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THENCE WEST ALONG SAID SOUTH LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5 TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE BEING ALSO THE CENTER LINE OF SOUTH LOOMIS STREET;
THENCE SOUTH ALONG SAID CENTER LINE OF SOUTH LOOMIS STREET TO THE EASTERLY

EXTENSION OF THE NORTH LINE OF LOT 1 IN KAY'S SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 1 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF WEST 47TH STREET;

THENCE WEST ALONG SAID NORTH LINE OF LOT 1 IN KAY'S SUBDIVISION TO THE WEST LINE THEREOF, SAID WEST LINE OF LOT 1 IN KAY'S SUBDIVISION BEING ALSO THE EAST LINE OF THE ALLEY WEST OF SOUTH LOOMIS STREET;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY WEST OF SOUTH LOOMIS STREET TO THE SOUTH LINE OF WEST 48TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF WEST 48TH STREET TO THE WEST LINE OF SOUTH BISHOP STREET;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH BISHOP STREET TO THE NORTH LINE OF LOT 1 IN COUNSELMAN'S SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 1 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF WEST 47TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF WEST 47TH STREET TO THE WEST LINE OF LOT 44 IN BLOCK 5 OF KAY'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER ALL IN SECTION 8, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID WEST LINE OF LOT 44 IN BLOCK 5 OF KAY'S SUBDIVISION BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH ASHLAND AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF SOUTH ASHLAND AVENUE TO THE NORTH LINE OF WEST 48TH STREET;

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THENCE EAST ALONG SAID NORTH LINE OF WEST 48TH STREET TO THE EAST LINE OF SOUTH JUSTINE STREET;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH JUSTINE STREET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 41 IN BLOCK 4 OF THE RESUBDIVISION OF BLOCKS 3 AND 4 IN AFORESAID KAY'S ADDITION TO CHICAGO;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF LOT 41 IN BLOCK 4 OF THE RESUBDIVISION OF BLOCKS 3 AND 4 IN KAY'S ADDITION TO CHICAGO TO THE WEST LINE OF SAID LOT 41, SAID WEST LINE OF LOT 41 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH ASHLAND AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF SOUTH ASHLAND AVENUE TO THE NORTH LINE OF WEST 49TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF WEST 49TH STREET TO THE POINT OF BEGINNING AT THE EAST LINE OF SOUTH JUSTINE STREET; ^

EXCEPTING FROM THE FOREGOING THE FOLLOWING TWO PARCELS OF LAND:

EXCEPTION PARCEL 1,

BEING ALL THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 5,

TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF WEST 46TH STREET WITH THE WEST LINE OF SOUTH JUSTINE STREET;
THENCE WEST ALONG SAID NORTH LLNE OF WEST 46TH STREET TO THE WEST LINE OF LOT 24 IN BLOCK 4 OF S. E. GROSS' SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THLRD PRINCIPAL MERIDIAN, SAID WEST LLNE OF LOT 24 BEING ALSO THE EAST LLNE OF THE ALLEY WEST OF SOUTH JUSTINE STREET;
THENCE NORTH ALONG SALD EAST LINE OF THE ALLEY WEST OF SOUTH JUSTINE STREET TO THE SOUTH LINE OF WEST 45TH STREET;
THENCE EAST ALONG SAID SOUTH LINE OF WEST 45TH STREET TO THE EAST LINE OF LOT 44 IN BLOCK 2 OF AFORESAID S. E. GROSS' SUBDIVISION, SALD EAST LINE OF LOT 44 BEING ALSO THE WEST LINE OF THE ALLEY EAST SOUTH LAFLIN STREET;

Chicago Guarantee Survey Co. '

601 S. LaSalle St., Suite 400, Chicago, IL., 60605

Ordered by: Peckham Guyton Albers & Viets, Inc

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September 26, 2001 Order No. 0006002.r5

THENCE SOUTH ALONG SAID WEST LINE OF THE ALLEY EAST OF SOUTH LAFLIN STREET TO THE NORTHEASTERLY LINE OF LOT 30 LN SAID BLOCK 2 OF S. E. GROSS' SUBDIVISION, SAID NORTHEASTERLY LINE OF LOT 30 BEING ALSO THE SOUTHWESTERLY LLNE OF THE ALLEY EAST OF SOUTH LAFLIN STREET;
THENCE SOUTHEAST ALONG SAID NORTHEASTERLY LINE OF LOT 30 IN BLOCK 2 OF S. E. GROSS' SUBDIVISION AND ALONG THE NORTHEASTERLY LINE OF LOT 22 LN SAID BLOCK 2 OF S. E. GROSS' SUBDIVISION TO THE NORTHWESTERLY LLNE OF MC DOWELL STREET;
THENCE SOUTHWEST ALONG SALD NORTHWESTERLY LINE OF MC DOWELL STREET TO THE EAST LLNE OF SOUTH LAFLIN STREET;
THENCE NORTH ALONG SAID EAST OF SOUTH LAFLIN STREET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 21 IN BLOCK 3 LN SALD S. E. GROSS'SUBDIVISION;
THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LLNE OF LOT 21 LN BLOCK 3 LN S. E. GROSS' SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF TO THE EAST LLNE OF LOT 27 IN SAID BLOCK 3 LN S. E. GROSS' SUBDIVISION, SAID EAST LLNE OF LOT 27 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH LAFLIN STREET;
THENCE SOUTH ALONG SALD WEST LLNE OF THE ALLEY WEST OF SOUTH LAFLIN STREET TO THE NORTH LLNE OF WEST 46TH STREET;
THENCE WEST ALONG SALD NORTH LINE OF WEST 46TH STREET TO THE POINT OF BEGINNING AT THE WEST LINE OF SOUTH JUSTINE STREET;

EXCEPTION PARCEL 2,

BEING ALL THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD, PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF WEST 46TH STREET WITH THE EAST LINE OF SOUTH LAFLIN STREET;
THENCE EAST ALONG SAID SOUTH LINE OF WEST 46TH STREET TO THE WEST LINE OF SOUTH BISHOP STREET;

Chicago Guarantee Survey Co.

601 S. LaSalle St., Suite 400, Chicago, IL., 60605

Ordered by: Peckham Guyton Albers & Viets, Inc

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September 26, 2001 Order No. 0006002.r5

THENCE SOUTH ALONG SALD WEST LINE OF SOUTH BISHOP STREET TO THE SOUTH LINE OF LOT 46 IN BLOCK 2 OF S. E. GROSS' SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THLRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SALD SOUTH LINE OF LOT 46 LN BLOCK 2 OF S. E. GROSS' SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF TO THE EAST LLNE OF LOT 5 LN SAID BLOCK 2 OF S. E. GROSS' SUBDIVISION, SALD EAST LINE OF LOT 5 BEING ALSO THE WEST LLNE OF THE ALLEY EAST OF SOUTH LAFLIN STREET; THENCE SOUTH ALONG SALD WEST LINE OF THE ALLEY EAST OF SOUTH LAFLIN STREET TO THE NORTH LLNE OF LOT 15 IN SALD BLOCK 2 OF S. E. GROSS' SUBDIVISION;

THENCE WEST ALONG SAID NORTH LLNE OF LOT 15 LN SAID BLOCK 2 OF S. E. GROSS' SUBDIVISION TO THE EAST LINE OF SOUTH LAFLIN STREET;

THENCE NORTH ALONG SAID EAST LINE OF SOUTH LAFLIN STREET TO THE POINT OF BEGINNING AT THE SOUTH LLNE OF WEST 46TH STREET;

ALL LN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

Chicago Guarantee Survey Co.

601 S. LaSalle St., Suite 400, Chicago, D., 60605

Ordered by: Peckham Guyton Albers & Viets, Inc

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September .26, 2001 Order No. 0006002.r5

Attachment Four 2000 Estimated EAV by Tax Parcel

4 Tihl Ashland
Redevdopmcnl Plan and Prefect
2000 Eallmatad EAV by Tan Parcel
Cilyol Chicago

COUNT	PIN NUMBER	2000 EAV	TAX OEUNQUENT	RESIDENTIAL UNIT TYPE	Number of ' residential units'	OCCUPIED RESIDENTIAL UNITS'	RESIDENTIAL ADDRESS'	PROPERTY	CHANGE IN LAND USE*	DILAPIDATED STRUCTURE*	ON EXHIBIT H-I'
1	20-05-300-001	28,036									
1	20-05-300-006	EXEMPT									
J	20-05-300-009	729,312									
4	20-05-300-012	89,603 -									
5	20-05-300-013	278,282									
*	20-05-300-014	EXEMPT									
7	20-05-300-017	138,179									
1	20-05-300-018	230,486									
*	20-05-300-019	74,670									
10	20-05-300-020	93,102									
11	20-05-300-021	667,208									

12	20-05-300-024	2,672,669							
1)	20-05-300-025	2,449,403							
14	20-05-300-026	16,418							
IS	20-05-300-028	33,008							
11	20-05-300-029	42,825	YES						
17	20-05-300-030	324,564							
11	20-05-300-031	8,745							
10	20-05-300-032	884,504							
20	20-05-301-001	639,309	-						
21	20-05-301-002	868,550							
22	20-05-301-003	967,923							
21	20-05-301-004	982,552							
24	20-05-303-001	EXEMPT							
25	20-05-303-002	EXEMPT	«		/				
2«	20-05-303 003	EXEMPT							
27	20-05-303004	EXEMPT							
21	20-05-303 007	EXEMPT							
21	20-05-303-008	48,097							
10	20-05-303-009	44,946							
21	20-05-303-010	45,290							
32	20-05-303-011	37,159							
33	20-05-303-012	17,699							
34	20-05-303-013	26,726							
35	20-05-303-014	11,565							
it	20-05-303-015	EXEMPT	MIXED USE	1	1	4543 S. ASHLAND AVE.			
37	20-05-303-016	10,510							
Jl	20-05-303-017	16,016	MIXEHOUSE	1	1	4553 S. ASHLAND AVE			
it	20-05-303-018	100,860							
40	20-05-303-019	50,364							
41	20-05-303-044	EXEMPT							
42	20-05-304-045	8,376							
43	20-05-304-046	20,788	MULTI-FAMILY	3	3	4558 S. LAFLIN ST.			
44	20-05-305021	10,468	YES					YES	
43	20-05-305-022	2,010						YES	
4S	20-05-305-023	13,661	YES v					YES	
47	20-05-305024	13,012	MULTI-FAMILY	3	3	1437 W. 45TH ST.			
40	20-05-305-025	1,663	YES					YES	
40	20-05-305-026	13,646	MULTI-FAMILY	2	2	1431 W 45THST			
50	20-05-305-027	1,501						YES	
31	20-05-305-028	1,247	YES					YES	
32	20-05-305429	1,223	YES					YES	
53	20-05-305030	8,978	YES					YES	
34	20-05-305-031	8,525	YES					YES	
55	2045-305432	1,221						YES	
54	20-05-305433	1,078						YES	
37	2045-305434	20,298						YES	

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE¹	numbErof residential UNITS¹	OCCUPIED RESIDENTIAL UNITS¹	RESIDENTIAL PROPERTY ADDRESS¹	CHANGE IN LAND USE¹	DILAPIDATED STRUCTURE¹	ON EXHIBIT H-1¹
54	2045-305435	2,831								YES
50	2045-305436	2,99S								YES
09W2001 RavMad January 30, 2002 47*1 - Ashland Year 2000 EAV EXHIBIT lor Radavalopmanl Plan jd) 1 PGAV Urban Conu/Hmg < 7 lh/Ashland Redeveipmentl Plan and Project 2000 Estimated EAV by Tai Pareo) OtycJCMcago										
•0	- 20-05-305-039	17.177		SINGLE FAMILY	1	1	4522 S. McOOWELL ST.			YES
•1	20-05-305-040	3.564	YES							YES
•l	20-05-305-041	3,669	YES							YES
•1	20-05-305-042	1,908	YES							YES
M	20-05-305-043	5.483								YES
(3	20-05-305-044	5,483								YES
	20-05-305-045	1,650	YES							YES
•7	20-05-305-046	2,891	YES							YES
•t	204 5 305-047	1.058								YES
•t	20-05-305446	19.967		MIXED USE	1	1	4554 S. McOOWELL ST.			YES
70	20-05-305-052	38.398								YES
71	20-05-306-001	3.635								
72	20-05-306-002	938								
7J	20-05-306-003	938								
74	20-05-306-004	1,130								
73	20-05-306-005	9.766								
71	20-05-306-008	2,439								
77	20-05-306-007	2,439								
71	20-05-306408	12,198								
7*	2045-306409	1,834								
(0	2045-306410	1.643								
• 1	2045-306411	1.821								
82	2045-306412	489								
13	2045-306413	12.323		MULTI-FAMILY	3	3	4553 s. Mcdowell st.			
64	2045-306414	14.329		MULTI-FAMILY	2	2	4555 s. Mcdowell st.			
13	2045-306-015	1,648								
(«	2045-306416	1,532								
«7	2045-306-017	1,990					-			
H	2045-306418	8,723								
•1	2045-306419	5,403								
to	2045-306420	13.546		MULTI-FAMILY	2	2	4559 S McOOWELL ST.			
• 1	2045-306421	1,158								
(2	2045-306422	15.267		MULTI-FAMILY	2	2	4563 s Mcdowell st.			
*3	2045-306423	1.481								
*4	2045-306424	2.115								
IS	2045-306425	16.212		MULTI-FAMILY	2	2	4577 S McOOWELL ST.			
	2045-306426	6.268		SINGLE FAMILY	1	1	1440 W. 46TH ST.			

07 2045-306427 1,158 -
 (1 2045-306426 2.742
 99 2045-306429 3.571
 100 2045-306430 3.642
 101 2045-306431 4.062
 102 2045-306432 4.563
 103 2045-306433 4.832
 104 2045-306434 55,494
 10S 2045-306435 55,494
 106 2045-306436 439.982
 107 2045-307401 22.749
 101 2045-307-002 21.165
 109 2045-307403 59.021
 110 2045-307404 118,707
 111 2045-307405 138,617
 112 2045-307406 130,669
 113 2045-307407 17,944
 114 2045-307408 16.632
 113 2045-307409 15:736
 116 2045-307414 152.448
 117 2045-307415 44,961
 116 2045-307416 42.093

MIXED USE 1 1 4601 S. ASHLAND AVE.

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MIXED USE 1 1 4625 S. ASHLAND AVE.

MIXED USE 1 1 4627 S. ASHLAND AVE.

MIXED USE 1 1 4629 S. ASHLAND AVE.

YES

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 Rcvtacd January 30, 2002
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 4 7ih/ Ashland 2000 IUttmaUd EAV by Tax Parcel atyofOWcaoo
 Redevelopment Ran and Project
 COUNTPIN NUMBER 2000 EAV TAX
 DELINQUENT RESIDENTIAL UNIT
 TYPE' NUMBER 6F
 RESIDENTIAL
 UNITS* OCCUPIED
 RESIDENTIAL
 UNITS' RESIDENTIAL PROPERTY
 ADDRESS' CHANGE IN DILAPIDATED
 LANO USE' STRUCTURE* ON EXHIBIT H-1'

COUNTPIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE'	NUMBER 6F RESIDENTIAL UNITS*	OCCUPIED RESIDENTIAL UNITS'	RESIDENTIAL PROPERTY ADDRESS'	CHANGE IN DILAPIDATED LANO USE' STRUCTURE*	ON EXHIBIT H-1'
lit 20-05-307417	22.686		MULTI-FAMILY -	3	3	1539 W. 46THST.		
120 20-05-307-018	4.062							
121 20-05-307-019	17,076		MIXED USE	1	1	1533 W. 46TH ST.		
122 20-05-307-020	3.315							
121 20-05-307-021	2.952	YES						
124 20-05-307 022	10,160		MIXED USE	1	1	1525W.46TH ST.		
129 20-05-307-023	4.890		SINGLE FAMILY	1	1	1521 W. 46TH ST.		A
121 20-05-307-024	10.H7		MULTI-FAMILY	2	2	1519 W. 46THST.		
127 20-05-307-025	EXEMPT				-			
121 20-05-307-026	EXEMPT		MULTI-FAMILY	2	2	4614 S. McOOWELL ST.		
12* 20-05-307-028	ALLEY				/			
1J0 20-05-307-029	350,237							
191 20-05-307-030	53.546							
132 20-05-307-031	670.879							
133 20-05-308403	EXEMPT							
- 134 2045-308404	EXEMPT							
135 2045-308420	EXEMPT							
135 2045-308440	4,260							
137 2045-308444	33,590							

135	2045-308445	42,322		
111	2045-308446	33,690		
140	2045-308-047	EXEMPT		
141	2045-308453	EXEMPT		
142	2045-308455	1,347,079		
141	2045-308456	EXEMPT		
144	2045-308457	26,658		
143	2045-309415	33,6 IS		
14t	2045-309416	20,269		
147	2045-309417	20,269		
141	2045-309418	35,463		
141	2045-309419	54,069		
150	2045-309424	6,509		
151	2045-309425	8,509		
15]	2045-309426	8,509		
153	2045-309427	8,509		
154	2045-309428	8,509		
155	2045-309429	38,756		
154	2045-309430	106,030		
157	2045-309-031	106,030		
151	2045-309432	56,817		
151	2045-309433	56,817		
110	2045-309434	56,817		
1*1	2045-309435	56,817		
112	2045-309436	56,817		
111	2045-309437	56,777		
114	2045-309439	19,936	1	YES
115	2045-309441	6,931		
111	2045-309442	173,936		
1«7	2045-309443	125,392		YES
HI	2045-310402	58,033		YES
111	2045-310403	612,794		YES
170	2045-311406	411,897		
171	2045-311407	659,114		
172	2045-311408	313,656		
171	2045-311410	71,016		
174	2045-311411	34,375		
173	2045-311413	503,062		
171	2045-311414	332,562-		
177	2045-311415	148,763		

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 PGAV Urban Consulting
 47lh/Ashland
 Redevelopmentl Plan and Piojecl
 2000 Esllmattd EAV by Tai Parcul
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COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE¹	NUMbEA OF RESIDENTIAL UNITS'	OCCUPIED RESIDENTIAL UNITS'	RESIDENTIAL PROPERTY ADDRESS'	CHANGE IN DILAPIDATED LANO USE¹ STRUCTURE*	ON EXHIBIT H-I'
171	20-05-312-001	100,055							
17*	20-05-312-002	732,561							
1(0	20-05-312-004	969,551							
101	20-05-312-005	49,969							
102	20-05-312-008	132,625							
11)	20-05-312-007	503,821							
1M	20-05-312-008	49,551							
III	20-05-312-013	19,656							
111	20-05-312-014	252,472							
117	20-05-312-015	1,105,553							
181	20-05-312-017	21,277							
161	20-05-312-016	45,457							
1*0	20-05-312-019	261,032							
111	20-06-200-016	200,522							
112	20-06-200-019	59,116							
119	20-06-200-027	100,204							
1M	20-06-200-033	214,434							
1IS	20-06-200-041	4,058							
HI	20-06-200-042	110,564							
117	20-06-200-047	381,035							
118	20-06-200-049	652,820							
111	20-06-200-050	37,895							
200	20-06-200-055	2,666							
201	20-06-200-056	419,419							
202	20-06-200-059	41,708							
20)	20-06-200-060	132,178							
204	20-06-200-064	17,550							
209	20-06-200-065	148,850							
201	20-06-200-066	451,130							
207	20-06-200-067	1,340,919							
201	20-06-200-071	21,377							
201	20-06-201-001	4,754							
210	20-08-201-002	25,730							
211	20-06-201-003	25,108							
212	20-06-201-004	27,932							
215	20-06-201-005	12,950							
214	20-06-201-006	141,997							
219	20-06-201-007	2,971							
211	20-06-201-008	2,971							
217	20-06-201-009	2,971							
211	20-06-201-010	2,971							
211	20-06-201-011	2,971							
220	20-06-201-012	2,971							

221 20-06-201-013 2.971
 222 20-06-201-014 2.971
 222 2046-201-015 2.971
 224 20-06-201-016 2.971
 229 20-06-201-017 2.971
 221 20-06-201-018 2.971
 227 20-06-201-019 44,412
 228 20-06-201-020 39,016
 221 20-06-201-021 39,016
 230 20-06-201-022 106.642
 231 - 20-06-201-023 37.413
 232 20-06-201-024 48,477
 233 2046-201-025 5.023
 234 2046-201426 5.023
 233 2046-201427 30.029
 23* 2046-201428 24.694

MIXED USE 1 1 4226 S ASHLANO AVE.
 MIXED USE 1 1 4228 S ASHLANO AVE.

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 PGAV Urban Consulting
 4 7th / Ashland
 Redevelopment Plan and Pioiecl
 2000 Etllmaled EAV by Tat Parcel
 City of Chicago

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE ¹	Number of residential units ¹	OCCUPIED ¹ RESIDENTIAL UNITS*	residential property address ¹	CHANGE IN LAND USE ¹	DILAPIDATED STRUCTURE*	ON EXHIBIT H-H ¹
2)7	20-06-201-029	5.023								
23*	20-06-201-030	5.023								
2)1	20-06-201-031	5.023								
240	20-06-201-032	5.023								
241	20-06-201-033	36,563								
242	20-06-201-034	36,561								
24)	20-06-201-035	16,252		SINGLE FAMILY	1	1	4244 S. ASHLANO AVE.			
244	20-06-201-036	48,532								
249	20-06-201-037	5,568								
24*	20-06-201-038	5,023								
247	20-06-201-039	19,593		MIXED USE	3	3	4258 S. ASHLAND AVE.			
241	20-06-404-024	9,116								
24*	20-06-405-001	EXEMPT								
290	20-06-405-002	EXEMPT								
291	20-06-405-003	EXEMPT								
292	20-06-405-004	EXEMPT								
29)	20-06-405-005	3,037								
294	20-06-405-006	3,037								
299	20-06-406-001	7,273								
29«	20-06-406-002	21,375								
297	20-06-406-003	25,628		MIXED USE	2	2	1621 W. 43RD ST.			
251	20-06-406-004	9,719		SINGLE FAMILY	1	1	1617 W. 43RD ST.			
29*	20-06-406-005	21,788		MIXED USE	1	1	1615 W. 43RD ST.			

210	20-06-406-024	107,375							
211	20-06-406-025	60,211							
212	20-06-406-026	12,114							
21)	20-06-406 021	10,922							
2*4	20-06-406-026	10,922							
2(9	20-06-406-029	15,191							;
2it	20-06-406-030	15,191							
2(7	20-06-406-031	15,191							
2t*	20-06-406-032	15,191	-						
25*	20-06-406-033	15,191							
270	20-06-406-034	14,451							
271	20-06-406-035	16,349	SINGLE FAMILY	1	1		4326 S. ASHLANO AVE.		
272	20-06-406-036	24,659	MIXED USE	2	2		4330 S. ASHLANO AVE.		
273	20-06-406-037	5,156							
274	20-06-406-038	5,156							
279	20-06-406-039	17,866	MULTI-FAMILY	2	2		4338 S. ASHLAND AVE.		
271	20-06-406-040	13,061	MULTI-FAMILY	2	2		4340 S. ASHLAND AVE.		
277	20-06-406-041	18,255							
27*	20-06-406-042	15,678	MIXED USE	3	3		4346 S. ASHLANO AVE.		
27*	20-06-406-043	16,306	MULTI-FAMILY	2	2		4348 S. ASHLANO AVE.		
280	20-06-406-044	26,227	MIXED USE	3	3		4350 S. ASHLANO AVE.		
281	20-06-406-045	39,183							
282	20-06-406-046	10,675							
2))	20-06-406447	9,463							
284	204M11425	58,429							
289	2046-411426	17,733							
2*8	2046-411427	5,156							
287	2046-411428	5,156							
288	2046-411429	5,156							
28*	2046-411430	5,156							
2M	2046-411431	5,156							
2*1	2046-411432	117,272							
2*2	2046-411433	14,817							
2*)	2046-411434	5,156							
2*4	2046-411435	135,004							
2*9	2046-411436	28,009							
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47th • Ashland Year 2000 EAV EXHIBIT for Redevelopment Plan «1»									
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COUNT PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE	NUMBER OF RESIDENTIAL UNITS	6ccUpiE6 RESIDENTIAL UNITS	residential property address	CHANGE IN LAND USE	DILAPIDATED STRUCTURE	ON EXHIBIT H-I
2it	20-06-411-037	10,052							
207	20-06-411-038	64,684							
2*t	20-06-411-039	33,477	MIXED USE	2	2	4450 S. ASHLANO AVE.			

2*>	20-06-411-040	83,982				
300	20-06-411-041	92,175				
301	20-06-416-040	12,690				YES
302	20-06-416-041	6,106				YES
303	20-06-416-042	18,388	MULTI-FAMILY	3	3	4544 S. MARSHFIELD AVE.
304	20-06-416-043	15,191	MULTI-FAMILY	2	2	4546 S. MARSHFIELD AVE.
303	20-06-416-044	13,210	MULTI-FAMILY	3	3	4548 S. MARSHFIELD AVE.
301	20-06-416-045	31,841	MIXED USE	2	2	4550 S. MARSHFIELD AVE.
307	20-06-416-046	23,940	MULTI-FAMILY	2	2	4556 S. MARSHFIELD AVE.
30S	20-06-416-047	36,392	MULTI-FAMILY	6	6	4558 S. MARSHFIELD AVE.
30*	20-06-417-022	100,796				
310	20-06-417-024	24,087	MIXED USE	1	1	4508 S. ASHLAND AVE.
311	20-06-417-025	25,899				
312	20-06-417-026	5,187	MIXED USE	1	1	4514 S. ASHLAND AVE.
313	20-06-417-027	19,930				
314	20-06-417-028	56,628				
315	20-06-417-029	56,626				
31*	20-06-417-030	58,082				
317	20-06-417-031	59,872				
31*	20-06-417-032	9,650				
31»	20-06-417-033	9,650				
320	20-06-417-034	9,650				
321	20-06-417-035	19,304				
322	20-06-417-036	15,520	MIXED USE	1	1	4542 S. ASHLAND AVE.
37.)	20-06-417-037	22,258	MIXED USE	2	1	4544 S. ASHLAND AVE.
324	20-06-417-038	23,311	MIXED USE	3	3	4550 S. ASHLAND AVE.
323	20-06-417-039	9,741				
32*	20-06-417-040	9,741				
327	20-06-417-041	55,928				
321	20-06-417-042	24,776				
32*	20-06-417-043	26,884				
930	20-06-417-044	30,495				
391	20-06-418-044 -	10,668				
3)2	20-06-418-045	25,415				
333	20-06-418-046	29,379				
334	20-06-418-047	24,334				
333	20-06-418-048	29,517	MIXED USE	1	1	1936 W. 47TH ST.
33*	20-06-418-049	34,009	MIXED USE	4	4	1934 W. 47TH ST.
337	20-06-418-050	142,718				
33*	20-06-419-038	32,893	MIXED USE	2	2	1924 W. 47TH ST.
33*	20-06-419-039	26,945	MIXED USE	1	1	1922 W. 47TH ST.
340	20-06-419-040	32,006	MIXED USE	2	2	1920 W. 47TH ST.
341	20-06-419-041	19,618	MIXED USE	1	1	1918 W. 47TH ST.
342	20-06-419-042	6,985				
343	20-06-419-043	8,834				
344	20-06-419-044	8,634				

345	20-06-419-045	4,563					
34«	20-06-419-046	22,030					
347	20-06-419-047	30,949	MIXED USE	2	2	1902 W. 47TH ST.	
34)	20-06-419-048	36,043					*
34*	20-06-420-020	4,754					
350	20-06-420-021	21,461					
S51	2006-420422	23,064	MIXEO USE	2	2	1854 W. 47TH ST	
352	2046-420423,	22,055					
353	2046-420424	16,330	MIXEO USE	1	1	1846 VY 47THST.	
334	2046-420425	15,131					

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47*1 • Ashland Year 2000 EAV EXHIBIT for Redevelopment Plan «H

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47th/Ashland

Redevelopment Plan and Project

2000 Estimated EAV by Ten Parcel

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COUNTPIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE	NUMBER OF RESIDENTIAL UNITS ¹	OCCUPIED RESIDENTIAL UNITS ¹	RESIDENTIAL PROPERTY ADDRESS	CHANGE IN LAND USE	DILAPIDATED STRUCTURE*	ON EXHIBIT H-I'
155	20-06-420 026	4,563							
3SI	20-06-420-027	23,695	MIXEO USE	1	1	1842 VV. 47TH ST.			
557	20-06-420-028	23,287	MIXEO USE	1	1	1838 W.47TH ST.			
551	20-06-420-029	42,311	MIXED USE	3	3	1836W.47TH ST.			
IS*	20-06-421-038	75,179							
5*0	2046-421-039	37,366							
3*1	20-06-421-040	58,191							
3*2	20-06-421-041	9,163							
3*1	20-06-421-042	35,305	MIXED USE	1	1	1612YV.47TH ST.			
3*4	20-06-421-048	137,610							
3*3	20-06-422-001	EXEMPT		-					
311	20-06-422-002	7,150	MULTI-FAMILY	3	3	4633 S. WOOD ST			
3*7	2046-422405	2,935			-				
3«*	20-06-422-006	14,362	SINGLE FAMILY	1	1	4843 S. WOOD ST.			
111	20-06-422-007	23,858	MULTI-FAMILY	6	6	4645 S. WOOD ST.			
370	20-06-422-008	EXEMPT							
371	20-06-422-009	16,550	SINGLE FAMILY	1	1	4832 S. HERMITAGE			
373	20-06-422-010	14,997	MULTI-FAMILY	2	2	4634 S. HERMITAGE			
373	20-06-422411	16,797	MULTI-FAMILY	2	2	4636 S. HERMITAGE	-		
374	2046-422412	9,552	MULTI-FAMILY	2	2	4638 S. HERMITAGE			
373	2046-422413	16,663	MULTI-FAMILY	2	2	4642 S. HERMITAGE			
171	20-06-422414	22,437	MULTI-FAMILY	4	4	4644 S. HERMITAGE			
377	2046-422415	35,358	MIXED USE	3	3	1758 W. 47TH ST.			
371	20-06-422416	38,429	MIXED USE	1	1	1756W.47IHST			
371	2046-422-017	24,178							
310	2006-422418	35,140							
HI	2046-422419	25,551	MIXED USE	1	1	1746 W, 47TH ST.			
3*2	2046-422420	31,385	MIXED USE	2	2	1742 W, 47THST.			
3*3	2046-422421	34,009	MIXED USE	4	4	1740 W. 47THST.			

3(4	2046-422422	27.834	MIXED USE	1	0	1738 W. 47TH ST.			
313	20-06-422-023	EXEMPT	MIXEO USE	1	1	1736 W.47TH ST. .			
311	2046-422424	35.563	MIXED USE	2	2	1734 W. 47THST.			
317	20-06-422425	EXEMPT							
311	2046-422426	EXEMPT							
311	20-06-422427	24.149	MULTI-FAMILY	2	2	4635 S.WOOD ST			
1*0	2046-422 428	EXEMPT	SINGLE FAMILY	1	1	4639 S. WOOD ST.			
311	20-06-423439	50,287							
312	2046-423440	11,804	MIXED USE	2	2	1712W.47TH ST.			
313	2046-423441	2,853							
314	2046-423442	30.435							
313	2046-423443	30,829	MIXED USE	1	1	1706 W.47TH ST.			
3N	2046-423444	35.594							
3*7	2046-423-045	35,160							
3*1	2046-423446	28,874							
31*	2046-424419	3,424							
400	2046-424437	214,612							
401	2046-424438	43,976							
402	20-06-424440	26.320			-				
403	2046-424441	48.690							
404	2046-424442	62.389							
403	2046-424443	37.582							
401	2046-425416	306.507							YES
407	2046-425418	30.504	MIXED USE	1	1	4606 S. ASHLANO AVE.			
401	2046-425-019	22.934	MIXEO USE	1	1	4606 S ASHLAND AVE.			
401	2046-425420	13,666	MIXEO USE	1	1	4610 S. ASHLAND AVE.			
410	2046-425421	17.683	MIXED USE	1	1	4612 S. ASHLANO AVE			
411	2046-425424	61.166							YES
412	2046-425425	36.127							YES
413	20-06-425427	53.991							YES
09/26/7001 Revised January X. 2002 47*1 - Aareand Year 7000 EAV EXHIBIT for Redevelatpment Plan Ms 7 PGAV Urban Consulting 47lh/Ashland Redevelopment Ptan and Project (2000 Estimated EAV by Tax Pared CHyof Chicago COUNTPIN NUMBER 2000 EAV TAX DELINQUENT RESIDENTIAL UNIT TYPE' Number 6F RESIDENTIAL UNITS' occuHEb RESIDENTIAL UNITS' RESIDENTIAL PROPERTY ADDRESS' CHANGE IN LAND USE* DILAPIDATED STRUCTURE* ON EXHIBIT H-V									
414	20-06-425-028	50,716							YES
41}	20-06-425-029	28,223							YES
410	20-06-425-030	61,464							YES
417	20-06-425-031	61,464							YES
411	20-06-425-032	34.346							YES
410	20-06-425-033	149.608							YES
420	20-06-425-034	219.684							YES
421	20-06-425-035	24,314	MIXEO USE	1	1	4604 S. ASHLANO AVE.			

417	2047-109403 _	8.402		MULTI-FAMILY	2	2	2021 W. 47TH ST.
4(1	2047-109404	8.081		SINGLE FAMILY	1	1	2017 W. 47THST.
4((	2047-109405	15.476		MULTI-FAMILY	2	2	2015 VV. 47TH ST.
470	2047-109406	17.379		SINGLE FAMILY	1	1	2013W 47IHST.
471	2047-109407	15.836		MULTI-FAMILY	2	2	2011 W. 47TH ST

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Redevelopment Plan and Project
2000 Estimated EAV by Tax Parcel
City of Chicago

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE	NUMBER Of RESIDENTIAL UNITS	MCUpEb residential units	RESIDENTIAL PROPERTY ADDRESS	CHANGE IN DILAPIDATED LAND USE STRUCTURE	ON EXHIBIT H-1
472	20-07-109-00*	16,872		MULTI-FAMILY	2	2	2009 W. 47TH ST.		
471	20-07-109-009	16,850							
474	20-07-109-010	20,941							
475	20-07-109-011	25,312		MIXED USE	5	5	2005 W. 47TH ST.		
47*	20-07-126-043	61,251							
477	20-07-200-001	41,030							
470	20-07-200-002	27,098							
47*	20-07-200-003	27,098							
4*0	20-07-200-004	9,437							
4*1	20-07-200-017	147,625							
4*2	20-07-201-001	40,150							
4*)	20-07-201-002	16,901		MULTI-FAMILY	2	2	1923 W. 47TH ST.		
4»4	20-07-201-003	57,433		MULTI-FAMILY	2	2	1921 W. 47THST.		
445	20-07-201-004	8,976		MULTI-FAMILY	2	2	1917 W. 47TH ST.		
4«*	20-07-201-005	32,897		MIXED USE	3	3	1915W. 47TH ST.		
4*7	20-07-201-007	22,982		MIXED USE	3	3	1911 W. 47TH ST.		
4(S	20-07-201-008	16,145		MULTI-FAMILY	2	2	1909W. 47THST.		
41*	20-07-201-009	15,678		MULTI-FAMILY	2	2	1905 W. 47TH ST.		
4*0	20-07-201-010	21,728		MULTI-FAMILY	2	2	1903 W. 47TH ST.		
4*1	20-07-201-011	37,161		MIXED USE	8	6	1901 W. 47THST.		
4«2	20-07-202-001	50,871		MIXED USE	1	1	4703 S. WOLCOTT		
4«1	20-07-202-024	29,266		MIXED USE	2	2	1845 W. 47TH ST.		
4*4	20-07-202-025	EXEMPT,							
4*5	20-07-202-026	30,555		MIXED USE	1	1	1839 W. 47TH ST.		
4»«	20-07-202-027	24,932		MIXED USE	1	1	1837 W. 47TH ST.		
4*7	20-07-202-028	25,719							
49*	20-07-203001	143,796		SINGLE FAMILY	1	1	4709 S HONORE ST.		
4*1	20-07-203-002	16,514							
500	20-07-203-003	19,525		MIXED USE	1	1	1819 W 47THST.		
501	20-07-203-004	26,953		MIXED USE	1	1	1817 W. 47THST.		
502	20-07-203-005	34,391		MIXED USE	2	2	1813W. 47THST.		
505	20-07-203406	27,994		MIXED USE	1	1	1811 W. 47TH ST.		
504	20-07-203-007	41,742							
505	20-07-203-008	78,327		MIXED USE	8	7	1601W. 47TH ST.		

COUNTPIN NUMBER	2000 EAV	TAX OELINQUENT	RESIDENTIAL UNIT TYPE'	NUMBER OF RESIDENTIAL UNITS*	OCCUPIED RESIDENTIAL UNITS'	RESIDENTIAL PROPERTY ADDRESS'	CHANCE IN DILAPIDATED LAND USE* STRUCTURE*	ON EXHIBIT H-I'
370	20-07-215032	4,554						
371	20-07-215-033	4,554						
572	20-07-215-O34	56,172	MIXEO USE	1	1	4644 S. ASHLAND AVE		
973	20-07-215-035	24,165	MIXED USE	1	1	4846 S. ASHLAND AVE.		
374	20-07-215-036	29,891	MIXEO USE	1	1	4648 S. ASHLANO AVE.		
979	20-07-215-037	19,869	MIXED USE	1	1	4850 S. ASHLAND AVE.		
37*	20-07-215-O38	27,556	MIXED USE	1	1	4852 S. ASHLANO AVE.		
377	20-07-215-039	32,926						
973	20-07-223-023	18,304	MIXED USE	1	0	4912 S. ASHLANO AVE.		
97*	20-07-223-024	69,409						
9*0	20-07-223-025	6,188	MIXED USE	1	1	4916 S. ASHLAND AVE.		
9*1	20-07-223-026	18,740						
5*2	20-07-223-027	24,334	YES					
5*3	20-07-223-026	4,371						
3*4	20-07-223-029	6,526	MIXED USE	2	0	4926 S. ASHLAND AVE.		
5*5	20-07-223-030	12,400	MIXEO USE	1	1	4928 S. ASHLANO AVE.		
SB*	20-07-223-031	17,028	MIXEO USE	1	1	4930 S. ASHLAND AVE.		
5*7	20-07-223-032	38,956						
5«a	20-07-223-033	38,342						
st*	20-07-223-034	16,970						
5*0	20-07-223-035'	96,580	YES					
5*1	20-07-223-036	32,334	YES		-			
592	20-07-223 037	4,371						
59)	20 07-223 038	4,634	YES					
5*4	20 07-223 039	5,599						
595	20 07 223 040	16,189	MIXED USE	1	1	4956 S ASHLAND AVE.		
5N	20 07 223 041	RAILROAD						
597	20 07 223 042	14,141						
5*a	20 07-224-041	10,350						
51*	20 07-224 042	7,893	MIXED USE	1	1	1950 W. 51ST ST.		
*00	20-07-224-O43	22,744	MIXEO USE	1	1	1948 VY. 51ST ST.		
*01	20 07-224 044	4,109						
*02	20-07-224 045	31,638	MIXED USE	1	1	1942W.51ST. ST.		
*03	20-07-224-046	29,568						
*04	20 07-224 047	25,670	MIXED USE	1	1	1938 W 51ST ST.		
*05	20 07-224 048	107,906						
toe	20-07-224-049	60,077						
*07	20-07-224-O5O	37,139						
0	20-07-225-020	13,152	MULTI-FAMILY	2	2	5049 S. WINCHESTER		

•0*	20-07-225-021	20.147		MULTI-FAMILY	4	4	5051 S. WINCHESTER
• 10	20-07-225-022	13.659		MULTI-FAMILY	2	2	5053 S. WINCHESTER
•11	20-07-225-045	EXEMPT					
• 12	20-07-225-046	EXEMPT					
• 13	20-07-225-047	EXEMPT					
•14	20-07-225-050	16,652					
• 15	20-07-225-051	EXEMPT					
• 1*	20-07-227-043	3,856	YES				
(17	20-07-227-044	3,656	YES				
(1*	20-07-227-045	17,946		MIXED USE	3	3	1746 W. 51ST ST.
• 1*	20-07-227-046	34,918					
•20	20-07-227-047	9,992					
•21	20-07-227-048	33,550					
•22	20-07-227-049	11,380	YES	MIXED USE	1	1	1736 W. 51ST ST.
• 23	20-07-227-050	3,647	YES				
•24	20-07-227-051	12,897		MIXED USE	2	2	1758 W. 51ST ST.
•23	20-07-227-052	4,362		SINGLE FAMILY	1	1	1756 W. 51ST ST.
•2*	20-07-228-032	23,685					
•37	20-07-228-033	11,647		SINGLE FAMILY	1	1	1722 W. 51ST ST.
•2*	20-07-228-034	22,444					

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47th Ashland

Redevelopment plan and Protect

2000 Estimated EAV by Tax Parcel

City of Chicago



COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE	NUMBER OF RESIDENTIAL UNITS	OCCUPIED RESIDENTIAL UNITS	RESIDENTIAL PROPERTY ADDRESS	CHANGE IN DILAPIDATED LAND USE	ON EXHIBIT H- STRUCTURE*
020	20-07-228-035	12,481		MULTI-FAMILY	3	3	1716W.51ST ST.		
• JO	20-07-228-036	16,338		MULTI-FAMILY	2	2	1714 W. 51ST ST.		
•11	20-07-228-037	EXEMPT							
122	20-07-226-038	20,650							
• JJ	20-07-228-039	20,078		MIXED USE	1	1	1700 W. 51ST ST.		
014	20-07-229-021	15,205		MIXED USE	1	1	1658 W. 51 ST ST.		
• 39	20-07-229-022	16,465		MULTI-FAMILY	2	2	1656 W. 51ST ST.		
•31	20-07-229-023	15,952		MIXED USE	1	1	1652 W. 51ST ST.		
•3T	20-07-229-024	15,040		MULTI-FAMILY	2	2	1650 W. 51ST ST.		
•3a	20-07-229-025	11,004	--	MULTI-FAMILY	2	2	1648W.51ST ST.		
• 3*	20-07-229-045	3,747							
•40	20-07-229-046	6,426		SINGLE FAMILY	1	1	1642 W. 51ST ST.		
•41	20-07-229-047	6,952		MULTI-FAMILY	3	3	1640W.51ST ST.		
•42	20-07-229-046	23,289		MULTI-FAMILY	5	5	1636 W.51ST ST.		
•4)	20-07-230-020	EXEMPT							
•44	20-07-230-021	55,643		MIXED USE	4	4	5000 S. ASHLAND AVE.		
•49	20-07-230-022	8,314							
•4«	20-07-230-023	18,204							
•47	20-07-230-024	11,433			-				
•4 a	20-07-230-025	30,293							
MI	20-07-230-026	24,276							

•50	20 07-230-027	29,344		MIXEO USE	2	2	5022 S. ASHLAND AVE.
• 51	20-07-230 026	4,371					
• 52	20-07-230-029	17,208		MIXED USE	1	1	5026 S ASHLAND AVE.
• 53	20-07-230-032	12,818		MIXED USE	1	1	5034 S ASHLANO AVE.
• 54	20-07-230-033	19,929		MIXED USE	2	2	5036 S. ASHLANO AVE
• 55	20 0 7-230 034	14,738		MIXEO USE	1	1	5038 S. ASHLANO AVE.
• S(	20-07-230-035	4,371					
• 97	20-07-230-036	4,371	YES				
•sa	20-07-230-037	4,371	YES				
• 5»	20-07-230-038	4,371					
••0	2007-230-039	EXEMPT					
••1	20-07-230-040	EXEMPT					
••2	20-07-230-041	EXEMPT		MIXED USE	1	1	5058 S.ASHLAND AVE.
««3	20-07-230-042	11,618					
•M	20-07-230-043	15,389		MIXEO USE	1	1	5032 S. ASHLANO AVE.
••3	20-07-303-039	215,728					
•••	20-07-400-001	55,267					
••7	20-07-400-002	55,267					
•••	20-07-400-003	41,631					-
•••	20-07-400-004	41,270					
• 70	20-07-400-005	8,560	YES				
• 71	20-07-400-006	18,391		MIXEO USE	1	1	1943 W. 51ST ST.
•72	20-07-400-042	57,727					
•73	20-07-400-043	53,862					
• 74	20-07-401-001	15,625		MIXEO USE	3	3	1925YV. 51ST ST.
• 7S~	20-07-401-002	EXEMPT					
•7«	20-07-401-003	16,741		SINGLE FAMILY	1	1	1921 W 51ST ST
• 77	20-07-401-004	4,280					
•?•	20-07-401-005	9,768		MULTI-FAMILY	2	2	1915YV. 51ST ST.
•79	20-07-401-006	11,516		MULTI-FAMILY	2	2	1913 W. 51ST ST.
•ao	20-07-401-007	8,616		MULTI-FAMILY	3	3	1911 W. 51ST ST.
•ai	20-07-401-008	9,277		MULTI-FAMILY	2	2	1909 W. 51ST ST.
••2	20-07-401-009	34,220					
•a)	20-07-401-010	6,984	YES				
••4	20-07-402-001	17,933		SINGLE FAMILY	1	1	1857 W. 51ST ST
•15	20-07-402-002	18,379		SINGLE FAMILY	1	1	1855 VV 51STST
•••	20-07-402-003	21,664		SINGLE FAMILY	1	1	1853 W. 51ST ST.
•17	20-07-402-004	9,677		MULTI-FAMILY	3	3	1849 VY. 51ST SI

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PGAV Urban Consulting
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Redevelopment Plan and Project
;000 Estimated EAV by Tax Parcel
City of Chicago
COUNT PIN NUMBER 2000 EAV TAX
DELINQUENT RESIDENTIAL UNIT
TYPE' NUMBER OF
RESIDENTIAL OCCUPIED
UNITS' RESIDENTIAL
UNITS' RESIDENTIAL PROPERTY
ADDRESS⁴ CHANGE IN DILAPIDATED
LAND USE' STRUCTURE* ON EXHIBIT H-1'

•aa	20-07-402-005	4,280					
•ai	20-07-402-006	13,377		MIXED USE	1	1	1B43VV 51ST ST.

•90	20-07-402-007	4,280	YES				
•(1	20-07-402-008	4,280				>	
a*2	20-07-402-009	EXEMPT					
	20-07-403 001	4,280					
••4	20-07-403 002	6,871		SINGLE FAMILY	1	1	1823 W. 51STST.
195	20-07-403-003	17,112		SINGLE FAMILY	1	0	1821 W. 51ST ST.
191	20-07-403-004	8,423		MULTI-FAMILY	2	2	1817 W. 51ST ST.
•97	2007-403-005	13,830		MULTI-FAMILY	2	2	1815 VV. 51ST ST.
••a	2007-403-006	10,996		MULTI-FAMILY	3	3	1B13YV. S1ST ST.
•99	20-07-403-007	12,732		SINGLE FAMILY	1	1	1809 VV. 51ST ST.
700	20-07-403-008	3,567		SINGLE FAMILY	1	1	1807 W. 51ST ST.
701	20-07-403-009	7,054		SINGLE FAMILY	1	1	1805 W 51STST.
702	20-07-403-010	26,222		MULTI-FAMILY	3	3	1801 W. 51ST ST.
705	20-07-404-001	4,262	YES				
704	20-07-404-002	4,109					
70S	20-07-404-003	2,988					
70*	20-07-404-004	4,109					
707	20-07-404-005	17,381	YES	MULTI-FAMILY	3	3	1747 VV. 51 ST ST.
708	20-07-404-006	4,109	YES				
709	20-07-404-007	4,109	YES				
710	20-07-404-008	14,271		MIXEO USE	1	1	1741 W. 51ST ST.
711	20-07-404-009	23,849		MULTI-FAMILY	2	2	1737 W. 51ST ST
712	20 07-404 010	19,015	YES				
71)	2007-405 001	19,645		MULTI FAMILY	2	2	1715 W 51ST ST
714 _	20 07-405 002	15,685		MULTI FAMILY	3	3	5103 S HERMITAGE
715	2007-405-022	15,275		MIXED USE	1	1 ■	1709 W 51ST ST.
714	20-07-405-023	4,260	YES				
717	20-07-405-024	11,006	YES				
711	20-07-405 025	15,442		MULTI-FAMILY	2	2	5108 S PAULINA
719	20-07-406-001	6,595		MULTI-FAMILY	3	3	1659 W 51ST ST.
720	20-07-406-002	2,139				-	
731	20-07-406 003	2,139					
722	20-07-406-004	10,704		MIXEO USE	1	1	1651 W 51ST ST.
72)	20-07-406 005	EXEMPT					
724	20-07-406-025	82,332		, --			
725	20-07-406-026	7,647		MULTI-FAMILY	2	2	5106 S MARSHFIELD
721	20-07-406-027	7,160		MULTI-FAMILY	2	2	5108 S MARSHFIELO
727	20-07-406-028	12,641		MULTI-FAMILY	2	2	5110 S. MARSHFIELO
728	20-07-407-001	4,243		SINGLE FAMILY	1	1	1625 W. 51ST ST.
729	20-07-407-002	EXEMPT					
730	20-07-407-003	EXEMPT					
731	20-07-407-004	18,070	YES				
7)2	20-07-407-005	4,892	YES				
7))	20-07-407-022	8,814					
7)4	20-07-407-023	56,072					
7)3	20-07-407-024	EXEMPT					

7)(	20-07-407-025	EXEMPT							
7)7	20-07-407-026	17,597		MIXED USE	1	0	5118 S. ASHLAND AVE.	YES	
731.	20-07-407-027	9,570	YES						
7)9	20-07-407-028	3,268		MULTI-FAMILY	3	3	5124 S ASHLAND AVE.	YES	
740	20-07-407-029	EXEMPT							
741	20-07-407-030	EXEMPT							
742	20-07-407-031	EXEMPT							
74)	20-07-407-032	EXEMPT							
744	20-07-407-033	EXEMPT							
743	20-07-407-034	EXEMPT							
74«	20-07-407-035	EXEMPT							
09/26/7001 Revised January 30, 2002 47n • Ashland Year 2000 EAV EXHIBIT for Redevelopment Plan its 13 PGAV Urban Consulting 47111/Ashland Redevelopment Plan and Protect 2000 Estimated EAV by Tax Parcel Only erf Chicago									
	COUNTPIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE	Number? residential UNITS	"OCCUPIED RESIDENTIAL UNITS"	RESIDENTIAL PROPERTY ADDRESS*	CHANGE IN DILAPIDATED LAND USE*	ON EXHIBIT H-1*
74?	2047-407436	EXEMPT							
740	20-07-407-037	EXEMPT							
									
									
74*	20-07-407-039	EXEMPT							
750	20-07-407-039	EXEMPT							
751	20-07-407-040	18,095		MIXED USE	2	2	5158 S. ASHLAND AVE.		
752	20-07-415-024	33,110							
75J	20-07-415-025	31,963							
754	20-07-415-026	25,657							
755	20-07-415-027	41,257							
731	20-07-415-026	73,438							
757	20-07-415-029	13,515		MIXED USE	1	1	5218 S. ASHLAND AVE.	YES	
753	20-07-415430	3,856	YES						
753	20-07-415-031	EXEMPT							
no	20-07-415-032	11,718							
711	20-07-415-033	10,651		MIXED USE	1	1	5228 S. ASHLAND AVE.	YES	
7(2	20-07-415-034	5,470		MIXED USE	3	3	5230 S. ASHLAND AVE.	YES	
75)	20-07-415-035	3,028							

7M	20-07-415-O36	3,028	YES						
7(5	20-07-415437	3,028	YES						
7((	20-07-415436	14,417		MULTI-FAMILY	2	2	5242 S. ASHLANO AVE.	YES	
7(7	2047-415439	7,198		MULTI-FAMILY	2	2	5244 S. ASHLAND AVE.	YES	
7((	2047-415440	7,451							
7(1	2047-415-041	EXEMPT							
770	2047-415442	17,532		MIXEO USE	2	2	5254 S. ASHLAND AVE.	YES	
771	2047-415443	15,220		MIXED USE	1	1	5256 S ASHLANO AVE.		
772	204 7-415444	7,022							
77)	20-08-100401	221,945							
774	2048-100-002	157,257							
775	2048-100-003	386,004							
77(	20-08-100-004	159,916							
777	2048-100405	118,032							
77(	2048-100406	20,481							
77(	20-08-100407	44,572							
710	2046-100408	46,066							
7(1	2048100409	136,047							
7(2	2048-100410	54,458							
7(3	2048-100412	25,339						YES	
7(4	2048-100413	50,100						YES	
7(5	2046-100414	5,250						YES	
7(1	2048-100415	152,087		MIXED USE	70	0	1535 VV. 47THST.	YES	
7(7	2048-100429	383,605							
7((	2048-100430	EXEMPT							
7(9	2048-101406	4,082						YES	
790	2048-101407	2,968						YES	
791	2048-101408	19,160		MIXED USE	1	1	1509 W. 47TH ST.		
792	2048-101409	13,835		MIXEO USE	2	2	1507 W. 47TH ST.		
79)	2048-101410	10,566							
794	2048-101411	24,168							

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PGAV Urban Consulting

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Redevelopment Plan and Project

2000 Estimated EAV by Tai Parcel

City of Chicago

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE	numBEr of residential UNITS	OCCUPIED RESIDENTIAL UNITS	RESIDENTIAL ADDRESS	CHANGE IN LANO USE	DILAPIDATED STRUCTURE	ON EXHIBIT H-I
	20-08-101-049									
79J	20-08-101-049-8001	EXEMPT								YES
7M	20-08-101-049-8002	8,745	YES							YES
	20-08-101-050									
717	20-08-101-050-8001	EXEMPT								YES
79«	20-08-101-050-8002	1,376	YES							YES
	20-08-101-051									
711	20-08-101-051-8001	EXEMPT								YES

too	20-08-101-051-8002 20-08-101-052	8,429	YES					YES
(01	20-08-101-052-8001	EXEMPT						YES
(02	20-08-101-052-8002 20-08-101-053	8,429	YES					YES
(01	20-08-101-053-8001	EXEMPT						YES
(04	20-08-101-053-8002	8,745	YES					YES
(05	20-08-102-001	16,935		MIXED USE	3	3	1459 VV. 47TH ST.	
aot	20-08-102-002	18,065		MULTI-FAMILY	4	4	1457 VV. 47THST.	
(07	20-08-102-003	10,357		MULTI-FAMILY	3	3	1455 W. 47TH ST.	
(08	20-08-102-004	15,476		MULTI-FAMILY	- 3	3	1451 W. 47THST.	
•01	20-08-102-005	3,993						
(10	20-08-102-006	3,993	YES					
(11	20-08-102-007	10,719		SINGLE FAMILY	1	0	1445 W. 47TH ST.	
(12	20-08-102-008	44,603						
(1)	20-08-102-049	16,945						
(14	20-08-103-001	84,231						
(15	20-08-103002	89,567						
IK	20-08-103003	58,638						
(17	20-08-103 004	64,650						
(11	20-08-103-005	4,053						
111	20-08-103-006	3,071						
120	20-08-103-007	33,095						
(21	20-08-103-008	3,993						
(22	20-08-103-009	10,700		MULTI-FAMILY	2	2	1405W.47TH ST.	
(23	20-08-103-010	12,696		MULTI-FAMILY	3	3	1403 W. 47TH ST.	
124	20-08-103-011	14,093		MULTI-FAMILY	4	4	1401 W. 47TH ST.	
125	20-08-103-012	6,494		MULTI-FAMILY	2	2	4717 S BISHOP ST.	
(2(	20-08-103-013	EXEMPT						
(27	20-08-106-001	159,240						
(2(	20-08-108-002	139,140						
•(21	20-08-108-003	45,417						
830	20-08-108-004	29,648						
• 31	20-08-108-005	36,903						
832	20-08-108-006	47,169						
833	20-08-108-007	9,128						
834	20-08-108-008	49,202		MIXED USE	1	1	4831 S. ASHLAND AVE.	
•35	20-08-108-009	49,202						
831	20-08-108-010	13,357						
837	20-08-108-017	22,786		MIXEO USE	4	2	4651 S. ASHLAND AVE.	
838	20-08-108-018	17,059		MIXEO USE	4	2	4853 S. ASHLAND AVE.	
■31	20-08-108-019	15,200		MIXEO USE	1	1	4855 S. ASHLAND AVE.	
140	20-08-108-020	4,314						
(41	20-08-108-021	133,472						
(42	20-08-108-039	EXEMPT	YES					
(43	20-08-108-040	EXEMPT						

(44	20-08-106442	154.740							
145	20-08-108-043	103.079							
141	20-08-116-001	RAILROAD							
(47	20-08-116-002	4,494							
14(	20-08-116403	4,494		MIXEO USE	2	0	4915 S. ASHLANO AVE		
0*76/7001 Revised January 30, 2002 47(1 - Ashland Year 2000 EAV EXHIBIT for Redevelopment Plan its 15 PGAV Urban Consulting 4 7th I Ashland Redevelopment Plan and Project 2000 Estimated EAV by Tai Parcel City of Chicago									
	COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE'	NUMBER OF RESIDENTIAL UNITS'	OCCUPIED RESIDENTIAL UNITS'	RESIDENTIAL PROPERTY ADDRESS'	CHANGE IN DILAPIDATED LANO USE' STRUCTURE*
Mf	20-08-116004	16.467							
•SO	20-08-116-005	4.494							
•SI	20-08-116-006	27.418							
• 92	20-08-116-007	10.775							
853	20-08-116-008	8,823							
• 54	20-06-116-009	8.823							
■ 55	20-08-116-010	17,599							
• 51	20-06-116-011	28,968							
■ 57	20-08-116-012	EXEMPT							
•St	20-08-116-013	18.184			MIXED USE	1	1	4939 S. ASHLAND AVE.	
ts*	20-08-116-014	4,494		YES					
■•0	20-08-116-015	4,207							
a«t	20-06-116-016	7.947							
■•2	20-08-116-017	7.947							
«•)	20-08-116-018	18,224.			MIXED USE	2	2	4953 S. ASHLAND AVE.	
SS4	20-08-116-019	17,257			MIXED USE	1	1	4955 S. ASHLAND AVE.	
■ts	20-08-116-020	11.936			MIXED USE	1	1	4957 S. ASHLAND AVE.	

20-08-116-021	34.680	MIXEO USE	5	4	4959 S. ASHLAND AVE.
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•7	20-08-116-022	RAILROAD				-	
•	20-08-116-023	1,194	YES				
•	20-08-116-024	EXEMPT					
870	20-08-116-025	EXEMPT					
• 71	20-06-116-026	EXEMPT					
• 72	20-08-116-027	867					
• 75	20-08-116-028	6,359		SINGIE FAMILY	1	1	4920 S JUSTINE ST
• 74	20-08-116-029	10,032		MUL1I FAMILY	2	0	4926 S JUSTINE ST
• 75	20 06 116 030	5,532		SINGLE FAMILY	1	1	4929 S JUSTINE ST
• 7(	20-08-1 16-031	5,986		SINGLE FAMILY	1	1	4930 S JUSTINE ST.
• 77	20 08-116 032	9,766		SINGLE FAMILY	t	1	4932 S JUSTINE ST.
• 7«	20 08-116 0 33	8,427		MULTI-FAMILY	2	2	4936 S JUSTINE SI
• 71	20-08-116-034	4,725		MULTI-FAMILY	2	2	- 4938 S JUSTINE ST
•ao	20-08-116 035	867					
•tt	20-09-116-036	1,194	YES				
tt2	20-08-116 037	EXEMPT					
• S3	20 08-116-038	1,194	YES				
as4	20 08-116-039	1,194	YES				
ais	20-08-116-040	5,146		MULTI-FAMILY	2	2	4952 S. JUSTINE ST.
194	20-08-116-041	4,083					
•7	20-08-116-042	4,049		SINGLE FAMILY	1	1	4958 S JUSTINE ST.
aaa	20-06-117-001	1,223	YES				
as*	20-08-117-002	9,548		MULTI-FAMILY	2	2	4913 S. JUSTINE ST.
««0	20-08-117-003	8,056		MULTI-FAMILY	2	2	4915 S.JUSTINE ST.
• 91	20-08-117-004	10,137		SINGLE FAMILY	1	1	4919 S.JUSTINE ST.
892	20-08-117-005	6,682		SINGLE FAMILY	1	1	4921 S. JUSTINE ST.
■ 93	20-08-117-006	1,223					-

•94	20-08-117-007	6,006		MULTI-FAMILY	2	2	4925 S JUSTINE ST.
•95	20-08-117-008	12,369		MULTI-FAMILY	2	2	4927 S. JUSTINE ST.
■	20-08-117-009	1.223	YES				
9«							
■ 97	20-08-117410	7,473		SINGLE FAMILY	1	1	4933 S JUSTINE ST.

20-08-117-011	8.334	MULTI-FAMILY	2	2	4937 S JUSTINE ST.
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49	20-08-117-012	7,409		MULTI-FAMILY	3	3	4939 S JUSTINE ST.
900	20-08-117-013	8,434		MULTI-FAMILY	3	3	4941 S JUSTINE ST.
01	20-08-117-014	1,933	-	SINGLE FAMILY	1	1	4945 S JUSTINE ST.
902	20-08-117-015	12,160		MULTI-FAMILY	2	2	4947 S. JUSTINE ST.
903	20-08-117-016	12,670		MULTI-FAMILY	2	2	4949 S. JUSTINE ST.
904	20-08-117-017	7,220		SINGLE FAMILY	1	1	4951 S JUSTINE ST.
90S	20-08-117-018	5,179		MULTI-FAMILY	2	2	4953 S JUSTINE ST.
901	20-08-117-019	10,150		MULTI-FAMILY	2	2	4957 S JUSTINE ST.
907	20-08-117-020	9,376		MULTI-FAMILY	2	2	4959 S JUSTINE ST.

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 PGAV Urban Consulting
 471h Ashland
 Redevelopment Plan and Project
 2000 Estimated EAV by Tai Parcel
 City of Chicago

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE	NUMBER OF RESIDENTIAL UNITS	OCCUPIED RESIDENTIAL UNITS	RESIDENTIAL PROPERTY ADDRESS	CHANGE IN DILAPIDATED LAND USE	STRUCTURE	ON EXHIBIT H-I
MI	20-08-117-021	RAILROAD								
HI	20-08-117-022	1,223	YES							
to	20-08-117-023	2,375		SINGLE FAMILY	1	1	4912 S. LAFLIN ST.		YES	
111	20-08-117-024	2,078		MULTI-FAMILY	2	0	4914 S LAFLIN ST.			
112	20-08-117-027	4,799								
113	20-08-117-028	1,223	YES							
114	20-08-117-029	1,223	YES							
115	20-08-117-030	13,879		MULTI-FAMILY	2	2	4930 S. LAFLIN ST.			
11	20-08-117-031	1,223	YES							
1?	20-08-117-032	5,537		MULTI-FAMILY	2	2	4934 S. LAFLIN ST.			
111	20-08-117-033	1,223	YES							
111	20-08-117-034	12,538		MULTI-FAMILY	2	2	4940 S. LAFLIN ST.			
20	20-08-117-035	1,683		MULTI-FAMILY	2	2	4942 S LAFLIN ST.			
121	20-08-117-038	2,026								
22	20-08-117-037	11,086		MULTI-FAMILY	2	2	4948 S. LAFLIN ST.			
23	20-08-117-038	10,310		MULTI-FAMILY	2	2	4950 S. LAFLIN ST.			
24	20-08-117-039	10,715		MULTI-FAMILY	2	2	4952 S. LAFLIN ST.			
12S	20-08-117-040	12,808		MULTI-FAMILY	4	4	4956 S. LAFLIN ST.			
21	20-08-117-041	JJ74								

*27	20-08-117-042	19,825		MULTI-FAMILY	2	2	4916 S. LAFLIN ST.
*21	20-08-118-001	RAILROAO					
121	20-08-118-002	8,769		MULTI-FAMILY	2	2	4917 S LAFLIN ST.
*30	20-08-118-003	9,634		MULTI-FAMILY	2	2	4919 S LAFLIN ST.
131	20-08-118-004	1,214	YES				
*32	20-08-118-005	1,701					
*33	20-08-118-006	24,870		SINGLE FAMILY	1	1	4925 S LAFLIN ST
*34	20-08-118-007	5,810		SINGLE FAMILY	1	1	1444 W. 49TH PL
135	20-08-118-008	2,813		MULTI-FAMILY	2	2	1442 VV 49THPL
131	20-08-118-009	8,810		MULTI-FAMILY	2	2	1440 VV. 49THPL
*37	20-08-118-010	3,876		SINGLE FAMILY	1	1	1438 W. 49TH PL.
131	20-08-118-011	8,734		MULTI-FAMILY	2	2	1436W.49THPL.
1)1	20-08-118-012	EXEMPT					
*40	20-08-116-013	EXEMPT					
*41	20-08-118014	6,191		SINGLE FAMILY	1	1	1428 W. 49THPL.
*42	20-06-118-015	8,707		MULTI-FAMILY	2	2	1426 W.49THPL.
*43	20-08-118-016	1,223					
*44	20-08-118-017	5,788		MULTI-FAMILY	2	2	1420 W. 49TH PL.
*43	20-08-118-018	9,790		MULTI-FAMILY	2	2	1418W. 49TH PL.
*44	20-06-116-019	5,081		MULTI-FAMILY	2	2	1416VY.49THPL.
*47	20-08-118-020	1,223	YES				
141	20-08-118-021	92,084	YES				
141	20-08-121-001	8,467		SINGLE FAMILY	1	1	4937 S LAFLIN ST.
ISO	20-08-121-002	14,564		MULTI-FAMILY	3	3	4939 S. LAFLIN ST.
IS1	20-08-121-003	1,214	YES				
*32	20-08-121-004	6,181		SINGLE FAMILY	1	1	4943 S. LAFLIN
*S3	20-08-121-005	1,214	YES				
IS4	20-08-121-006	NO TAXES DUE		MULTI-FAMILY	2	2	1445 W 49THPL.
				SINGLE FAMILY	1	1	
ISS	20-08-121-007	19,836		MULTI-FAMILY	2	2	1443 W 49TH PL.
158	20-08-121-008	NO TAXES DUE		MULTI-FAMILY	2	2	1441 W 49THPL.
*37	20-08-121-009	NO TAXES DUE		MULTI-FAMILY	2	2	1439 W 49THPL
151	20-08-121-010	3,591					
*51	20-08-121-011	5,666		MULTI-FAMILY	2	2	1433 W. 49TH PL.
M0	20-08-121-012	3,485		MULTI-FAMILY	2	2	1431 W 49THPL.
MI	20-08-121-013	9,663		SINGLE FAMILY	1	1	1429 W. 49THPL.
M2	20-08-121-014	4,378		SINGLE FAMILY	1	1	1427 W 49TH PL.
M3	20-08-121-015	9,935		MULTI-FAMILY	2	2	1425 W. 49THPL.
M4	20-08-121-016	NO TAXES DUE		MULTI-FAMILY	2	2	1421 W 49THPL.
MS	20-08-121-017	8,910		MULTI-FAMILY	3	3	1419 W 49TH PL.

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 Redevelopment Plan and Project
 2000 Estimated EAV by Ta> Parcel
 City of Chicago

COUNTPIN NUMBER	2000 EAV	TAX DELINQUENT	residential unit type'	number of residential units'	6CCUWEB - RESIDENTIAL UNITS'	RESIDENTIAL PROPERTY ADDRESS'	CHANGE IN LAND USE*	DILAPIDATED STRUCTURE*	ON EXHIBIT H-I'
Nt	20-08-121-018	17,528							
•07	20-08-121-019	6,610							
tea	20-08-121-020	1,214	YES			1417 VV. 49THPL.			
9*9	20-08-121-021	10,655				1413W.49TH PL.			
170	20-08-121-022	1,214	YES						
•71	20-08-121-023	1,214	YES						
•72	20-08-121-024	EXEMPT							
•71	20-08-121-025	13,061							
•74	20-08-121-026	1,214	YES'			4947 S. LAFLIN ST.			
•7S	20-08-121-027	1,214	YES						
971	20-08-121-028	1,214	YES						
»77	20-08-121-029	1,214	YES						
97t	20-08-121-030	9,761							
•79	20-08-121-031	1,223	YES			1444 W.50THST.			
9S0	20-08-121-032	9,790							
•81	20-08-121-033	10,993				1440 W. 50TH ST.			
••2	20-08-121-034	7,033				1438 W. 50TH ST.			
983	20-08-121-035	9,637				1436 W. SOTH ST.			
984	20-08-121-036	5,777				1432 W. SOTH ST.			
•as	20-08-121-037	12,478	YES			1430 W. SOTH ST.			
m	20-08-121-038	1,223							
987	20-08-121-039	7,240				1422 W SOTH ST.			
•sa	20-08-121-040	8,945				1420 W SOTH ST.			
•89	20-08-121-041	10,764				1418 W SOTH ST			
990	2008-121-042	1,223							
191	20-08-121-043	1,723	YES						
997	20-08-121-044	1,223	YES						
991	20-08-121-045	7,360							
994	20-08-121-046	1,114	YES			4 950 S LOOMIS SI			
993	20-08-121-047	9,683	YES			4 954 S LOOMIS ST			
99«	20-08-121-048	12,118				4956 S LOOMIS ST.			
997	20-08-124-001	4,585	YES						
9»8	20-08-124-002	EXEMPT							
999	2008-124-003	11,398							
1000	20-08-124-004	14,460				5005 S ASHLAND AVE.			
1001	20-08-124-007	12,941				5009 S ASHLAND AVE.			
1002	20-08-124-008	26,718							
too)	20-08-124-009	12,881				5017 S, ASHLAND AVE.			
1004	20-08-124-010	7,104							
1003	20-08-124-011	8,389				5021 S. ASHLAND AVE.			
100S	20-08-124-012	4,314							
1007	20-08-124-013	19,907				5025 S ASHLAND AVE			
1008	20-08-124-014	12,305							

1009	20-08-124-015	16,025	YES	MIXED USE	1	0	5029 S ASHLANO AVE.
1010	20-08-124-016	4,314	YES	MIXED USE	1	0 -	5033 S ASHLAND AVE.
1011	20-08-124-017	17,399					
1012	20-08-124-018	4,314					
101)	20-08-124-019	33,001		MIXED USE	1	0	5039 S ASHLAND AVE.
1014	20-08-124-020	14,655					
101\$	2048-124-021	19,062	YES				
ton	20-08-124-022	8,509	yes	MIXED USE	1	1	5047 S ASHLAND AVE.
1017	2008-124-023	4,225	yes				
101)	20-08-124-024	8,449					
1019	2008-124-027	1,145	YES				
1020	20-08-124-028	7,246		SINGLE FAMILY	1	1	5008 S JUSTINE ST
1021	20-08-124-029	1,145	yes				
1022	20-08-124-030	4,263		SINGLE FAMILY	1	1	5012 S JUSTINE ST.
102)	20-08-124-031	1,145					
1024	20-08-124-032	10,195	YES	MULTI-FAMILY	2	2	5018 S JUSTINE ST

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City of Chicago

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE	NUMBER OF RESIDENTIAL UNITS	occUHe6 " residential UNITS'	RESIDENTIAL PROPERTY ADDRESS ⁴	CHANGE IN DILAPIDATED LANO USE' STRUCTURE ⁴	ON EXHIBIT H-1 ¹
1023	20-08-124-033	6,817		SINGLE FAMILY	1	1	5020 S. JUSTINE ST.		
102*	20-08-124-034	4,670		MULTI-FAMILY	2	2	5022 S. JUSTINE ST.		
1027	20-08-124-035	1,145							
102*	20-08-124-036	9,568		MULTI-FAMILY	2	2	5026 S. JUSTINE ST.		
102*	20-08-124-037	9,127							
1030	20-08-124-038	1,145							
1031	20-08-124-039	5,048		MIXED USE	2	2	5034 S. JUSTINE ST.		
1032	20-08-124-040	9,521		SINGLE FAMILY	1	1	5036 S. JUSTINE ST.		
1033	20-08-124-441	. EXEMPT							
1034	20-08-124-042	1,145							
1033	20-08-124-043	1,145							
103*	20-08-124-044	1,145							
1037	20-06-124-045	72,666		MULTI-FAMILY	6	8	1544 W. 51ST ST.		
103*	20-08-124-046	EXEMPT							
101*	20-08-124-047	EXEMPT							
1040	20-06-124-048	59,732	VES						
1041	20-08-124-049	798							
1042	20-08-124-050	9,779		MULTI-FAMILY	2	2	5002 S. JUSTINE ST.		
1043	20-08-125-001	1,174	YES						
1044	20-08-125-002	8,865		MULTI-FAMILY	2	2	5003 S. JUSTINE ST.		
1043	20-08-125-003	9,056		MULTI-FAMILY	2	2	5005 S. JUSTINE ST.		
1041	2048-125-004	1,174	YES						
1047	20-08-125405	1,174	YES						
104*	20-08-125406	1,174	VES						

1041	2048-125407	8,767		SINGLE FAMILY	1	1	5015 S JUSTINE ST
1030	2048-125408	1,643					
1031	2048-125-009	6,296		SINGLE FAMILY	1	1	5021 S JUSTINE ST
1032	20-08-125410	NO TAXES OUE					
1033	2008-125411	10,395	YES				
1034	2048-125-012	1,174					
1033	2048-125413	5,323		MULTI-FAMILY	2	2	5029 S.JUSTINE ST.
105*	2048-125 014	20,645		MULTI-FAMILY	2	2	5031 S.JUSTINE ST.
1057	2048-125415	1,174					
103*	2046-125416	NO TAXES DUE		SINGLE FAMILY	1	1	5039 S. JUSTINE ST.
1051	2048-125-017	1,174	YES				
1060	2048-125418	5,359		SINGLE FAMILY	1	1	5043 S. JUSTINE ST.
1041	2048-125419	9,912					
10*2	20-08-125-020	6,651		MULTI-FAMILY	3	3	5000 S. LAFLIN ST.
10*3	2048-125421	9,299		SINGLE FAMILY	1	1	5006 S LAFLIN ST.
10(4	2046-125422	6,211					
10(5	20-06-125423	EXEMPT					
10»»	2048-125424	4,768		MULTI-FAMILY	2	2	5012 S LAFLIN ST.
10(7	2048-125425	10,639		MULTI-FAMILY	2	2	5014 S LAFLIN ST.
10((	2048-125-026	8,202		MULTI-FAMILY	2	2	5016 S LAFLIN ST.
101*	20-06-125-027	9,450		SINGLE FAMILY	1	1	5018 S. LAFLIN ST.
1070	2048-125-028	4,601		SINGLE FAMILY	1	1	5022 S LAFLIN ST.
1071	2048-125429	11,289		MULTI-FAMILY	3	3	5024 S LAFLIN ST.
1072	2048-125430	1,174					
1073	2048-125-031	1,174					
1074	2048-125-032	1,901					
1075	20-08-125433	9,454 v		MULTI-FAMILY	3	3	5032 S. LAFLIN ST,
1078	2048-125434	EXEMPT					
1077	2048-125435	10,164		MULTI-FAMILY	2	2	5038 S LAFLIN ST
1078	2048-125436	9,946		MULTI-FAMILY	2	2	5042 S LAFLIN ST.
107*	2048-125437	8,200		SINGLE FAMILY	1	1	5044 S LAFLIN ST.
10(0	2048-125438	4,807	YES				
10(1	2048-125439	16,557		MIXED USE	2	0	1520 W. 51ST ST.
1012	2048-125440	2,348	YES				
10*3	2046-125441	2,348	YES				

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47th / Ashland

Redevelopment Plan and Project

2000 Estimated EAV by Tax Parcel

City of Chicago

COUNT	PIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE	NUMBER OF RESIDENTIAL UNITS	RESIDENTIAL PROPERTY ADDRESS*	CHANGE IN DILAPIDATED LAND USE* STRUCTURE*	ON EXHIBIT H-I
1084	20-08-125-042	2,348	YES					
1095	20-08-125-043	2,348	YES					
1051	20-08-125-044	2,348	YES					

io»r	20-08-125-045	2,348	YES						
1080	20-08-125-046	46,880		MULTI-FAMILY	8	8	1502W.51ST ST.		
1080	20-08-126-002	EXEMPT		SINGLE FAMILY	1	1	5003 S. BISHOP ST.		
10*0	20-08-126-003	EXEMPT		SINGLE FAMILY	1	1	5007 S. BISHOP ST.		
1001	20-06-126-004	EXEMPT		MULTI-FAMILY	2	0	5009 S. BISHOP ST.	YES	
1002	20-08-126-005	EXEMPT		MULTI-FAMILY	3	0	5013 S. BISHOP ST.	YES	
1093	20-08-127-001	11,037		MULTI-FAMILY	3	3	5001 S. BISHOP ST.		
1004	20-08-127-002	11,115							
1015	20-08-127-003	10,606							
10M	20-08-127-004	14,786							
1017	20-08-127-005	16,770							
1086	20-08-127-006	1.223							
109*	20-08-127-007	1.223	YES						
1100	20-08-127-008	1.223	YES						
1101	20-08-127-009	1.223	YES						
1102	20-06-127-010	1.223	YES						
1105	20-08-127-011	1.223	YES						
1104	20-08-127-012	1,960		SINGLE FAMILY	1	1	5029 S. BISHOP ST.		
1105	20-08-127-013	7,614		SINGLE FAMILY	1	1	5033 S. BISHOP ST.		
110*	20-08-127-014	1.223	YES						
1107	20-08-127-015	1.223	YES						
not	20-08-127-016	1.223	YES						
110*	20-08-127-017	6,922		SINGLE FAMILY	1	1	5043 S BISHOP ST.		
1110	20-08-127-018	1.223							
1111	20-08-127-019	11,531		MULTI-FAMILY	3	3	5000 S LOOMIS ST.		
1112	20-08-127-020	7,269		MULTI-FAMILY	3	3	5002 S. LOOMIS ST.		
1115	20-08-127-021	9,899		SINGLE FAMILY	1	1	5006 S LOOMIS ST.		
1114	20-08-127-022	1.223							
1115	20-08-127-023	9,361		MULTI-FAMILY	2	2	5012 S. LOOMIS ST.		
1118	20-08-127-024	1,505							
1117	20-08-127-025	11,364		MULTI-FAMILY	2	0	5016 S. LOOMIS ST.	YES	
1118	20-08-127-026	1.223							
111*	20-08-127-027	6,630	YES	SINGLE FAMILY	1	1	5020 S. LOOMIS ST.		
1120	20-08-127-028	1.223							
1121	20-08-127-029	3,934		SINGLE FAMILY	1	1	5024 S. LOOMIS ST.		
1122	20-08-127-030	12,790		MULTI-FAMILY	2	0	5028 S LOOMIS ST.	YES	
1123	20-08-127-031	1.223	YES						
1124	20-08-127-032	1.223	YES						
1125	20-08-127-033	1.223	YES						
1128	20-06-127-034	6,654		SINGLE FAMILY	1	1	5038 S. LOOMIS		
1127	20-06-127-037	1,957	YES						
1126	20-08-127-038	2,430	YES						
1121	20-08-127-039	2,430	YES						
1130	2048-127-040	2,430							
1131	2048-127-041	2,430	YES						
1132	2048-127-042	2,430	YES						

1133	2048-127443	EXEMPT					
1134	2048-127444	2.430					
1133	2048-127445	2.430					
1131	2048-127446	2.430					
1137	2048-127447	1.954					
1138	2048-127446	6.210	MULTI-FAMILY	2	2	5040 S LOOMIS	
113*	2046-127449	1,125					
1140	2048-300401	96.753					
1141	2048-300402	EXEMPT	MIXED USE	1	1	5111 S. ASHLANO AVE.	
1142	2048-300403	EXEMPT					

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Redevelopment Plan and Project

2000 Estimated EAV by Tax Parcel

City of Chicago

COUNTPIN NUMBER	2000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE	NUMBER OF RESIDENTIAL UNITS	ocCUWEB residential units	RESIDENTIAL PROPERTY ADDRESS	CHANGE IN DILAPIDATED LAND USE	ON EXHIBIT H-I STRUCTURE
114)	20-00-300-004	3,235	YES					
4144	20-08-300-005	15.669	YES					
114)	20-08-300-008	3.235	YES					
114*	20-08-300-007	15.389	YES					
1147	20-08-300-008	3,235	SINGLE FAMILY	1	1	5127 S. ASHLANO AVE.		YES
1140	20-08-300-009	10.508	MIXED USE	1	1	5129 S ASHLAND AVE.		
1141	2048-300410	2.352						
1150	20-08-300-011	6,506	SINGLE FAMILY	1	1	5135 S ASHLANO AVE.		YES
1151	20-08-300-012	16.432	YES					
1152	20-08-300-013	14.668	YES					
115)	20-08-300414	3,235						
1154	20-08-300-015	3,235						
1155	20-08-300-016	3,235	YES					
115*	20-06-300-017	23.700						
1157	20-08-300-018	3,235	YES					
list	20-08-300-019	3.235						
list	20-08-300-020	6.473						
1110	20-08-300-021	3.680	YES					
1111	20-08-300-022	3.531	YES					
1112	20-08-300-023	3.531	YES					
114)	20-08-300-024	3,529	YES					
1104	20-08-300-025	11,451	MULTI-FAMILY	3	3	1533 VY. 51ST ST.		
1115	20-08-301-001	16,836	MULTI-FAMILY	3	3	1525 W. 51ST ST.		
mt	20-08-301-002	1,470						
1117	20-08-301-003	16,616	MULTI-FAMILY	2	2	1523 W 51ST ST.		
1141	20-08-301-004	12,447	YES					
1141	20-08-301-005	EXEMPT						
1170	20-08-301-006	1,470						
1171	20-08-301-007	1,470	YES					

1172	20-08-301-008	1,470	YES					
117)	20-08-301-009	3,773		MIXED USE	1	0	1507 W. 51ST ST.	
1174	20-08-301-010	EXEMPT						
117)	20-08-301-011	15,674		MULTI-FAMILY	4	4	1501 W 51ST ST.	
1171	20-08-302-001	EXEMPT						
1177	20-08-302-002	1,768						
1171	20-08-302-003	1,768						
1171	20-08-302-004	16,040		MIXED USE	1	0	1443W 51ST ST.	
1110	20-08-302-005	11,536		MIXED USE	1	1	1439 W. 51ST ST.	
1111	20-08-302-042	14,333		MULTI-FAMILY	3	3	1437 W. 51ST ST.	
1112	20-08-303-001	EXEMPT						
111)	20-08-303-002	EXEMPT						
1114	20-08-303-003	EXEMPT						
1115	20-08-303404	12,872		MULTI-FAMILY	7	7	1419 W. 51ST ST.	
Hit	2048-303405	10,484						
1117	2048-303406	1,519	YES					
1111	2048-303407	1,519	YES					
1111	2046-303408	16,610	YES					
1110	2048-303409	1,519	YES					
1111	2048-303410	2,742	YES					
1112	2046-308401	15,960	YES					
111)	2048-308402	9,712		MULTI-FAMILY	3	3	5203 S. ASHLAND AVE.	
1114	2048-308403	EXEMPT						
1195	2048-308404	2,611	YES					
1191	2048-308-005	2,808	YES					
1197	2048-308406	7,440		MULTI-FAMILY	2	2	5211 S. ASHLAND AVE.	
1191	2046-308407	3,357						
1199	2048-X8406	3,357						
1200	2046-308409	3,618		MIXED USE	1	0	5221 S. ASHLAND AVE.	YES
1201	2048-308410	5,101		MIXED USE	3	3	5223 S. ASHLAND AVE.	YES

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**47th Ashland
Redevelopment Plan and Project
2000 Estimated EAV by Tax Parcel
City of Chicago**

COUNT	PIN NUMBER	1000 EAV	TAX DELINQUENT	RESIDENTIAL UNIT TYPE	NUMBER OF RESIDENTIAL UNITS*	OCCUPIED RESIDENTIAL UNITS	RESIDENTIAL PROPERTY ADDRESS*	C HANOI IN LAND USE	DILAPIDATED STRUCTURE*	ON EXHIBIT H-I
1202	20-06-306-011	10,442		MIXED USE	1	1	5225 S. ASHLAND AVE.		YES	
1201	20-08-308-012	9,550		MIXED USE	1	1	5227 S. ASHLAND AVE.		YES	
1204	20-08-308-013	16,169		MIXED USE	1	1	5231 S. ASHLAND AVE.		YES	
1205	20-08-308-014	16,236	YES							
not	20-08-308-015*	2,608	YES			1				
1207	20-08-308-016	2,808	YES							
1201	20-08-306-043	66,852								
TOTAL		33,111	141		121	711		0 UNITS *	2) UNITS '	2 UNITS'

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

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

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

' Property addresses only shown for residential use.

' Indicates the P.I.N.'s associated with residential units that would be removed if the Plan is implemented according to Exhibit C, Generalized Land Use Plan, included in Attachment Two of the Plan Appendix. ' Indicates the P.I.N.'s associated with dilapidated residential units that were counted as possibly being removed over the life of the Plan. ' P.I.N.'s appearing on Exhibit H - Land Acquisition Overview Map, included in Attachment Two of the Plan Appendix. * Total Indicates Total Number of Occupied Residential Units.

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47th Ashland Yet 2000 EAV EXHIBIT for Redevelopment Plan

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Attachment Five Housing Impact Study

The 47th/Ashland Tax Increment Financing Redevelopment Plan and Project Housing Impact Study Revision #1

City of Chicago • Richard M. Daley, Mayor

September 26, 2001 Revised January 30, 2002

POM URBAN CONSULTING

with assistance from R. M. CHIN & ASSOCIATES & GOODMAN WILLIAMS GROUP

Housing Impact Study 47th/Ashland TIF Redevelopment Plan and Project

City of Chicago

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APPENDIX

Map Hi - Community Area and Census Tract Map

Map H2 - Replacement Rental Housing Map
Map H3 - Replacement For-Sale Housing Map

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Housing Impact Study

47th/Ashland Redevelopment Area TIF

Redevelopment Plan and Project

City of Chicago

I. Introduction

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The purpose of this study is to conduct a housing impact study (Study) for the 47th/Ashland Redevelopment Project Area (Area) pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended ("the Act"). All of the approximately 100-block Area is located in the New City Community Area of the City of Chicago (City) and is located six miles southwest of downtown Chicago and approximately two miles west of the Dan Ryan Expressway. The Area contains approximately 325 acres.

As set forth in the Act, if a redevelopment plan for the Area results in the displacement of residents from 10 or more inhabited residential units, or if the Area contains 75 or more inhabited residential units and the City is unable to certify that no displacement of residents will occur, the municipality shall prepare a housing impact study and incorporate the study in the feasibility report required by subsection (a) of Section 11-74.4-5 (sic) [Section 11.74-4-4.1], which for the purposes herein shall also be the "47th/Ashland Tax Increment Financing Redevelopment Plan and Project" ("the Plan").

Because the Area includes more than 75 residential units whose occupants may be displaced as a result of the Plan, information regarding the potential impact on such residents and residential units is being provided in this Housing Impact Study. Included in the Plan as Appendix, Attachment Two, are Exhibit C, Generalized Land Use Plan, Exhibit H-1, Land Acquisition Overview Map, Exhibit H-2, Land Acquisition By Block And Parcel Identification Number and Attachment Four - 2000 Estimated EAV By Tax Parcel. These exhibits and attachment indicate the parcels of real property on which there are buildings containing residential units that may be removed and that, to the extent those units are inhabited, the residents thereof may be displaced. The number and type of residential buildings in the Area potentially affected by the Plan were identified during the building condition and land use survey conducted as part of the Eligibility Study included in the Plan as Appendix, Attachment One, for the Area. A good faith estimate and determination of the number of residential units and rooms within each such building and whether such residential units were inhabited were based on a number of research and analytical tools including, where appropriate, physical building surveys, data received from building owners and managers, Cook County tax assessment records and census data.

As of August 2001, the Area contained 716 inhabited residential units. The residential units are a combination of single-family and multi-family units. The majority of single-family units are located in the southern portion of the Area and are not subject to acquisition or subject to displacement as a result of the Plan. Because the focus of the Area is principally on commercial and industrial uses, many of the multi-family units are located on the upper floors of buildings with commercial uses at the ground level. Because the Plan is intended to foster economic development activities which may result in the acquisition, renovation, and or demolition of property, which may include residential units, the housing impact study is being prepared under the assumption that more than 10 occupied

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residential units may be displaced. However, it should be noted that at this time no proposals for the removal of such units has been presented.

As set forth in the Act:

Part I of the housing impact study shall include:

- (i) data as to whether the residential units are single-family or multi-family units;
- (ii) the number and type of rooms within the units, if that information is available;
- (iii) whether the units are inhabited or uninhabited, as determined not less than 45 days before the date that the ordinance or resolution required by subsection (a) of Section 11-74.4-5 of the Act is passed; and
- (iv) data as to the racial and ethnic composition of the residents in the inhabited residential units, which data requirement shall be deemed to be fully satisfied if based on data from the most recent federal census.

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

- (i) the number and location of those units that will or may be removed;
- (ii) the municipality's plans for relocation assistance for those residents in the proposed redevelopment project area whose residences are to be removed;
- (iii) the availability of replacement housing for those residents whose residences are to be removed, and identify the type, location, and cost of the replacement housing; and
- (iv) the type and extent of relocation assistance to be provided.

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II. Housing Impact Study - Part I

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A Number and Type of Residential Units

The Area contains 79 single-family residential buildings, 171 multi-family buildings (buildings with 2 or more units) containing a total of 422 residential units, and 159 mixed-use buildings (buildings that are primarily used for commercial purposes but also contain residential units) containing a total of 327 residential units. Table H-1 below indicates the number and type of residential units and a breakdown by type of the number of units that were inhabited as of August 31, 2001.

Table H-1

47th/Ashland Redevelopment Plan and Project Housing Impact Study Number of Housing Units By Type and Occupancy

Unit Type	Vacant	Occupied	Total
Single-Family	3	76	79
Multi-Family	13	409	422
Mixed-Use	96	231	327
Total	112	716	828

B. Number and Type of Rooms Within Units

Detailed information on housing characteristics is not yet available from the 2000 Census. However, the 1990 Census is still a good source for estimating the number of rooms and bedrooms contained within

residential units located in the Area since the majority of the Area is developed and limited new construction has occurred. Table H-2 on the following page provides room distribution information for the following geographic entities:

- Census Tract 6112 is one of 22 Census Tracts in the New City Community Area. This Census Tract is bounded by 47th Street on the north, Ashland on the west, Loomis on the east, and 51st Street on the south. As shown on Plan, Appendix, Attachment Two, Exhibit B - Generalized Existing Land Use Assessment Map, most of the residential units in the Area fall within this Census Tract.
- The New City Community Area is generally bound by Pershing Road on the north, Western on the West, Stewart on the east, and Garfield Boulevard (55th Street) on the south. The 47th/Ashland Area is located within the New City Community Area.

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tact Study

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xies of the New City Community Area and Census Tract 6112, are shown, Community Area and Census Tract Boundary Map located in the of this Study.

ct 6112 had 1,055 housing units in 1990. 51% of these units contained rooms. Another 23% of the units contained six rooms, and 10% had re rooms.

of the number of bedrooms per unit in Census Tract 6112 confirms that izable inventory of larger units.

Overall, 35% of the units had three nd an additional 11% had four or more bedrooms, as shown on Table H-

Table H-2

47th/Ashland Redevelopment Plan and Project Housing Impact Study Rooms Per Housing Unit

Tract 6112	New City Housing Units	1,055	100%	16,800	100%
Rooms Per Unit	0	0%	70	0%	
2 rooms	64	6%	426	3%	
3 rooms	86	8%	931	6%	
4 rooms	289	27%	5,327	32%	
5 rooms	256	24%	4,170	25%	
6 rooms	243	23%	3,744	22%	
7 rooms	30	3%	907	5%	
8 rooms	41	4%	479	3%	
9 or more rooms	46	4%	746	4%	
Total	1,055	100%	16,800	100%	
Bedrooms					
No bedroom	18	2%	112	1%	
1 bedroom	150	14%	1,473	9%	
2 bedrooms	397	38%	7,364	44%	
3 bedrooms	370	35%	6,142	37%	
4 bedrooms	88	8%	1,159	7%	
5 or more bedrooms	32	3%	550	3%	
Total ¹	1,055	100%	16,800	100%	

¹ The boundaries of Census Tract 6112 and the New City Community Area extend beyond the boundaries of the Area. Area residential unit counts identified in this Study will differ from these totals.

Source: 1990 Census

City of Chicago

1990 Change

,783,726 4.0% 535,315 40.8%

,133.039 1.8%

.,025,174 3.6%

425.411 9.3%

599,763 -0.5%

107,865 -15.7%

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Housing Impact Study

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III. Housing Impact Study - Part 2

A Number and Location of Units That Could Potentially be Removed

One of the primary goals of the Plan is to encourage maintenance, restoration and reuse of existing structures, to the maximum extent feasible. The establishment of the Area is intended to foster growth in existing communities. Although the Plan does not anticipate the removal of large numbers of residential units, the Area does contain a number of dilapidated buildings that contain residential uses. Dilapidation can gravely affect a building's safety and desirability and is the most severe of blighting factors.

Accordingly, it is reasonable to conclude that dilapidated buildings may be targeted for redevelopment by developers, which may result in the removal of inhabited residential units.

Since no development proposals for the Area have been submitted to the City, it is impossible to determine whether the redevelopment or demolition of these buildings and the removal of any of their inhabited residential units would stem from projects that receive tax increment assistance (or other public projects that are implemented in furtherance of this Plan).

Hence, there is a possibility that over the 23-year life of the Area, some inhabited residential units may be removed as a result of implementing the Plan. In order to meet the statutory requirement of defining the number and location of inhabited residential units that may be removed, a methodology was derived that would provide a reasonable estimate. The methodology used to fulfill the statutory requirements of defining the number and location of inhabited residential units that may be removed involved three steps. ^

i. Step one counted all inhabited residential units previously identified on any underlying acquisition maps and Exhibit H-1, Land Acquisition Overview Map and Exhibit H-2, Land Acquisition By Block And Parcel Identification Number of the Plan. No previous underlying acquisition map exists. The majority of the parcels identified for acquisition were vacant lots or vacant buildings. Therefore, the number of inhabited residential units that may be removed in this step is 2.

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

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Replacement Rental Housing. A recent comprehensive study of the rental housing market in the Chicago metropolitan area concluded that, overall, there is a limited supply of quality affordable housing in the city and

suburbs. For Rent: Housing Options in the Chicago Region, published by the Metropolitan Planning Council (MPC), includes a current estimate of the number and types of rental units on the South Side of the City, which they define to include the area south and east of the Chicago Sanitary and Ship Canal. According to the study, the South Side of Chicago has a total of 239,500 rental units, 93.7% of which were occupied. Table H-4 provided below provides information on this South Side inventory by unit type. The data are also broken out for small buildings, those that contain between two and nine units. Most of the rental inventory in the 47th/Ashland Redevelopment Area would fall in the category of small buildings.

The following conclusions can be drawn from the MPC study:

- The average monthly rent for all South Side apartments is \$619 per month. The rent is lower (\$558) for units in small buildings.
- The market is extremely tight for one- and two-bedroom units in small buildings, with vacancy rates of 1.6% and 4.4%, respectively.
- The vacancy rates for all buildings are slightly higher, although the rates for one- and two-bedroom units are both below 6%, the threshold set by the U.S. Department of Housing and Urban Development (HUD) for a tight market.

Table H4

47th/Ashland Redevelopment Plan and Project Housing Impact Study Supply of Rental Housing On The South Side of Chicago

	All Buildings	Small Buildings*		
Unit Type	Vacancy	Avg Rent	Vacancy	Ave. Rent
Studios	8.3%	\$511	NA	NA
One bedrooms	4.6%	\$558	1.6%	\$464
Two bedrooms	5.4%	\$609	4.4%	\$518
Three or more bedrooms	8.2%	\$690	9.0%	\$627
All units	6.3%	\$619	5.8%	\$558

Studios 8.3% \$511 NA NA

One bedrooms 4.6% \$558 1.6% \$464

Two bedrooms 5.4% \$609 4.4% \$518

Three or more bedrooms 8.2% \$690 9.0% \$627

All units 6.3% \$619 5.8% \$558 *Small buildings have 2-9 units.

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

Within the 47th/Ashland Redevelopment Area, the rental market is extremely tight, fueled by strong demand from new immigrants and comparatively low rents.

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Frequently, rental units in a building are leased to relatives or friends of the building owner and are not advertised.

To get a snapshot picture of the available apartments within this general area, Goodman Williams Group examined advertisements that appeared in the Thursday, July 5, 2001 edition of the Chicago Sun-Times. On that day, 205 apartments were advertised in the South and Southwest sectors of the city. Most of those were located in communities further south and east of 47th/Ashland.

Of that total, eleven available apartments were either in, or close to, the New City Community Area (all are located south of 51st Street). The locations of these apartments are listed on the following page as Table H-5 and identified by number on Map H2, Replacement Rental Housing Map contained in the Appendix of this Study. Rents for the advertised apartments ranged from \$400 for a one-bedroom apartment to \$1,400 for a six-bedroom house. The average rent for the five one-bedroom apartments included in this group was \$516. The average rent for the five two-bedroom apartments is \$575, with most, but not all, of the units including heat in the rent.

As mentioned previously, the current market for replacement apartments within the 47th/Ashland Area is tight. A projection as to the number of apartments that will ultimately be required cannot accurately be made until such time that a developer comes forward with a proposal to redevelop a specific portion of the Area. Because

specific proposals will likely be presented to the City throughout the life of the 47th/Ashland Redevelopment Area the changing nature of the housing market will likely result in different conditions than presented herein with respect to the availability of replacement housing. In addition, redevelopment projects within the Area may result in new housing units that are not currently counted in the housing inventory of the Area. At the time when specific redevelopment projects for the Area are presented, all provisions regarding relocation, availability, and affordable housing should be considered and detailed. The City should also encourage, where appropriate, redevelopment projects that include residential units within the Area.

Replacement For-Sale Housing. As is the case with rental housing, for-sale housing in the New City Community Area is relatively affordable. Table H-6 provided on the following page compares prices for homes sold by Realtors in the New City Community Area with comparable citywide figures. The median price of a single-family detached house in New City was \$39,000 in 2000 as compared to \$139,000 for the city as a whole. Multifamily units (condos and townhouses) are more expensive because they tend to be newer structures. The median price in New City in 2000 was \$71,500 as compared with \$182,000 citywide.

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Table H-5

47th/Ashland Redevelopment Plan and Project Housing Impact Study Selected Apartments Advertised in Chicago Sun Times (July 5, 2000)

Map

Number¹ Address Bedrooms Rent Heat Included

1 5118 S Hermitage 2BR \$550 No

2 5101 S Damen 2BR \$525 Yes

3 5501 S Halsted 1BR \$400 No

4 6429 S Stewart 1BR \$400 Yes

5 5506 S May 2BR \$550 No

6 5928 S Wokott 6BR \$1,400 No

7 6001 S Talman 1BR \$575 Yes

8 5501 S Ashland 2BR \$550 Yes

9 5502 S Ashland 3BR \$625 Yes

10 2320 W Garfield 1BR \$750 Yes

11 1838 W 57th Street 1BR \$455 Yes

Source: Chicago Sun-Times, July 5, 2001

¹ Map Number indicates location on Map H2. Replacement Rental Housing Map

Table H-6

47th/Ashland Redevelopment Plan and Project Housing Impact Study New Community Area Home Sales

1997 1998 1235 2000

Type	Median Price Sold	Median Price Sold	Median Price Sold	Median Price Sold
<u>Single Family Detached</u>				
New City Com. Area	\$49,900 38	\$55 000 40	\$45,000 56	\$39,000 74
City of Chicago	\$123,000 8.981	\$130,000 9.811	\$136,000 1.259	\$139,900 10.499
<u>Multifamily</u>				
New City Com. Area	\$58,000 83	\$50 000 94	\$59,900 412	\$71,500 153
City of Chicago	\$155,000 4.505	\$168 000 4.488	\$179,000 5.140	\$182,000 4.885

Source: Chicago Association of REALTORS

These data from the Chicago Association of Realtors also suggest that the New City Community Area has a reasonably active housing market, with 74 homes being sold by Realtors during 2000 .

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Housing Impact Study

47th Ashland Redevelopment Area TIF
Redevelopment Plan and Project
City of Chicago

Another measure of the availability of replacement for-sale housing is the number of current listings. Table H-7 provided on the following page presents information from the Chicago Tribune and Realtor.com <<http://Realtor.com>> on 37 homes that were listed as available for purchase during the month of July 2001. Prices ranged from \$19,900 to \$159,900 with a median price of \$75,000. Most of the units had three or four bedrooms. The locations of these homes are further identified by number on Map H3, Replacement For-Sale Housing Map contained in the Appendix of this Study.

D. Relocation Assistance

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

As used in the above paragraph, "low-income households," "very low-income households" and "affordable housing" have the meanings set forth in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 65/3. As of the date of this report, these statutory terms have the following meaning: (i) "low-income households" means a single person, family or unrelated persons living together whose adjusted income is more than 50 percent but less than 80 percent of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the United States Department of Housing and Urban Development (HUD) for purposes of Section 8 of the United States Housing Act of 1937; (ii) "very low-income household" means a single person, family or unrelated persons living together whose adjusted income is not more than 50 percent of the median income of the area of residence, adjusted for family size, as so determined by HUD; and (iii) "affordable housing" means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30 percent of the maximum allowable income for such households, as applicable.

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PERSHING

43RD

47TH

51 ST

56TH

LEGENJQ

MAP H1

Community Area and Census Tract Boundary Map

City of Chicago. Illinois

CENSUS TRACT 6112

NEW CITY COMMUNITY AREA BOUNDARY

at the intersection of

47TH ASHLAND TIF AREA

ttski

-EQENQ

11

MAP H2

Replacement Rental Housing Map

City of Chicago. Illinois

MAP NUMBER

NEW CITY COMMUNITY AREA BOUNDARY 47TH / ASHLAND TIF AREA

WICMEftl, soft

MORff

MAP H3

Replacement For-Sale Housing Map

City of Chicago. Illinois

37

LEGEND

MAP NUMBER

NEW CITY COMMUNITY AREA BOUNDARY 47TH / ASHLAND TIF AREA

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nootm

Exhibit B

Resolution of 01-CDC-112

STATE OF ILLINOIS)

)SS

COUNTY OF COOK)

CERTIFICATE

I, Jennifer Rampke, the duly authorized, qualified and Executive Secretary of the Community Development Commission of the City of Chicago, and the custodian of the records thereof, do hereby certify that I have compared the attached copy of a Resolution adopted by the Community Development Commission of the City of Chicago at a Regular Meeting Held on the 18th Day of December 2001 with the original resolution adopted at said meeting and recorded in the minutes of the Commission, and do hereby certify that said copy is a true, correct and complete transcript of said Resolution.

Dated this 18th Day of December 2001

ASSISTANT SECRETARY Jennifer Rampke

01-CDC-112

COMMUNITY DEVELOPMENT COMMISSION

OF THE CITY OF CHICAGO

RESOLUTION 01-CDC- 112,

RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF CHICAGO FOR THE
PROPOSED 47th - ASHLAND REDEVELOPMENT PROJECT AREA:

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

WHEREAS, the Community Development Commission (the "Commission") of the City of Chicago (the "City") has heretofore been appointed by the Mayor of the City with the approval of its City Council (the City Council being referred to herein collectively with the Mayor as the "Corporate Authorities") as codified in Section 2-124 of the City of Chicago's Municipal Code; and

WHEREAS, the Commission is empowered by the Corporate Authorities pursuant to the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et seq.) (as amended from time to time, the "Act") to exercise certain powers enumerated in Section 5/11-74.4-4(k) of the Act,

including the holding of certain public hearings required by the Act; and
WHEREAS, staff of the City's Department of Planning and Development has caused to be conducted certain investigations, studies and surveys of the 47th / Ashland Redevelopment Project Area (the "Area"), whose street boundaries are described on Exhibit A hereto, to determine the eligibility of the Area as a redevelopment project area as defined in the Act (a "Redevelopment Project Area") and for tax increment allocation financing pursuant to the Act ("Tax Increment Allocation Financing"), and previously has presented the following document to the Commission for its review:
47th / Ashland Tax Increment Financing Redevelopment Plan and Project (the "Plan"), attached hereto as Exhibit B. which contains in its Appendix as Attachment One an "Eligibility Study" for the Area (the "Study"); and

WHEREAS, the Commission has heretofore passed Resolution 01-CDC-77 on September 24th, 2001 that contains the information required by Section 5/1 1-74.4-4.1(a) of the Act to be included therein and that provides for the preparation of a feasibility study on designation of the Area as a Redevelopment Project Area and requires that such feasibility study

Exhibit B - Page 2 of 6

include the preparation of the housing impact study set forth in Section 5/1 1-74.4-3(n)(5) of the Act, all as required by Section 5/1 1-74.4-4.1(b) of the Act, which has resulted in the preparation of the Report and the Plan being presented to the Commission; and

WHEREAS, a public meeting (the "Public Meeting") was held in accordance and in compliance with the requirements of Section 5/1 1-74.4-6(e) of the Act on October 2nd, 2001, at 6:30 p.m. at Chavez Public School, 4747 South Marshfield Avenue, Chicago, Illinois (October 2, 2001 being a date not less than 14 business days before the scheduled mailing of the notice of the Hearing (hereinafter defined)), pursuant to notice from the City's Commissioner of the Department of Planning and Development given on September 14th, 2001, (September 14th, 2001 being a date not less than 15 days before the date of the Public Meeting), by certified mail to all taxing districts having real property in the proposed Area and to all entities requesting that information that have taken the steps necessary to register to be included on the interested parties registry for the proposed Area in accordance with Section 5/1 1-74.4-4.2 of the Act and, with a good faith effort, by regular mail to all residents and the last known persons who paid property taxes on real estate in the proposed Area (which good faith effort was satisfied by such notice being mailed to each residential address and to the person or persons in whose name property taxes were paid on real property for the last preceding year located in the proposed Area), which notice, in order to effectively communicate such notice, was given in English and in Spanish; and

WHEREAS, prior to the adoption by the Corporate Authorities of ordinances approving a redevelopment plan, designating an area as a Redevelopment Project Area or adopting Tax Increment Allocation Financing for an area, it is necessary that the Commission convene a meeting of a joint review board (the "Board") pursuant to Section 5/1 1-74.4-5(b) of the Act, hold a public hearing (the "Hearing") pursuant to Section 5/1 1-74.4-5(a) of the Act, and set the dates of such Board meeting and Hearing and give notice thereof pursuant to Section 5/1 1-74.4-6 of the Act; and

WHEREAS, the Plan was made available for public inspection and review beginning at a time prior to the adoption by the Commission of Resolution 01-CDC-81 on October 9th, 2001 fixing the time and place for the Hearing, at City Hall, 121 North LaSalle Street, Chicago, Illinois, in the following offices: City Clerk, Room 107 and Department of Planning and Development, Room 1000; and

WHEREAS, Notice of the Availability of the Report and Plan, including how to obtain this information, was sent by United States mail on November 30th, 2001, which is within a reasonable time after the adoption by the Commission of Resolution 01-CDC-81 on October 9th, 2001, to:

(a) all residential addresses that, after a good faith effort, were determined to be

- (i) within the Proposed Area, and
- (ii) residential addresses that, after a good faith effort, the City determined are located outside of the Area and within 750 feet of the boundaries of the Area (or, if applicable, that the municipality determined are the 750 residential addresses closest to the boundaries of the Area); and
- (b) organizations and individuals that are registered interested parties for such Area; and

Exhibit ft - Page 3 of 6

WHEREAS, notice of the Hearing by publication was given at least twice, the first publication being on November 25th, 2001, being a date which is not more than 30 nor less than 10 days prior to the Hearing, and the second publication being on December 2nd, 2001, both in the Chicago Sun-Times, being a newspaper of general circulation within the taxing districts having property in the Area; and

WHEREAS, notice of the Hearing was given by mail to taxpayers by depositing such notice in the United States mail by certified mail addressed to the persons in whose names the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the Area, on December 7th, 2001, being a date not less than 10 days prior to the date set for the Hearing; and where taxes for the last preceding year were not paid, notice was also mailed to the persons last listed on the tax rolls as the owners of such property within the preceding three years; and

WHEREAS, notice of the Hearing and copies of the Report and Plan were sent by mail to taxing districts having taxable property in the Area, by depositing such notice and documents in the United States mail by certified mail addressed to all taxing districts having taxable property ^ within the Area, on October 24th, 2001, being a date not less than 45 days prior to the date set for the Hearing; and

WHEREAS, notice of the Hearing was given by mail to the Illinois Department of Commerce and Community Affairs ("DCCA") and members of the Board (which Notice included notice of the convening of the Board), by depositing such notice in the United States mail by certified mail addressed to DCCA and all Board members, on October 24th, 2001 being a date not less than 45 days prior to the date set for the Hearing; and

WHEREAS, the Board meeting was convened on November 9th, 2001, at 10:00 a.m. (being a date at least 14 working days following the mailing of the notice to all taxing districts on October 24th, 2001) in Room 1003-A, City Hall, 121 North LaSalle Street, Chicago, Illinois, to consider its advisory recommendation regarding the approval of the Plan, designation of the Area as a Redevelopment Project Area and adoption of Tax Increment Allocation Financing within the Area; and

WHEREAS, the Hearing was held on December 18th, 2001 at 2:00 p.m. and concluded on | December 18th, 2001, at City Hall, City Council Chamber, 121 North LaSalle Street, Chicago, Illinois, as the official public hearing, and testimony was heard from all interested persons or representatives of any affected taxing district present at the Hearing and wishing to testify, concerning the Commission's recommendation to City Council regarding approval of the Plan, designation of the Area as a Redevelopment Project Area and adoption of Tax Increment Allocation Financing within the Area; and

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

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Exhibit Page 4 of 6

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

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

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

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

- a. The Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be expected to be developed without the adoption of the Plan;
- b. The Plan meets all of the requirements of a redevelopment plan as defined in the Act and, as set forth in the Plan, the estimated date of completion of the projects described therein and retirement of all obligations issued to finance redevelopment project costs is not more December 31st of the year in which payment to the municipal treasurer as provided in Section 5/11-74.4-8(b) of the Act is to be made with respect to ad valorem taxes levied in the twenty-third year after the year in which the ordinance approving the designation of the Area as a redevelopment project area is adopted, and, as required pursuant to Section 5/11-74.4-7 of the Act, no such obligation shall have a maturity date greater than 20 years;
- c. To the extent required by Section 5/11-74.4-3(n) of the Act, the Plan incorporates the housing impact study, as required by Section 5/11-74.4-3(n)(5);
- r**- d. The Area would not reasonably be expected to be developed without the use of incremental revenues pursuant to the Act, and such incremental revenues will be exclusively utilized for the development of the Area;
- e. The Area includes only those contiguous parcels of real property and improvements thereon that are to be substantially benefitted by proposed Plan improvements, as required pursuant to Section 5/11-74.4-4(a) of the Act;
- f. As required pursuant to Section 5/11-74.4-3(p) of the Act:
 - (i) The Area is not less, in the aggregate, than one and one-half acres in size;

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(ii) Conditions exist in the Area that cause the Area to qualify for designation as a redevelopment project area and a conservation area as defined in the Act.

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

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

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

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

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

the extent of such conflict.

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

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

ADOPTED: ^JJ^Jj/VYlb1A > & 2001

List of Attachments: ^

Exhibit A: Street Boundary Description of the Area Exhibit B: The Plan

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which is attached hereto as Exhibit 1 (the "Revision No. 2: March 2011"), is hereby approved. Except as amended hereby, the Plan shall remain in full force and effect.

SECTION 3. Invalidity of Any Section. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this ordinance.

SECTION 4. Supersedes All ordinances (including, without limitation, the TIF Ordinances), resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflicts.

SECTION 5. Effective Date. This ordinance shall be in full force and effect immediately upon its passage.

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