



# Office of the City Clerk

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## Legislation Text

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RICHARD M. DALEY  
MAYOR

**OFFICE OF THE MAYOR**  
CITY OF CHICAGO

April 13, 2011

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

Ladies and Gentlemen:

At the request of the Commissioner of Housing and Economic Development, I transmit herewith ordinances establishing the 67<sup>th</sup>/Wentworth tax increment financing district.

Your favorable consideration of these ordinances will be appreciated.

### **AN ORDINANCE OF THE CITY OF CHICAGO, ILLINOIS APPROVING A REDEVELOPMENT PLAN FOR THE**

### **67<sup>th</sup> AND WENTWORTH TIF REDEVELOPMENT PROJECT AREA**

WHEREAS, it is desirable and in the best interest of the citizens of the City of Chicago, Illinois (the "City") for the City to implement tax increment allocation financing ("Tax Increment Allocation Financing") pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq. as amended (the "Act"), for a proposed redevelopment project area to be known as the 67<sup>th</sup> and Wentworth Redevelopment Project Area (the "Area") described in Section 2 of this ordinance, to be redeveloped pursuant to a proposed redevelopment plan and project attached hereto as Exhibit A (the "Plan"); and

WHEREAS, by authority of the Mayor and the City Council of the City (the "City Council," referred to herein collectively with the Mayor as the "Corporate Authorities") and pursuant to Section 5/11-74.4-5(a) of the Act, the City's Department of Housing and Economic Development (formerly known as the Department of Community Development and referred to hereinafter as the "Department") established an interested parties registry and, on October 9, 2010, published in a newspaper of general circulation within the City a notice that interested persons may register in order to receive information on the proposed designation of the Area or the approval of the Plan; and

WHEREAS, notice of a public meeting (the "Public Meeting") was made pursuant to notices from the City's Commissioner of the Department, given on dates not less than 15 days before the date of the Public Meeting:

(i) on August 31, 2010 by certified mail to all taxing districts having real property in the proposed Area and to all entities requesting that information that have taken the steps necessary to register to be included on the interested parties registry for the proposed Area in accordance with Section 5/11-74.4-4.2 of the Act, and (ii) with a good faith effort, on August 31, 2010 by regular mail to all residents and the last known persons who paid property taxes on real estate in the proposed Area (which good faith effort was satisfied by such notice being mailed to each residential address and the person or persons in whose name property taxes were paid on real property for the last preceding year located in the proposed Area), which to the extent necessary to effectively communicate such notice, was given in English and in other languages; and ,

WHEREAS, the Public Meeting was held in compliance with the requirements of Section 5/11-74.4-6(e) of the Act on September 14, 2010 at 6:00 p.m. at Alden-Princeton Nursing Home, 255 W. 69<sup>th</sup> Street, Chicago, Illinois; and <sup>v</sup>

WHEREAS, the Plan (including the related eligibility report attached thereto as an exhibit and, if applicable, the feasibility study and the housing impact study) was made available for public inspection and review pursuant to Section 5/11-74.4-5(a) of the Act since December 2, 2010, being a date not less than 10 days

before the meeting of the Community Development Commission of the City ("Commission") at which the Commission adopted Resolution 10-CDC-74 on December 14, 2010 accepting the Plan for review and fixing the time and place for a public hearing ("Hearing"), at the offices of the City Clerk and the Department; and

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WHEREAS, pursuant to Section 5/11-74.4-5(a) of the Act, notice of the availability of the Plan (including the related eligibility report attached thereto as an exhibit and, if applicable, the feasibility study and the housing impact study) was sent by mail on December 17, 2010, which is within a reasonable time after the adoption by the Commission of Resolution 10-CDC-74 to: (a) all residential addresses that, after a good faith effort, were determined to be (i) located within the Area and (ii) located within 750 feet of the boundaries of the Area and within the City limits (or, if applicable, were determined to be the 750 residential addresses that were closest to the boundaries of the Area); and on December 20, 2010 to (b) organizations and residents that were registered interested parties for such Area; and

WHEREAS, due notice of the Hearing was given pursuant to Section 5/11-74.4-6 of the Act, said notice being given to all taxing districts having property within the Area and to the Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on December 11, 2010, by publication in the Chicago Sun-Times or Chicago Tribune on January 22, 2011 and January 24, 2011, and by certified mail to taxpayers within the Area on January 25, 2011; and

WHEREAS, a meeting of the joint review board established pursuant to Section 5/11-74.4-5(b) of the Act (the "Board") was convened upon the provision of due notice on January 7, 2011 at 10:00 am, to review the matters properly coming before the Board and to allow it to provide its advisory recommendation regarding the approval of the Plan, designation of the Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Area, and other matters, if any, properly before it; and

^ WHEREAS, pursuant to Sections 5/11-74.4-4 and 5/11-74.4-5 of the Act, the Commission held the Hearing concerning approval of the Plan, designation of the Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Area pursuant to the Act on February 8, 2011; and <-

WHEREAS, the Commission has forwarded to the City Council a copy of its Resolution 11-CDC-05 attached hereto as Exhibit B. adopted on February 8, 2011, recommending to the City Council approval of the Plan, among other related matters; and

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

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

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

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

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

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

b. The Plan:

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

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

c. The Plan meets all of the requirements of a redevelopment plan as defined in the Act and, as set forth in the Plan, the estimated date of completion of the projects-described therein and retirement of all obligations

issued to finance redevelopment project costs is not later than December 31 of the year in which the payment to the municipal treasurer as provided in subsection (b) of Section 11-74.4-8 of the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the redevelopment project area is adopted, and, as required pursuant to Section 5/11 -74.4-7 of the Act, no such obligation shall have a maturity date greater than 20 years;

d. Within the Plan, if applicable:

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

(ii) as provided in Section 5/11-74.4-3(n)(7) of the Act, there is a statement that households of low-income and very low-income persons living in residential units that are to be removed from the Area shall be provided affordable housing and relocation assistance not less than that which would be provided under the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations under that Act, including the eligibility criteria.

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

Section 5. Powers of Eminent Domain. In compliance with Section 5/11-74.4-4(c) of the Act and with the Plan, the Corporation Counsel is authorized to negotiate for the acquisition by the City of parcels contained within the Area. In the event the Corporation Counsel is unable to acquire

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any of said parcels through negotiation, the Corporation Counsel is authorized to institute eminent domain proceedings to acquire such parcels. Nothing herein shall be in derogation of any proper authority.

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

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

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

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## EXHIBIT A TO THE ORDINANCE

### 67TH/WENTWORTH TIF REDEVELOPMENT PLAN AND PROJECT

[See attached]

# 67TH AND WENTWORTH TAX INCREMENT FINANCING REDEVELOPMENT AREA PROJECT AND PLAN

City of Chicago, Illinois

December 2,,2010 Revised April 8, 2011

City of Chicago Richard M. Daley, Mayor

Department of Housing and Economic Development Andrew J. Mooney, Commissioner

Prepared by:

Johnson Research Group Inc. 343 South Dearborn Street, Suite 404 Chicago, Illinois 60604

Ernest R. Sawyer Enterprises, Inc: 100 North LaSalle Street, Suite 1515 Chicago, Illinois 60602

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#### EXHIBITS

|              |   |
|--------------|---|
| EXHIBIT I:   | Legal Description of Project Boundary                           |
| EXHIBIT II:  | 2009 Equalized Assessed Valuation by Tax Parcel                 |
| EXHIBIT III: | 67th and Wentworth Tax Increment Financing Eligibility Report   |
| EXHIBIT IV:  | 67th and Wentworth Tax Increment Financing Housing Impact Study |

## I. INTRODUCTION

This document is to serve as the redevelopment plan (the "Redevelopment Plan") for an area located on the south side of the City of Chicago (the "City") approximately 8.5 miles south of the City's central business district (the "Loop"). The area is generally bounded by 67<sup>th</sup> Street on the north, 79<sup>th</sup> Street on the south, Cottage Grove Avenue on the east, and Ashland Avenue on the west. The area includes frontage along key commercial and mixed use corridors of 69<sup>th</sup> Street Halsted Avenue, State Street, 75<sup>th</sup> Street and 79<sup>th</sup> Street. This area is referred to in this document as the 67th and Wentworth Tax Increment Financing Redevelopment Project Area (the "Project Area").

As part of a strategy to encourage managed growth and stimulate private investment within the Project Area, the City Colleges of Chicago, in cooperation with the City of Chicago, has engaged Johnson Research Group, Inc. ("JRG" or the "Consultant") to study whether the Project Area of approximately 958.3 acres qualifies as a "conservation area," a "blighted area," or a combination of both blighted areas and conservation areas under the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as amended (the "Act"). The Project Area, described in more detail below as well as in the accompanying 67th and Wentworth Tax Increment Financing Eligibility Report (the "Eligibility Report"), has not been subject to growth and development through investment by private enterprise and is not reasonably expected to be developed without public intervention and leadership by the City.

The Redevelopment Plan summarizes the analyses and findings of the Consultant's work, which, unless

otherwise noted, is the responsibility of JRG. The City is entitled to rely on the findings and conclusions of this Redevelopment Plan in designating the Project Area as a redevelopment project area under the Act. The Consultant has prepared this Redevelopment Plan and the related Eligibility Report with the understanding that the City would rely: 1) on the findings and conclusions of the Redevelopment Plan and the related Eligibility Report in proceeding with the designation of the Redevelopment Project Area and the adoption and implementation of the Redevelopment Plan, and 2) on the fact that the Consultant has obtained the necessary information so that the Redevelopment Plan and the related Eligibility Report will comply with the Act.

**A. 67th and Wentworth Tax Increment Financing Redevelopment Project Area**

The 67th and Wentworth Project Area is largely situated in the two community areas of Greater Grand Crossing and Englewood with very limited portions of the Project Area in West Englewood and Chatham. Approximately 958.3 acres in size, the Project Area includes 4,361 tax parcels within 228 full or partial tax blocks. Although the Project Area is a mature community, there are a number of vacant parcels located throughout the area.

The largest concentration of vacant land at 67<sup>th</sup> Street and Wentworth Avenue is the site of the former Kennedy-King College facility, demolished in June/July of 2010. This vacant area is approximately 17 acres in size and extends from 67<sup>th</sup> Street (Marquette Road) to 69<sup>th</sup> Street and from the alley just east of Wentworth Avenue to the Rock Island & Pacific Railroad embankment (the "Vacant Area").

Excluding the Vacant Area described above, the bulk of the Project Area is characterized by building and other infrastructure improvements (the "Improved Area"). The Improved Area is approximately 941.3 acres and contains 2,641 buildings. The Improved Area was developed on the typical urban grid pattern but has multiple railroad, street and highway rights-of-way that run north-south and diagonally through the Project Area, limiting street continuity and bisecting blocks.

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Large planned developments like the former Kennedy-King site and the Chicago Public School campus of Robeson and Parker schools further dismantle the grid pattern. \

A large subset of the Improved Area is made up of these public rights-of-way and includes land dedicated to street, alley, railroad and Interstate-94 rights of way. These properties cut through the Project Area in multiple places and comprise approximately 420.1 acres of land area.

***For a map depicting the Project Area boundaries and delineating the Improved and Vacant Areas, see Redevelopment Plan Figure 1. Project Area Boundary. A legal description of the Project Area is included in Section II. Legal Description and Project Area Boundary.***

**Englewood and Greater Grand Crossing Community Areas**

The Project Area primarily straddles the two community areas of Englewood and Greater Grand Crossing. The Englewood community area roughly extends from 55<sup>th</sup> Street to 75<sup>th</sup> Street and from Racine Avenue to Wentworth Avenue. Greater Grand Crossing is located immediately east of Englewood, extending from 61<sup>st</sup> Street to 79<sup>th</sup> Street and from Wentworth Avenue to Woodlawn Avenue. Approximately the western one-third of the Project Area is situated within Englewood while the remaining two-thirds are located in Greater Grand Crossing.

Both community areas were annexed to Chicago in 1889 and reached their residential maturity and economic peak well before the mid-20<sup>th</sup> century. Like many other urban community areas, the early establishment of these areas has resulted in unique challenges to maintain a sustainable community in the face of many changing commercial, industrial, transportation, housing and demographic patterns over the last century. The confluence of economic, social and physical factors in the mid-20<sup>th</sup> century have left a marked impact. Both communities continue to struggle with socio-economic ills that have persisted for more than 50 years.

**Geographical and Historical Context**

Settlement of both Englewood and Greater Grand Crossing began in the mid 1800s with the development of railroad lines to and from downtown Chicago. The earliest residents were railroad workers or farmers of immigrant backgrounds. The establishment of the Normal School in Englewood (which later became Chicago State University) introduced the area to middle-class professionals and businessmen who formally established a community. Schools and churches were quickly followed by new residential development and growth, characterized initially by single-family frame dwellings and low-density multi-family units.

Early populations were made up largely of Germans, Irish and Scots. A small but long standing population of African-Americans lived in Englewood dating back to before the Civil War. One small district at 67<sup>th</sup> Street & Racine Avenue had been a terminal for the Underground Railroad.

Several other factors in early growth include: industrial development in Grand Crossing which attracted workers and residents; the Great Chicago Fire of 1871 which pushed residential development to the outlying areas; area-wide annexation to Chicago in 1889 brought city services and improved infrastructure; and the Columbian Exposition of 1893 which caused a spike in commercial and residential development. These pivotal actions and events brought about a boom in residential development and economic activity.

By 1922 the area was accessible by streetcars, elevated train and suburban commuter trains making the area highly attractive to residents and businesses alike. The Englewood branch of the elevated train, completed in 1907, provided easy access to a bustling commercial area at 63<sup>rd</sup> and Halsted, which, in 1929, included a block long Sears store. By 1935, the 63<sup>rd</sup> Street shopping

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district, located just north of the Project Area, became the largest shopping district outside the Loop.<sup>1</sup> Population growth soared in the early 20<sup>th</sup> century to its near peak of approximately 86,000 in Englewood and 60,000 in Greater Grand Crossing. As the community grew and developed, stark contrasts emerged. White collar households located in the area nearest the 63<sup>rd</sup> Street Shopping District and eastward while the working-class households were located in smaller homes and apartment buildings west of Halsted Street.

Economic and class disparities were also taking root and conditions deteriorating as a result of multiple factors. The Great Depression, which was felt throughout the 1930s and into the 1940s, was accompanied by an influx in African American residents as part of the Great Migration from the rural South to the urban North. This steady but modest migration since World War I jumped dramatically in the 1940s and 1950s attributable, in part, to increased industrial productivity and military deployment for World War II efforts. Between 1940 and 1960, the African American population in Englewood changed from 2% to 69% and from 6% to 86% in Greater Grand Crossing during the 1950s alone<sup>1</sup>. Scarce materials due to World War II constraints followed later by redlining practices led to deferred maintenance and disinvestment ultimately resulting in a deteriorating housing stock and declining real estate values.

Extensive acquisition of homes associated with the development of the Dan Ryan Expressway, coupled with an increasing pattern of housing abandonment and deterioration, resulted in massive loss of housing stock during the mid-20<sup>th</sup> century. The two community areas combined lost in excess of 14,500 housing units between 1960 and 2009, representing 32% of its housing stock at its peak. With changes to shopping patterns and increased mobility, the once thriving commercial area at 63<sup>rd</sup> & Halsted Streets could not compete with newer and larger shopping districts in nearby areas such as Ford City and Evergreen Park. By the year 2009, the combined population of Englewood and Greater Grand Crossing had declined by more than half (54.1%) from their peak in 1960<sup>2</sup>.

The Project Area continues to be plagued by the physical and economic damages of more than a half century of decline and disinvestment. The housing stock is aging and population decline is evident. However, positive improvements have been initiated in recent years just north of the area. The City has implemented several TIF Districts in the neighboring areas to attract and facilitate new public and private development, (see Redevelopment Plan Figure 2. TIF Districts) Development of the new Kennedy-King campus at 63<sup>rd</sup> & Halsted has created a hub of pedestrian and economic activity. New infill residential developments in and around the Project Area by Bernard Place and New Homes for Chicago have begun to create more attractive and viable neighborhoods. u

The Project Area is conveniently located less than 8.5 miles from the Loop with close proximity to elevated train lines, bus and expressways. Despite the loss of many older homes over the decades, the community still maintains a number of solidly built structures that date back to the turn of the 20<sup>th</sup> Century. There is one Chicago Landmark in the Project Area, The Truevine Missionary Baptist Church Building at 6720 S. Stewart. Another two buildings, located at 737-43 E. 75th Street and 745 E. 75th Street, are contributing buildings to the Chatham-Greater Grand Crossing Commercial District (a Chicago Landmark District, designated October 8, 2008). In addition to these important structures, several buildings have been identified in the City of

Local Community Fact Book, Chicago Metropolitan Area, 1990. •

2' Local Community Fact Book, Chicago Metropolitan Area, 1990; Market Profile Reports for Greater Grand Crossing & Englewood Community Areas from Department of Community Development Website.

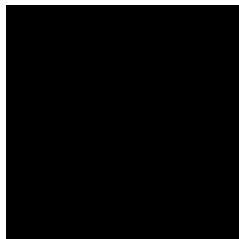
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**Chicago's Historic Resources Survey as "orange" properties which indicate they possess some architectural feature or historical association that made them potentially significant in the context, of the surrounding community. These structures within the Project Area are identified in Table 1. Architectural and Historical Assets.**

Table 1. Architectural and Historical Assets

| Address                | Name                                 | Year  | Architect             | Designation                    |
|------------------------|--------------------------------------|-------|-----------------------|--------------------------------|
| 6720 S. Stewart        | j Truevine Missionary Baptist Church | 1892  | Holabird and Roche    | Chicago Landmark               |
| 737-43 E. 75th Street  |                                      |       |                       | Chicago Landmark District Bldg |
| 745 E. 75th Street     |                                      |       |                       | Chicago Landmark District Bldg |
| 1000-1000 W 69 St      |                                      | 1880s |                       | orange                         |
| 1332-1358 W 71 St      | John Peter Altgeld Public School     | 1900s | Williamson, Robert B. | orange                         |
| 309-315 W 71 St        | St. Columbanus Church                | 1920s | Burns, James          | orange                         |
| 354-354 W Normal Pkwy  |                                      | 1880s |                       | orange                         |
| 408-408 W 70 St        |                                      | 1880s |                       | orange                         |
| 410-410W 73 St         |                                      | 1910s |                       | orange                         |
| 6820-6820 S Emerald Av | Salem Evangelical Church             | 1920s | Lautz, William H.     | orange                         |
| 6910-6910 S Vernon Av  |                                      | 1890s |                       | orange                         |



|                            |                                     |         |                          |        |
|----------------------------|-------------------------------------|---------|--------------------------|--------|
| 6910-6912 S Halsted St     | Amity Federal Savings & Loan        | 1920s   | Roroe, LP.               | orange |
| 6916-6916 S Vernon Av      |                                     | 1890s   |                          | orange |
| 6937-6939 S Yale Av        |                                     | 1880s   |                          | orange |
| 6943-6943 S Stewart Av     |                                     | 1880s   |                          | orange |
| 6945-6949 S Union Av       |                                     | 1880s / |                          | orange |
| 7000-7004 S M L King Jr Dr | Park Manor Congregational Church    | 1910s   | Teesdale, Lawrence V.    | orange |
| 7000-7010 S Union Av       |                                     | 1930s   | Hetherington, Murray D.  | orange |
| 7101-7105 S Union Av       | Good Hope Missionary Baptist Church | 1910s   | Wheeler, H.B.            | orange |
| 7128-7128 S Yale Av        |                                     | 1880s   |                          | orange |
| 7132-7134 S Wentworth Av   |                                     | 1880s   |                          | orange |
| 7138-7138 S Yale Av        |                                     | 1900s   | Schmidt, Garden & Martin | orange |

|                          |       |                            |
|--------------------------|-------|----------------------------|
| 7140-7140 SYaleAv        | 1880s | orange                     |
| 7144-7146 S Normal Bv    | 1890s | orange                     |
| 7150-7150 S Princeton Av | 1880s | orange                     |
| 7150-7150 SYaleAv        | 1900s | Seyfarth, Robert E. orange |
| 7159-7159 S Union Av     | 1880s | orange                     |

The Project Area includes a number of other physical assets;

- Convenient access to and from Interstate-94/Dan Ryan Expressway at 67<sup>th</sup> Street (Marquette Road), 71<sup>st</sup> Street, 75<sup>th</sup> Street, and 79<sup>th</sup> Street.

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- Public transportation options include the CTA Red Line stations at 69<sup>th</sup> & State and 79<sup>th</sup> & State within the Project Area. The CTA Green Line runs a few blocks north of the Project Area with stations at 63<sup>rd</sup> & Ashland and 63<sup>rd</sup> & Halsted. The Project Area is also served by several bus routes with local and downtown accessibility. These CTA bus routes include #24 (Wentworth); #67 (67<sup>th</sup> Street); #69 (69<sup>th</sup> Street); #71 (71<sup>st</sup> Street); #75 (75<sup>th</sup> Street); #79 (79<sup>th</sup> Street); #8 (Halsted); #44 (Racine); #9 (Ashland); #24 (Vincennes); #29 (State); #3 (King Drive); #4 (Cottage Grove) and #30 (South Chicago).
- , Although there is no commuter rail line station within the Project Area, there are active plans to add new Metra train stops in proximity to the Project Area.
- There is one neighborhood park within the Project Area and two smaller passive park/open spaces on Wallace Street alongside the Central and Western Indiana Railroad embankment. Just outside the Project Area, the Chicago Park District offers larger community and regional park resources for community residents. Hamilton Park, a large community-scale park is located at 72<sup>nd</sup> and Normal with indoor and outdoor recreation facilities and walking paths. Washington Park, located just northeast of the Project Area is part of the parks and boulevard system envisioned by Daniel Burnham and designed by Frederick Law Olmsted and Calvert Vaux. It is a regional scale park with multiple indoor and outdoor facilities, natatorium, and walking trails.
- Other nearby assets include the Lakefront park system and the 63<sup>rd</sup> Street beach which is less than 3 miles northeast of the Project Area and Rainbow Beach at 77<sup>th</sup> Street and the Lake.

Despite these assets and recent areas of infill development, the Project Area as a whole has not been subject to growth and development through investment by the private sector. The Improved Area is characterized by a significant number of vacant lots; the presence of obsolete commercial buildings; conversion of residential structures and accessory buildings to commercial uses; aging and deteriorated structures and buildings; scattered locations of dilapidated structures; aging and inadequate utilities; and inconsistent and dead end block patterns caused by the piecemeal development of street, rail line and expressway rights of way. Evidence of this lack of growth and development is detailed in Section VI and summarized below.

- Aging and deteriorating housing stock, evidenced by more than 92% of buildings built prior to 1975, a loss of more than 14,500 housing units since 1960.
- The population of Englewood has declined from 97,595 at its peak in 1960 to 38,001 in 2009, a decline of 61%. Greater Grand Crossing population has declined from its peak of 63,169 in 1960 to 35,723 in 2009, a decline of 43.4%. Combined, the two community areas have lost more than half their population in the latter half of the 20<sup>th</sup> century.
- Limited new development as evidenced by building permit activity between 2004 and 2009 of which only 3% of the overall value was for new construction compared with 44% attributable to wrecking and demolition.
- A total of 859 vacant lots are scattered throughout the Project Area. These vacant lots total almost 100 acres of underutilized land area and represent 23.6% of the Improved Area. Additionally, 342 of the vacant lots, or 61%, are publicly owned and do not contribute to the tax rolls.

These declining physical and economic conditions continue to impede growth and development through private investment. Without the intervention of the City and the adoption of Tax Increment Financing and this Redevelopment Plan, the Project Area would not reasonably be expected to be redeveloped.

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## **B. Tax Increment Financing**

In January 1977, Tax Increment Financing ("TIF") was authorized by the Illinois General Assembly through passage of the Act. The Act provides a means for municipalities, after the approval of a redevelopment plan and project, to redevelop blighted, conservation, or industrial park conservation areas and to finance eligible "redevelopment project costs" with incremental property tax revenues. "Incremental Property Tax" or "Incremental Property Taxes" are derived from the increase in the current Equalized Assessed Valuation ("EAV") of real property within the redevelopment project area over and above the "Certified Initial EAV" of such real property. Any increase in EAV is then multiplied by the current tax rate to arrive at the incremental Property Taxes. A decline in current EAV does not result in a negative Incremental Property Tax.

To finance redevelopment project costs, a municipality may issue obligations secured by Incremental Property Taxes to be generated within the redevelopment project area. In addition, a municipality may pledge towards payment of such obligations any part or any combination of the following: (a) net revenues of all or part of any redevelopment project; (b) taxes levied and collected on any or all property in the municipality; (c) the full faith and credit of the municipality, (d) a mortgage on part or all of the redevelopment project; or (e) any other taxes or anticipated receipts that the municipality may lawfully pledge.

Tax increment financing does not generate tax revenues. This financing mechanism allows the municipality to capture, for a certain number of years, the new tax revenues produced by the enhanced valuation of properties resulting from the municipality's redevelopment program, improvements and activities, various redevelopment projects, and the reassessment of properties. This revenue is then reinvested in the area through rehabilitation, developer subsidies, public improvements and other eligible redevelopment activities. Under TIF, all taxing districts continue to receive property taxes levied on the initial valuation of properties within the redevelopment project area. Additionally, taxing districts can receive distributions of excess Incremental Property Taxes when annual Incremental Property Taxes received exceed principal and interest obligations for that year and redevelopment project costs necessary to implement the redevelopment plan have been paid. Taxing districts also benefit from the increased property tax base after redevelopment project costs and obligations are paid.

## **C. The Redevelopment Plan for the 67th and Wentworth Tax Increment Financing Redevelopment Project Area**

As evidenced in Section VI, the Project Area as a whole has not been subject to growth and development through private investment. Furthermore, it is not reasonable to expect that the Project Area as a whole will be redeveloped on a comprehensive and coordinated basis without the use of TIF.

JRG has prepared the Redevelopment Plan and the related Eligibility Report with the understanding that the City would rely on (i) the findings and conclusions of the Redevelopment Plan and the related Eligibility Report in proceeding with the designation of the Project Area as a Redevelopment Project Area under the Act and adoption of the Redevelopment Plan, and (ii) the fact that JRG has obtained the necessary information so that the Redevelopment Plan and the related Eligibility Report will comply with the Act.

This Redevelopment Plan has been formulated in accordance with the provisions of the Act and is intended to guide improvements and activities within the Project Area to stimulate private investment in the Project Area. The goal of the City, through implementation of this

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Redevelopment Plan, is that the entire Project Area be revitalized on a comprehensive and planned basis to ensure that private investment in rehabilitation and new development occurs:

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

Redevelopment of the Project Area will constitute a complex endeavor. The success of this redevelopment effort will depend to a large extent on the cooperation between the private sector and agencies of local

government. Adoption of this Redevelopment Plan will make possible the implementation of a comprehensive program for redevelopment of the Project Area. By means of public investment, the Project Area can become a stable environment that will attract new private investment. Public investment will set the stage for redevelopment by the private sector. Through this Redevelopment Plan, the City will provide a basis for directing the assets and energies of the private sector to ensure a unified and cooperative public-private redevelopment effort.

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

This Redevelopment Plan specifically describes the Project Area and summarizes the criteria that qualify the Improved Area as a "conservation area" and the Vacant Area as a "blighted area" as defined in the Act. <sup>1</sup>

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Successful implementation of this Redevelopment 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 Project Area. Only through the utilization of TIF will the Project Area develop on a comprehensive and coordinated basis, thereby eliminating the existing and threatening blight conditions which have limited development of the Project Area by the private sector on a comprehensive and area-wide basis. 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 Project Area. These improvements, activities and investments will benefit the City, its residents, and all taxing districts having jurisdiction over the Project Area. These anticipated benefits include:

- Elimination of problem conditions in the Project Area; A strengthened tax base for affected taxing districts arising from new residential and commercial development, rehabilitation of existing buildings and returning tax exempt properties to the tax rolls;

- Increased opportunities for affordable rental and for-sale housing within the Project Area;

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- Improved and expanded recreational and open space facilities to adequately serve the community; and

- An improved and enhanced system of roadways, public transportation, utilities and other infrastructure that can adequately serve existing constituents and attract desired new development.

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## **II. LEGAL DESCRIPTION AND PROJECT BOUNDARY**

The boundaries of the Project Area have been drawn to include only those contiguous parcels of real property and improvements substantially benefited by the proposed Redevelopment Project to be undertaken as part of this Redevelopment Plan. The boundaries of the Project Area are shown in Redevelopment Plan Figure 1.

Project Area Boundary, and are generally described below:

The area is generally bounded by 67<sup>th</sup> Street/Marquette Road on the north, 79<sup>th</sup> Street on the south, Cottage Grove Avenue on the east, and Ashland Avenue on the west.

The legal description of the Project Area is found in EXHIBIT I at the end of this report.

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## **III. ELIGIBILITY CONDITIONS**

The results summarized in this section are more fully described in a separate report that presents the definition, application and extent of the blight factors in the Project Area. The report, prepared by JRG is

entitled "67th and Wentworth Tax Increment Financing Eligibility Report," (the "Eligibility Report") and is attached as EXHIBIT III to this Redevelopment Plan.

**A. Summary of Project Area Eligibility**

Based upon surveys, inspections and analyses of the Project Area, the Improved Area within the Project Area qualifies under the applicable criteria as a conservation area and the Vacant Area within the Project Area qualifies under the applicable criteria as a vacant blighted area within the requirements of the Act.

**Improved Area**

The Improved Area meets the required age condition for a conservation area which requires that 50% or more of the buildings must be 35 years of age or older. The Improved Area is characterized by the presence of a combination of three or more of the factors listed in the Act, rendering the Project Area detrimental to the public safety, health and welfare of the citizens of the City and if left unchecked, may allow the Project Area to become a blighted area. It is common and indeed desirable that a sufficient number of sound and well maintained buildings exist to provide the foundation for a successful program designed to stimulate private investment in both the upgrading and adapting of existing buildings and in new development. Specifically,

- Of the 2,641 buildings in the Improved Area, 2,442, or 92.5%, are 35 years of age or older.
- Of the 13 factors set forth in the Act, five (5) factors are found to be present to a meaningful extent and reasonably distributed throughout the Improved Area. These factors include: deterioration; structures below code; excessive vacancies; inadequate utilities; and lack of community planning. Three (3) factors are required for eligibility as a conservation area.
- Two (2) other eligibility factors were found present to a lesser degree or limited to certain areas within the Improved Area. These factors include obsolescence and excessive land coverage. These factors are evidence of the overall finding of disinvestment!

**Vacant Area**

The Vacant Area meets the criteria for a vacant blighted area. The Vacant Area, created by the demolition of the former Kennedy-King College facility in June 2010, qualifies under both sets of criteria for Vacant Areas as set forth in the Act. Specifically,

1. Multi-Factor Criteria - a combination of two (2) or more of six (6) blighting factors listed in the Act is present in the Vacant Area.

a) Deterioration of adjacent improvements; and

b) Environmental remediation costs have been incurred or are required

2. Single-Factor Criteria - the presence of one (1) of six (6) blighting factors listed in the Act is present in the Vacant Area. A single factor is present in the Vacant Area:

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The Vacant Area was blighted prior to becoming vacant (five factors required). Factors found to be present prior to becoming vacant include:

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Excessive Vacancies
5. Inadequate utilities

As a whole, the Project Area includes only real property and improvements thereon substantially benefited by the proposed redevelopment project improvements.

**B. Surveys and Analyses Conducted**

The conditions documented in the Project Area are based upon surveys and analyses conducted by JRG. The surveys and analyses conducted for the Project Area include:

1. Exterior survey of the condition and use of all buildings and sites;
2. Field survey of environmental conditions covering streets, sidewalks, curbs and gutters, lighting, traffic, parking facilities, landscaping, fences, and general property maintenance;
3. Analysis of the existing uses within the Project Area and their relationships to the surroundings;
4. Comparison of current land use to current zoning ordinance and the current zoning map;

5. Analysis of original platting and current parcel size and layout;
6. Analysis of vacant parcels and buildings;
7. Analysis of building floor area and site coverage;
8. Review of previously prepared plans, studies and data;
9. Analysis of City of Chicago building permit data and building code violation data for the period from January 2004 through February 2010;
10. Analysis of storm, sanitary sewer lines and water supply lines within the Project Area via existing infrastructure maps provided by the City of Chicago's Department of Water Management; ' 1
11. Analysis of Cook County Assessor records for assessed valuations and equalization factors for tax parcels in the Project Area for assessment years 2003 to 2009; and
12. Review of Cook County Treasurer records for collection years 2007, 2008 and 2009.

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## IV. REDEVELOPMENT GOALS AND OBJECTIVES

Comprehensive and coordinated investment in new public and private improvements and facilities is essential for the successful redevelopment of the Project Area and the elimination of conditions that have impeded redevelopment of the Project Area in the past. Redevelopment of the Project Area will benefit the City through improvements in the physical environment, an increased tax base, and additional employment opportunities. This section identifies the general goals and objectives adopted by the City for redevelopment of the Project Area. Section V presents more specific objectives for development and design within the Project Area and the redevelopment activities that the City plans to undertake to achieve the goals and objectives presented in this section.

### A. General Goals

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

1. An environment that will foster an improved quality of life and contribute more positively to the health, safety and general welfare of the Project Area and the surrounding community.
2. Elimination of the factors that qualified the Improved Area as a conservation area and the Vacant Area as a blighted area.
3. A comprehensive residential development plan for rehabilitation of existing housing stock and new compatible infill development that creates a balanced mix of for sale and rental options, market rate and affordable prices, and senior living options that serve the community's diverse housing needs.
4. New commercial and mixed use development opportunities that will increase the real estate tax base of the City and other taxing districts having jurisdiction over the Project Area.
5. Development of new or enhanced park and recreation, library, school and other community facilities that adequately serve the needs of the community.
6. A comprehensive transportation plan that provides a balanced mix of public transit options that meet existing and future needs of the community.
7. Increased employment and business opportunities for community residents.

### B. Redevelopment Objectives

Listed below are the redevelopment objectives which will guide planning decisions regarding redevelopment within the Project Area.

1. Create an environment that stimulates private investment in the Project Area.
2. Strengthen the economic well being of the Project Area by facilitating the assembly and development of vacant and underutilized properties and returning them to the tax rolls.
3. Strengthen the main commercial corridors of State Street, Halsted Street, 71<sup>st</sup> Street, and 75th Street by encouraging new and anchoring commercial development at key intersections and mixed use development opportunities along the corridors.
4. Facilitate the development of the former Kennedy-King college site in accordance with the Redevelopment Plan and community plans for the site including a mix of uses that meet the needs of the neighborhood residents and incorporate public input.

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5. Facilitate the rehabilitation of existing housing stock and encourage the development of new infill housing and senior housing, including for sale and rental units at market rate and affordable prices.
6. Incorporate transportation planning into and accessibility within the community and beyond.
7. Provide for new and/or improved public facilities that serve the residents and enhance the attractiveness and vibrancy of the community, including library, park, school, and community facilities.
8. Create a strong, sustainable system of parks and open spaces and bicycle and pedestrian routes that link the Project Area to community amenities, parks, and boulevards in the greater Chicago community.
9. Facilitate the development of small food enterprises such as urban agriculture, shared kitchens, small food incubators, fresh food distribution facilities, and small scale food equipment development (i.e. hoop houses, food carts and stands).
10. Upgrade public utilities, infrastructure and streets, including lighting, streetscape and beautification projects that reinforce area identity, enhance safety and encourage pedestrian activity, as appropriate.
11. Create new job opportunities for City residents utilizing the most current hiring programs and appropriate job training programs.
12. Provide opportunities for women-owned, minority-owned and local businesses and local residents to share in the redevelopment of the Project Area. <sup>1</sup>
13. Encourage improvements in accessibility for people with disabilities.
14. Encourage visually attractive buildings, rights-of-way and open spaces and encourage high standards of design.

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## V. REDEVELOPMENT PROJECT

This section presents the Redevelopment Project anticipated to be undertaken by the City and by other public and private entities on behalf of the City in furtherance of this Redevelopment Plan. The Redevelopment Project, as outlined in this section conforms to the plans and policies in place within the Project Area including the Chicago Zoning Ordinance.

The Redevelopment Project described in this Redevelopment Plan and pursuant to the Act includes: a) the land use plan; b) redevelopment goals and objectives; c) a description of redevelopment improvements and activities; d) estimated redevelopment project costs; e) a description of sources of funds to pay estimated redevelopment project costs; f) a description of obligations that may be issued; and g) identification of the most recent EAV of properties in the Project Area and an estimate of future EAV.

### A. Land Use Plan

*The land uses within the Project Area and their recommended uses within those land uses are listed and described below. The Land Use Plan is intended to direct TIF eligible expenditures and does not affect the zoning currently in place within the Project Area. The land uses proposed for the Project Area are described below and illustrated in Redevelopment Plan Figure 3. - Land Use Plan.*

#### *Residential*

Residential land uses make up a large percentage of the Project Area and should continue to be the predominant land use. This land use is currently characterized by low density single-family and two-flat buildings with some multi-family buildings. The Land Use Plan encourages the continuation of the low density residential pattern on interior portions of the Project Area. Quality in-fill single family, two-flat and townhome housing should be encouraged on the vacant parcels located throughout the residential portions of the Project Area.

Any new housing developments should be compatible with the nature of the existing residential Uses. Multi-family residential is encouraged where more intensive pedestrian activity is desired, particularly in areas along non-local streets. This may include multiple-family attached or detached residential dwellings but could include lower density residential dwellings and mixed-use residential/commercial uses located between major intersections and retail nodes. Senior housing should be encouraged in appropriate locations and aligned with compatible social service, transportation and community assets.

Complementary uses within residential areas include public and institutional school uses as well as park and open space facilities. Infill, residential development should be encouraged that respects and complements the character and architecture of the existing properties.

Select areas within the interior of the neighborhood may be appropriate for urban agricultural developments, a new concept that blends open space, farming and small scale food distribution uses with strong community training and benefits components. Areas should be carefully selected and developed, in accordance with the appropriate zoning, to work in concert with neighboring residential uses both aesthetically and functionally. Opportunity sites should be separated, where possible, from immediate adjacency to residential uses by streets, alleys or other physical barriers. The areas should be appropriately fenced, landscaped and/or screened to complement the neighborhood while ensuring the security of the premises. Preliminary sites could include the underutilized area south of Yale public school on Princeton, the open space on Wallace between 69<sup>th</sup> and 70<sup>th</sup> Street, or other locations within the Project Area.

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### **Commercial**

Areas designated for commercial and retail/service uses are intended to provide goods and services for the nearby residential neighborhoods and surrounding community. Commercial retail/service areas should be clustered in areas near primary intersections with good vehicular accessibility, parking and visibility. Particular attention should be given to commercial development along State Street, which runs parallel to and adjacent to the Dan Ryan Expressway and is a highly visible corridor. State Street serves as both a frontage road and a major commercial corridor and would benefit from a parking and vehicular traffic planning study to enhance the appearance and functionality of the commercial uses and improve safety. High traffic streets should continue to concentrate commercial activity at key intersections such as the intersections of Dr. Martin Luther King Drive and 75<sup>th</sup> Street; 71<sup>st</sup> Street and Halsted Street; 69<sup>th</sup> Street and Racine Avenue, and 71<sup>st</sup> Street and State Street.

Commercial retail and service uses should be compatible with adjacent residential areas and be consistent with the City Zoning Ordinance. Within this land use area, sound existing retail and commercial should be retained and enhanced while underutilized and severely deteriorated properties should be considered for high quality new development. The rehabilitation and reuse of older structures wherever possible is encouraged. Off-street and, where appropriate, on street parking should be maximized to complement the commercial areas.

### **Mixed-Use (Residential/Commercial or Residential/Institutional)**

Mixed-Use areas are generally located along the arterial and collector streets and serve as transitional uses between the more auto-intensive commercial areas at key intersections and the low intensive residential areas. Mixed-use areas include 79<sup>th</sup> Street, 75<sup>th</sup> Street, 71<sup>st</sup> Street, Halsted Street, and 69<sup>th</sup> Street. These areas are intended to be more pedestrian oriented and accommodate a mix of uses that serve and support employees, businesses and residents within the Project Area. Multi-family residential or office uses would be encouraged in upper floors and as permitted in the City Zoning Ordinance. First floor residential should be considered in areas away from the major street intersections,

### **Industrial**

Industrial uses in the area have not historically had a large presence in the Project Area. Given the largely residential character of the Project Area, adequate space for industrial uses is not generally found within the Project Area. However, any existing industrial uses, especially those located along State Street and adjacent to the Dan Ryan Expressway should be retained to the extent possible for their continued Operations. Underutilized and severely deteriorated properties should be considered for high quality new development and reuse of older structures where possible should be encouraged. Consideration should be given to the type of noise, odor and vehicular activity generated by any new or existing industrial use, and appropriate buffering treatment should be installed where any industries are located adjacent to residential uses.

### **Public/Institutional**

*This classification identifies areas of existing and future public or institutional uses that serve as the primary use on a single or on multiple blocks. Public and institutional uses are located throughout the Project Area as*

*primary uses on a block as well as one of several uses along a block front. Many of these institutions are important facilities that serve the Project Area and surrounding neighborhoods and should be maintained and enhanced for the benefit and development of the community. '*

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A primary goal of this Redevelopment Plan is the redevelopment of the former Kennedy-King College site at 67<sup>th</sup> Street and Wentworth Avenue. The site is approximately 17 acres in size and is located adjacent to institutional and residential uses. The old campus buildings previously located on this site were demolished in June/July 2010 due to their unsafe condition and safety risk to the community.

A planning effort was conducted in May of 2007 to get local input regarding the future use/redevelopment of the former Kennedy-King site. Through a community workshop process, four preliminary land use concepts were vetted for market feasibility. The preferred concept that emerged envisions a mixture of single family homes, two flats, senior housing and a midsized shopping center anchored by a grocery store.

Another goal of the Redevelopment Plan is the adequate provision of community facilities that meet the existing and future needs of the residents within the Project Area and the larger community. The Project Area is currently underserved by library facilities, the nearest of which (Whitney Young Library at 7901 S. King Drive) is more than 2 miles away from the heart of the Englewood residential neighborhood area. A new library facility could be considered as part of a larger development plan with complimentary open space, commercial and residential uses to create a dynamic and pedestrian oriented civic space.

### **Open Space**

This category includes areas owned and operated by the Chicago Park District that are dedicated to the provision of park and recreation facilities. The Project Area includes Memorial Park, an active community park and two smaller passive parks. Memorial Park is located at the southeast corner of 73<sup>rd</sup> Street and Vincennes Avenue. Harris (Ryan) Memorial and Lily Gardens are located along the west side of Wallace Street.

The Project Area is underserved by park and open space, and would greatly benefit from expanded or additional recreational facilities throughout the community, especially within the interior residential portions of the Project Area. Additional park space, particularly a community scale park, is encouraged within the Project Area and should be an integral part of all planned developments. The use of existing vacant lots located in the residential areas for play lots, gardens, and public cultural activities should also be encouraged.

All development should comply with the Redevelopment Plan objectives set forth in Section IV, the Chicago Zoning Ordinance or any applicable Planned Residential Development, and all other relevant City ordinances and development guidelines.

### **B. Redevelopment Goals and Objectives ^**

Listed below are the specific redevelopment goals and objectives which will assist the City in directing and coordinating public and private improvements and investment within the Project Area in order to achieve the general goals and objectives identified in Section IV of this Redevelopment Plan.

The Development and Design Objectives are intended to enhance and attract a variety of desirable uses such as new commercial development and redevelopment, new mixed use development and infill residential development; foster a consistent and coordinated development pattern; and revitalize the overall identity of the Project Area.

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### **a) Land Use**

- Strengthen the commercial and mixed use base of the Project Area to provide local shopping and employment opportunities for community residents and improve the area's image as a well-planned, sustainable and cohesive urban neighborhood.
- Encourage new business and commercial development along the major thoroughfares with a focus on key intersections/commercial nodes to provide the goods and services necessary to sustain a thriving and vibrant residential community.
- Develop a comprehensive housing program that addresses improvements to the existing housing stock and new infill development that serves homeowners and renters.

- Expand the system of community facilities, including new libraries, improved or renovated school facilities, community centers, and day care centers at appropriate locations within the Project Area.
- Create a sustainable network Of park and open spaces that serve the neighborhood uses and link the community to the larger park system.
- Explore and develop appropriate sites for urban agriculture that re-activate underutilized properties and provide training and employment opportunities that lead to self-sufficiency.

**b) Building and Site Development**

- Maintain Chicago's traditional neighborhood form that is characterized by a grid pattern of streets, buildings oriented toward the street, and a human scale that is attractive and inviting to pedestrians.
- Maintain the cohesive character of the larger community by encouraging new developments that reflect designs consistent with the surrounding neighborhoods, including consistent front yard setbacks and building lines/heights; street orientation of buildings; alleys; parking to the rear of housing; and limited curb cuts.
- Encourage a variety of architectural styles that would be consistent with the surrounding neighborhood.
- Ensure that private development and redevelopment improvements to sites and streetscapes are consistent with public improvement goals and plans.
- Strive to attain LEED certification in all public and private buildings consistent with the City of Chicago's Green Building Agenda.

**c) Transportation, Circulation and Infrastructure**

- Remove or minimize barriers to maintaining the City's street grid system and enhance accessibility and traffic flow within the area.
- Promote improved provision of, or access to, public transportation facilities, including additional commuter rail stops and enhanced bus shelter facilities and rail transit stations.
- Improve the street surface, curb and gutter conditions, street lighting, and traffic signalization.
- Install or upgrade public utilities and infrastructure as required.
- Ensure that provision of off-street parking meets or exceeds the minimum requirements of the City.
- Explore the opportunities for additional or improved on-street parking, where possible.

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**d) Urban Design, Landscaping, and Open Space**

- Develop new neighborhood parks that are accessible to all residents.
- Ensure that all open spaces are designed, landscaped and lit to achieve a high level of public safety and security.
- Provide new pedestrian-scale lighting where appropriate.
- Encourage streetscape features within the Project Area including street trees.
- Screen active rail tracks for safety and appearance, as appropriate.
- Promote high quality and harmonious architectural, landscape and streetscape design that contributes to and complements the surrounding neighborhoods.
- Ensure that all landscaping and design materials comply with the City of Chicago ^ Landscape Ordinance or any applicable Planned Residential Development and reflect the character of the area.

**C. Redevelopment Improvements and Activities**

The City proposes to achieve its redevelopment goals and objectives for the Project Area through the use of public financing techniques including, but not limited to, tax increment financing, to undertake some or all of the activities and improvements authorized under the Act, including the activities and improvements described below. The City also maintains the flexibility to undertake additional activities and improvements authorized under the Act, if the need for activities or improvements change as redevelopment occurs in the Project Area. The City may enter into redevelopment agreements or intergovernmental agreements with public or private entities for the furtherance of this Redevelopment Plan to construct, rehabilitate, renovate or restore improvements for public or private facilities on one or several parcels for any other lawful purpose. Redevelopment agreements may contain terms and provisions that are more specific than the general principles set forth in this Redevelopment Plan and which include affordable housing requirements as described below.

Developers who receive TIF assistance for market-rate housing are required to set aside 20 percent of the units as affordable units. For-sale housing must be affordable to households earning no more than 100



percent of the area median income, as defined by the US Department of Housing and Urban Development ("HUD"). Rental units must be affordable to households earning no more than 60 percent of the area median income.

### **1. Property Assembly**

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

In connection with the City exercising its power to acquire real property, including the exercise of the power of eminent domain, under the Act in implementing the

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Redevelopment Plan, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this Redevelopment Plan. \

The City or a private developer may acquire any historic structure (whether a designated City or State landmark on, or eligible for nomination to, the National Register of Historic Places) and (a) demolish any non-historic feature of such structure; (b) demolish all or portions, as allowed by laws of historic structures, if necessary, to implement a project that meets the goals and objectives of the Redevelopment Plan; and (c) incorporate any historic structure or historic feature into a development on the subject property or adjoining property.

### **2. Relocation**

Relocation assistance may be provided to facilitate redevelopment of portions of the Project Area and to meet other City objectives. Business or households legally occupying properties that may be acquired by the City subsequent to this Redevelopment Plan may be provided with relocation advisory and financial assistance as determined by the City.

### **3. Provision of Public Works or Improvements**

The City may provide (or assist other public bodies in providing) public improvements and facilities that are necessary to service the Project Area in accordance with this Redevelopment Plan and the comprehensive plan for development of the City as a whole. Public improvements and facilities may include, but are not limited to, the following:

#### **a) Streets and Utilities**

A range of roadway, utility and related improvement projects, from repair and resurfacing to major construction or reconstruction, may be undertaken.

#### **b) Schools and Public Facilities**

Improvements to or construction of new public facilities, including libraries, schools and other public facilities may be provided to serve the existing and future residential development in the Project Area.

#### **c) Parking and Transportation Facilities**

Improvements to existing or construction of new public infrastructure, transportation facilities and enhancements including bus shelters and other transportation improvements, off-street parking sites and/or facilities and on-street parking improvements to ensure coordinated vehicular movement and access to the primary commercial and mixed use corridors as well as sufficient parking for public/institutional/transportation uses.

#### **d) Parks and Open Space**

Improvements to existing or construction of new parks, open spaces, bicycle paths and public plazas may be

provided, including the construction of pedestrian walkways, lighting, landscaping and general beautification improvements intended for use of the general public. -

#### **4. Rehabilitation of Existing Buildings**

The City will encourage the rehabilitation of public and private buildings that are basically sound and/or historically or architecturally significant. This includes properties individually designated as Chicago Landmarks, contributing properties to Chicago Landmark Districts,

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properties individually listed to the National Register of Historic Places, contributing properties to National Register of Historic Places-listed historic districts, and properties identified as either "orange" or "red" in the Chicago Historic Resources Survey.

#### **5. Job Training and Related Educational Programs**

Programs designed to increase the skills of the labor force that would take advantage of the employment opportunities within the Project Area may be implemented.

#### **6. Day Care Services**

Incremental Property Taxes may be used to cover the cost of day care services and centers within the Project Area for children of low-income employees of Project Area businesses or institutions.

#### **7. Taxing Districts Capital Costs**

The City may reimburse all or a portion of the costs incurred by certain taxing districts in the furtherance of the objectives of this Redevelopment Plan.

#### **8. Interest Subsidies**

Funds may be provided to developers for a portion of interest costs incurred by a developer related to the construction, renovation or rehabilitation of a redevelopment project provided that:

- (a) such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
- (b) such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the developer with respect to the redevelopment project during that year;
- (c) if there are not sufficient funds available in the special tax allocation fund to make an interest payment, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
- (d) the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total: (i) cost paid or incurred by a redeveloper for a 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
- (e) the cost limits set forth in subparagraphs (b) and (d) above shall be modified to permit payment of up to 75 percent of interest costs incurred by a developer for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.

#### **9. Affordable Housing**

Funds may be provided to developers for up to 50 percent of the cost of construction, renovation and-or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low-and very low-income households, only the low- and very low-income units shall be eligible for benefits under the Act.

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#### **10. Analysis, Administration, Studies, Surveys, Legal, etc.**

Under contracts that will run for three years or less (excluding contracts for architectural and engineering services which are not subject to such time limits) the City and/or private developers may undertake or engage professional consultants, engineers, architects, attorneys, etc. to conduct various analyses, studies, surveys, administration or legal services to establish, implement and manage this Redevelopment Plan.

#### **D. Redevelopment Project Costs**

The various redevelopment expenditures that are eligible for payment or reimbursement under the Act are reviewed below. Following this review is a list of estimated redevelopment project costs that are

deemed to be necessary to implement this Redevelopment Plan (the "Redevelopment Project Costs").

#### 1. Eligible Redevelopment Project Costs

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

- a) Costs of studies, surveys, development of plans and specifications, implementation and administration of the redevelopment plan including but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected;
  - b) The cost of marketing sites within the Project Area to prospective businesses, developers and investors;
  - c) Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing
    - i ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
  - d) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost 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;
  - e) Costs of the construction of public works or improvements subject to the limitations in Section 11 -74.4-3(q) (4) of the Act;
  - f) Costs of job training and retraining projects including the cost of "welfare to work" programs implemented by businesses located within the redevelopment project area and such proposals feature a community-based training program which ensures maximum reasonable opportunities for residents of the Project Area and surrounding community;
  - g) Financing costs including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued thereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are
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- issued and for a period not exceeding 36 months following completion and including reasonable reserves related thereto;
- h) To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;
  - i) Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law or by Section 74.4-3(n)(7) of the Act (see Section V.C.2 above);
  - j) Payment in lieu of taxes, as defined in the Act;
  - k) Costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs: (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the Project Area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40, and 3-40.1 of the Public Community College Act, 110 ILCS 805/3-37, 805/3-38, 805/3-40 and 805/3-40.1, and by school districts of

costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, 105 ILCS 5/10-22.20a and 5/10-23.3a; .

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

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

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income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.

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

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

Instead of the eligible costs provided for in (e) 2,3 and 5 above, the City may pay up to 50 percent of the cost of construction, renovation and/or rehabilitation of all low-and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for benefits under the Act; and

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

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.

## **2. Estimated Redevelopment Project Costs**

A range of redevelopment activities and improvements will be required to implement this Redevelopment Plan. The activities and improvements and their estimated costs are set forth in Table 2. Estimated Redevelopment Project Costs. All estimates are based on 2010 dollars. Funds may be moved from one line item to another or to an eligible cost category described in this Redevelopment Plan at the City's discretion.

Redevelopment Project Costs described in this Redevelopment Plan are intended to provide an upper estimate of expenditures. Within this upper estimate, adjustments may be made in line items without amending this Redevelopment Plan.

In the event the Act is amended after the date of the approval of this Redevelopment 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 interest costs that may be paid under 65 ILCS 5/1-74.4-3(q)(11)), this Redevelopment Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as Redevelopment Project Costs under the Redevelopment Plan to the extent permitted by the Act. In the event of such amendment(s) to the Act, the City may add any new eligible redevelopment project costs as a line item in Table 2 or otherwise adjust the line items in Table 2 without amendments to this Redevelopment Plan, to the extent permitted by the Act. In no

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instance, however, shall such additions or adjustments result in any increase in the total redevelopment project costs without a further amendment to this Redevelopment Plan.

#### **Table 2. Estimated Redevelopment Project Costs**

##### **ELIGIBLE EXPENSE ESTIMATED COST**

Analysis, Administration, Studies, Surveys, Legal, Marketing etc. \$10,400,000 Property Assembly including Acquisition, Site Prep and Demolition,

Environmental Remediation " . \$19,500,000

Rehabilitation of Existing Buildings, Fixtures and Leasehold . ' . Improvements, Affordable Housing Construction and Rehabilitation

costs \$26,000,000 Public Works & Improvements, including streets and utilities, parks

and open space, public facilities (schools & other public facilities)<sup>111</sup> \$48,100,000

Relocation Costs \$3,900,000

Job Training, Retraining, Welfare-to-Work \$5,200,000

Day Care Services - \$3,900,000

Interest Subsidy - \$13,000,000

**TOTAL REDEVELOPMENT COSTS<sup>21</sup> [314] \$130,000,000**

<sup>[1]</sup> This 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 the Redevelopment Plan. \_ ' ■ ;

<sup>[2]</sup> Total Redevelopment 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 Project Costs.

<sup>[3]</sup> The amount of the Total Redevelopment 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.

<sup>[A]</sup> Increases in estimated Total Redevelopment Project Costs of more than five percent, after adjustment for inflation from the date of the Redevelopment Plan adoption, are subject to the Redevelopment 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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#### **E. Sources of Funds to Pay Redevelopment Project Costs**

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 the revenues are received.

The Project Area is contiguous to the Englewood Neighborhood, 79<sup>th</sup>Wincennes, GS<sup>^</sup>/Ashland, 69<sup>m</sup>/Ashland, 87<sup>th</sup>7C0ttage and West Woodlawn redevelopment project areas and may, in the future, be contiguous to or separated by only a public right-of-way from other redevelopment project areas created under the Act. The City may utilize net incremental property taxes received from the Project Area to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas or project areas separated only by a public right-of-way, and vice versa. The amount of revenue from the Project

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

***The Project Area may become contiguous to, or be separated only by a public right-of-way from, redevelopment project areas created under the Industrial Jobs Recovery Law (65 ILCS 5/11-74.6-1, et seq.). If the City finds that the goals, objectives and financial success of such contiguous redevelopment project areas or those separated only by a public right-of-way are interdependent with those of the Project Area, the City may determine that it is in the best interests of the City and in furtherance of the purposes of the Redevelopment Plan that net revenues from the Project Area be made available to support any such redevelopment project areas. The City therefore proposes to utilize net incremental revenues received from the Project Area to pay eligible redevelopment project costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas and vice versa. Such revenues may be transferred or loaned between the Project Area and such areas. The amount of revenue from the Project Area so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Project Area or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Table 2. Estimated Redevelopment Project Costs.***

#### **F. Issuance of Obligations**

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

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The redevelopment project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Project Area is adopted (i.e., December 31, 2035, assuming City Council approval of the Project Area and Redevelopment Plan in 2011). 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 Redevelopment Plan. Obligations may be issued on parity or subordinated basis.

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

#### **G. Valuation of the Project Area**

##### **1. Most Recent EA V of Properties in the Project Area**

The purpose of identifying the most recent EAV of the Project Area is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Project Area. The 2009 EAV of all taxable parcels in the Project Area is approximately > \$217,408,479. This total EAV amount by PIN is summarized in EXHIBIT II. The EAV is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the Project Area will be calculated by Cook County.

##### **2. Anticipated Equalized Assessed Valuation**

By the tax year 2034 (collection year 2035) and following the substantial completion of the Redevelopment Project, the EAV of the Project Area is estimated at approximately ' \$548,000,000. The estimate is based on several assumptions, including: 1) redevelopment of the Project Area will occur in a timely manner; 2) approximately 400 new residential units will be constructed in the Project Area between 2016 and 2026; 3) approximately 200,000 square feet of new commercial space; 4) an estimated annual inflation rate in EAV of 3.0 percent through 2034, realized in triennial reassessment years only (9.27 percent per triennial reassessment period); and 5) the most recent state equalization factor of 3.3701 (tax year 2009) is used in all years to calculate estimated EAV.

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## VI. LACK OF GROWTH AND DEVELOPMENT THROUGH INVESTMENT BY PRIVATE ENTERPRISE

As described in Section III of this Redevelopment Plan, the Project Area as a whole is adversely impacted by the presence of numerous conservation and blight factors, and these factors are reasonably distributed throughout the Project Area. Blight factors within the Project Area represent major impediments to sound growth and development.

The decline of and the lack of private investment in the Project Area are evidenced by the - following:

- The community areas of Englewood and Greater Grand Crossing have steadily lost population in each of the last four decades for which census data is available. Between its peak in 1960 and the 2000 Census, these community areas experienced a combined decrease of nearly half its population (76,933) and a loss of more than 14,500 housing units, representing 32% of its housing in 1960.
- Between January 2004 and June 2009, there were a total of 1,893 building permits issued in the Project Area to a total of 1,166 separate addresses. The estimated value of these permits is \$72.7 million, of which 40% (nearly \$29 million) is attributable to public and semi-public investment such as the Salvation Army community facility, CTA Red Line improvements and Chicago public school improvements. Of the approximately \$44 million in private investment, \$19.3 million (44%) is attributable to wrecking and demolition activity compared to \$1.3 million (3%) for new construction.

During this period, 37 buildings were demolished, including 4 structures categorized as emergency demolitions.

- More than 850 vacant lots, many resulting from the demolition of dilapidated and unsafe structures are scattered throughout the Project Area. These vacant properties account for almost 100 acres of underutilized and unproductive land. In addition, nearly 61% (342 parcels) of those vacant lots are publicly owned and not on the tax rolls.
- The area is characterized by an aging housing stock: Approximately 92.5% of the buildings were constructed before 1970 and more than 52% are classified as exhibiting some level of deterioration. Fewer than 40 new buildings have been constructed within the last 6 years.

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In summary, the Project Area qualifies under the Act as a combination of a conservation area and a vacant blighted area on the basis that 1) it meets the age threshold and exhibits the meaningful presence and reasonable distribution of 6 of the 13 criteria listed in the Act for a conservation area; and 2) it meets the blighted area criteria for a vacant area. Therefore, the Project Area as a whole is eligible under the TIF Act as a redevelopment project area, with the meaningful presence and reasonable distribution of blighting conditions that are detrimental to the public safety, health, and welfare.

The Project Area on the whole has not been subject to growth and development through investment by private enterprise. The Project Area would not reasonably be anticipated to be developed on a comprehensive and coordinated basis without the adoption of this Redevelopment Plan for the Project Area.

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## VII. FINANCIAL IMPACT

Without the adoption of the Redevelopment Plan and TIF, the Project Area is not reasonably expected to be redeveloped by private enterprise. In the absence of City-sponsored redevelopment initiatives, there is a prospect that blight factors will continue to exist and spread, and the Project Area on the whole and adjacent properties will become less attractive for the maintenance and improvement of existing buildings and sites. In the absence of City-sponsored redevelopment initiatives, erosion of the assessed valuation of property in and outside of the Project Area could lead to a reduction of real estate tax revenue to all taxing districts.

Section V of this Redevelopment Plan describes the comprehensive, area-wide Redevelopment Project proposed to be undertaken by the City to create an environment in which private investment can occur. The Redevelopment Project will be staged over a period of years consistent with local market conditions and

available financial resources required to complete the various redevelopment improvements and activities as well as Redevelopment Projects set forth in this Redevelopment Plan. Successful implementation of this Redevelopment Plan is expected to result in new private investment in privately and publicly-funded new construction and rehabilitation of buildings on a scale sufficient to eliminate problem conditions and to return the area to a long-term sound condition.

The Redevelopment Project is expected to have significant short- and long-term positive financial impacts on the taxing districts affected by this Redevelopment Plan. In the short-term, the City's effective use of TIF, through the encouragement of new development and redevelopment, can be expected to enhance the assessed value of existing properties in the Project Area, thereby enhancing the existing tax base for local taxing agencies. In the long-term, after the completion of all redevelopment improvements and activities, Redevelopment Projects and the payment of all Redevelopment Project Costs and municipal obligations, the taxing districts will benefit from the enhanced tax base that results from the increase in EAV caused by the Redevelopment Projects.

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## **VIII. DEMAND ON TAXING DISTRICT SERVICES**

The following major taxing districts presently levy taxes against properties located within the Project Area: Cook County. The County has principal responsibility for the protection of persons and property, the provision of public health services and the maintenance of County highways.

Cook County Forest Preserve District. The Forest Preserve District is responsible for acquisition, restoration and management of lands for the purpose of protecting and preserving open space in the City and County for the education, pleasure and recreation of the public. There are no Forest Preserve District facilities located within the boundaries of the Project Area.

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.

City of Chicago Library Fund. General responsibilities of the Library Fund include the provision, maintenance and operation of the City's library facilities. There are no public library facilities within the Project Area.

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.

Board of Education of the City of Chicago. General responsibilities of the Board of Education include the provision, maintenance and operation of educational facilities and the provision of educational services for kindergarten through twelfth grade. There are eight (8) public school facilities located in the Project Area: Paul Robeson High School, Francis Parker Elementary, William Hinton Elementary School, Elihu Yale Elementary School, Park Manor Elementary School, Charles Deneen Elementary School, Martha Ruggles Elementary School and Daniel Wentworth Elementary School.

*In addition to those school facilities in the boundaries of the Project Area, there are more than 20 schools located within approximately ½ mile of the Project Area as indicated in Redevelopment Plan Figure 4.*

*Community Facilities.*

Chicago Park District and Chicago Park District Aquarium & Museum Bonds. 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. There are three public parks in the Project Area including Memorial Park, Harris Memorial Park and Lily Gardens Park.

*In addition to those park facilities within the boundaries of the Project Area, there are 11 park facilities located within approximately ½ mile of the Project Area as indicated in Redevelopment Plan Figure 4. Community Facilities.*

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

**All public facilities located within the Project Area as well as those facilities located within ½ mile of the Project Area are identified in Redevelopment Plan Figure 4. Community Facilities.**

In 1994, the Act was amended to require an assessment of any financial impact of the 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 monitor development in the Project Area and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development.

**A. Impact of the Redevelopment Project**

The rehabilitation or replacement of underutilized properties with business, commercial, residential, and other development may cause increased demand for services and/or capital improvements to be provided by the Metropolitan Water Reclamation District, the City, the Board of Education and the Chicago Park District. The estimated nature of these increased demands for services on these taxing districts is described below.

Metropolitan Water Reclamation District of Greater Chicago. The rehabilitation of or replacement of underutilized properties with new development may cause increased demand for the services and/or capital improvements provided by the Metropolitan Water Reclamation District.

City of Chicago. The replacement or rehabilitation of underutilized properties with new development may increase the demand for services and programs provided by the City, including police protection, fire protection, sanitary collection, recycling, etc.

Board of Education. Current demographics indicate the need for additional school facilities to serve residents in and around the Project Area. The replacement or rehabilitation of underutilized properties with new residential development, beyond the current demand, is likely to increase the demand for services and programs provided by the City. Eight (8) Chicago Public School facilities are located within the boundaries of the Project Area: Paul Robeson High School, Francis Parker Elementary, William Hinton Elementary School, Elihu Yale Elementary School, Park Manor Elementary School, Charles Deneen Elementary School, Martha Ruggles Elementary School and Daniel Wentworth Elementary School.

Chicago Park District. The replacement or rehabilitation of underutilized properties with residential, commercial, business and other development is likely to increase the demand for services, programs and capital improvements provided by the Chicago Park District within and adjacent to the Project Area. These public services or capital improvements may include, but are not necessarily limited to, the provision of additional open spaces and recreational facilities by the Chicago Park District. There are three (3) public parks located within the Project Area: Memorial Park, Harris Memorial Park and Lily Gardens Park.

City of Chicago Library Fund. The replacement or rehabilitation of underutilized properties with residential, commercial, business and other development is likely to increase the

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demand for services, programs and capital improvements provided by the City of Chicago Library Fund. There is no library facility located within the Project Area boundary.

**B. Program to Address Increased Demand for Services or Capital Improvements**

The following activities represent the City's program to address increased demand for services or capital improvements provided by the impacted taxing districts.

- Metropolitan Water Reclamation District of Greater Chicago. It is expected that any increase in demand for treatment of sanitary and storm sewage associated with the Project Area can be adequately served by existing treatment facilities maintained and operated by the Metropolitan Water Reclamation District. Therefore, no special program is proposed for the Metropolitan Water Reclamation District.

- City of Chicago. It is expected that any increase in demand for City services and programs associated with the Project Area can be adequately handled by existing City, police, fire protection, sanitary collection and recycling services and programs maintained and operated by the City. Therefore, no special programs are proposed for the City.

• Board of Education. It is expected that new residential development and the redevelopment of vacant, underutilized or non-residential property to residential and/or mixed-use will result in an increase in demand for services provided by the Board of Education. The amount and type of new development is not known at this time but will be closely monitored by the City of Chicago.

With the significant decline in population and housing units within the project area over several decades, there has been a corresponding decrease in the number of school age students attending public school facilities in the Project Area. Each of the elementary school facilities in the Project Area is operating well under capacity. Due to the mobility of high school age children, capacity issues at the high school level are not considered as critical as elementary schools. It is anticipated that new high school age children resulting from new development in the Project Area can be accommodated by the regional school system but may require, over time, new or expanded school facilities.

It is not anticipated that new development within the Project Area will exceed the current facilities provided by the Board of Education. The City and the Board of Education will monitor development in the Project Area to ensure that residents are adequately served and any increased demand for services and capital improvements provided by the Board of Education are addressed.

Other Taxing Districts. It is expected that any increase in demand for Chicago Park District, Chicago Library Fund, Cook County, Cook County Forest Preserve District, and Chicago Community College District SOS's services and programs associated with the Project Area can be adequately served by existing services and programs maintained and operated by these taxing districts. Therefore, at this time, no special programs are proposed for these taxing districts. <sup>y</sup>

The City's program to address increased demand for services or capital improvements provided by some or all of the impacted taxing districts is contingent upon: (i) the Redevelopment Project

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occurring as anticipated in this Redevelopment Plan, (ii) the Redevelopment Project resulting in demand for services sufficient to warrant the allocation of Redevelopment Project Costs; and (iii) the generation of sufficient Incremental Property Taxes to pay for the Redevelopment Project Costs (identified in 7ad/e 2. Estimated Redevelopment Project Costs). In the event that the Redevelopment Project fails to materialize, or involves a different scale of development than that currently anticipated, the City may revise its program to address increased demand, to the extent permitted by the Act, without amending this Redevelopment Plan.

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## **IX. CONFORMITY OF THE REDEVELOPMENT PLAN FOR THE PROJECT AREA TO LAND USES APPROVED BY THE PLANNING COMMISSION OF THE CITY**

This Redevelopment Plan and the Redevelopment Project described herein include land uses that will be approved by the Chicago Plan Commission prior to the adoption of the Redevelopment Plan. .

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## **X. PHASING AND SCHEDULING**

A phased implementation strategy will be utilized to achieve comprehensive and coordinated redevelopment of the Project Area.

It is anticipated that City expenditures for Redevelopment Project Costs will, be carefully staged on a reasonable and proportional basis to coincide with Redevelopment Project expenditures by private developers and the receipt of Incremental Property Taxes by the City.

The estimated date for completion of Redevelopment Projects is no later than December 31 of the year in which the payment to the City treasurer as provided in the Act is to be made with respect < to ad Valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Project Area is adopted (i.e., December 31, 2035, assuming City Council approval of the Project Area and Redevelopment Plan in 2011).

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## **XI. PROVISIONS FOR AMENDING THIS REDEVELOPMENT PLAN**

This Redevelopment Plan may be amended pursuant to the Act.

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## **XII. COMMITMENT TO FAIR EMPLOYMENT PRACTICES AND AFFIRMATIVE ACTION PLAN**

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

A) The assurance of equal opportunity in all personnel and employment actions, with respect to the Redevelopment Project, including, but not limited to hiring, training, transfer,

B) Redevelopers must meet the City's standards for participation of 24 percent Minority Business Enterprises and 4 percent Woman Business Enterprises and the City Resident Construction Worker Employment Requirement as required in redevelopment agreements.

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

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

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

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## **XIII. HOUSING IMPACT**

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

The Redevelopment Project Area contains 2,886 inhabited residential units. The Redevelopment Plan allows for the development or redevelopment of several portions of the Project Area that may contain occupied residential units. As a result, it is possible that by implementation of this Redevelopment 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 Ernest R Sawyer Enterprises (ERS), is entitled "67th and Wentworth Tax Increment Financing Housing Impact Study," and is attached as EXHIBIT IV to this Redevelopment Plan.

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H AND ^VENTWORTH TIF Prepared by: Johnson Research Group 10.10

Redevelopment Plan Figure 2. TIF Districts

## **6/th and Wentworth TIF**

NORTH

Prepared by: Johnson Research Group 10.10



FOOT WIDE ALLEY EAST OF LOOMIS STREET;  
THENCE NORTH ALONG SAID WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF LOOMIS STREET  
TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 348 IN WEDDELL & COX'S ADDITION TO  
ENGLEWOOD;  
THENCE EAST ALONG SAID WESTERLY EXTENSION AND SAID NORTH LINE OF LOT 348 IN WEDDELL  
& COX'S ADDITION TO ENGLEWOOD, AND THE EASTERLY EXTENSION THEREOF, TO THE  
NORTHWEST CORNER OF LOT 204 IN WEDDELL & COX'S ADDITION TO ENGLEWOOD;  
THENCE EAST ALONG THE NORTH LINE OF LOT 204 IN WEDDELL & COX'S ADDITION TO  
ENGLEWOOD AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF RACINE AVENUE;  
THENCE NORTH ALONG SAID EAST LINE OF RACINE AVENUE TO THE NORTH LINE OF THE 14 FOOT  
WIDE ALLEY NORTH OF 69<sup>TH</sup> STREET;  
THENCE EAST ALONG SAID NORTH LINE OF THE 14 WIDE ALLEY NORTH OF 69<sup>TH</sup> STREET AND THE  
EASTERLY EXTENSION THEREOF TO THE NORTHWEST CORNER OF LOT 19 IN BLOCK 5 IN LEE'S  
SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 20;  
THENCE EAST ALONG THE NORTH LINE OF SAID LOT 19 BLOCK 5 IN LEE'S SUBDIVISION AND THE  
EASTERLY EXTENSION THEREOF TO A POINT ON THE WEST LINE OF THE 16 FOOT WIDE ALLEY  
EAST OF MAY STREET, SAID POINT BEING ALSO THE NORTHEAST CORNER OF LOT 30 IN BLOCK 6 IN  
LEE'S SUBDIVISION;

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THENCE NORTH ALONG SAID WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF MAY STREET TO  
THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 18 IN BLOCK 6 IN LEE'S SUBDIVISION;  
THENCE EAST ALONG SAID WESTERLY EXTENSION AND SAID NORTH LINE OF LOT 18 IN BLOCK 6 IN  
LEE'S SUBDIVISION, AND THE EASTERLY EXTENSION THEREOF, TO THE EAST LINE OF ABERDEEN  
STREET;  
THENCE SOUTH ALONG SAID EAST LINE OF ABERDEEN STREET TO THE NORTHWEST CORNER OF  
LOT 28 IN BLOCK 7 IN LEE'S SUBDIVISION;  
THENCE EAST ALONG THE NORTH LINE OF LOT 28 IN LEE'S SUBDIVISION AND THE EASTERLY  
EXTENSION THEREOF TO A POINT ON THE EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF  
CARPENTER STREET, SAID POINT BEING ALSO THE NORTHWEST CORNER OF LOT 21 IN BLOCK 8 IN  
LEE'S SUBDIVISION;  
THENCE SOUTH ALONG SAID EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF CARPENTER  
STREET TO THE NORTHWEST CORNER OF LOT 23 IN BLOCK 8 IN LEE'S SUBDIVISION;  
THENCE EAST ALONG THE NORTH LINE OF SAID LOT 23 IN BLOCK 8 IN LEE'S SUBDIVISION TO THE  
WEST LINE OF MORGAN STREET;  
THENCE NORTH ALONG SAID WEST LINE OF MORGAN STREET TO THE WESTERLY EXTENSION OF  
THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 69<sup>TH</sup> STREET IN BLOCK 4 IN BENEDICT'S  
SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20;  
» THENCE EAST ALONG SAID WESTERLY EXTENSION AND SAID NORTH LINE OF THE 16 FOOT WIDE  
ALLEY NORTH OF 69<sup>TH</sup> STREET IN BLOCK 4 IN BENEDICT'S SUBDIVISION TO THE EAST LINE OF THE  
14 WIDE ALLEY EAST OF MORGAN STREET IN SAID BLOCK 4 IN BENEDICT'S SUBDIVISION;  
THENCE SOUTH ALONG SAID EAST LINE OF THE 14 WIDE ALLEY EAST OF MORGAN STREET TO THE  
NORTHWEST CORNER OF LOT 66 IN BLOCK 4 IN BENEDICT'S SUBDIVISION;  
THENCE EAST ALONG THE NORTH LINE OF SAID LOT 66 IN BLOCK 4 IN BENEDICT'S SUBDIVISION  
AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF SANGAMON STREET;  
THENCE SOUTH ALONG SAID EAST LINE OF SANGAMON STREET TO THE NORTHWEST CORNER OF  
LOT 26 IN BLOCK 4 IN BENEDICT'S SUBDIVISION;  
THENCE EAST ALONG THE NORTH LINE OF LOT 26 IN BLOCK 4 IN BENEDICT'S SUBDIVISION AND  
THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF THE 14 WIDE ALLEY EAST OF  
SANGAMON STREET;  
THENCE SOUTH ALONG SAID EAST LINE OF THE 14 WIDE ALLEY EAST OF SANGAMON STREET TO  
THE NORTHWEST CORNER OF LOT 22 IN BLOCK 4 IN BENEDICT'S SUBDIVISION;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 22 IN BLOCK 4 IN BENEDICT'S SUBDIVISION TO THE WEST LINE OF PEORIA STREET;  
THENCE NORTH ALONG SAID WEST LINE OF PEORIA STREET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 72 IN BLOCK 3 IN BENEDICT'S SUBDIVISION;

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THENCE EAST ALONG SAID WESTERLY EXTENSION AND SAID NORTH LINE OF LOT 72 IN BLOCK 3 IN BENEDICT'S SUBDIVISION AND THE EASTERLY EXTENSION THEREOF TO A POINT ON THE WEST LINE OF GREEN STREET, SAID POINT BEING ALSO THE NORTHEAST CORNER OF LOT 67 IN BLOCK 3 IN BENEDICT'S SUBDIVISION;  
THENCE NORTH ALONG SAID WEST LINE OF GREEN STREET TO A POINT ON THE SOUTH LINE OF MARQUETTE ROAD, SAID POINT BEING ALSO THE NORTHEAST CORNER OF LOT 47 IN BLOCK 1 IN BENEDICT'S SUBDIVISION;  
THENCE EAST ALONG SAID SOUTH LINE OF MARQUETTE ROAD TO A POINT ON THE EAST LINE OF STATE STREET, SAID POINT BEING ALSO THE NORTHWEST CORNER OF LOT 24 IN BLOCK 3 IN N. LANCASTER'S SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 22; ^  
THENCE SOUTH ALONG SAID EAST LINE OF STATE STREET TO THE SOUTH LINE OF THE NORTH 24 FEET OF LOT 13 IN BLOCK 4 IN N. LANCASTER'S SUBDIVISION, BEING ALSO THE NORTH LINE OF 69<sup>TH</sup> STREET AS WIDENED;  
THENCE EAST ALONG SAID SOUTH LINE OF THE NORTH 24 FEET OF LOT 13 IN BLOCK 4 IN N. LANCASTER'S SUBDIVISION; AND SAID NORTH LINE OF 69<sup>TH</sup> STREET AS WIDENED TO THE EAST LINE OF THE 20 FOOT WIDE ALLEY EAST OF STATE STREET;  
THENCE SOUTH ALONG SAID 20 FOOT WIDE ALLEY EAST OF STATE STREET TO A POINT ON THE NORTH LINE OF 69<sup>TH</sup> STREET, SAID POINT BEING ALSO THE SOUTHWEST CORNER OF LOT 12 IN BLOCK 4 IN N. LANCASTER'S SUBDIVISION;  
THENCE EAST ALONG SAID NORTH LINE OF 69<sup>TH</sup> STREET TO THE INTERSECTION OF SAID NORTH LINE OF 69<sup>TH</sup> STREET WITH THE SOUTHWESTERLY LINE OF ANTHONY AVENUE AND ALSO THE NORTHWESTERLY LINE OF KEEFE AVENUE, SAID INTERSECTION BEING ALSO THE SOUTHEAST CORNER OF LOT 14 IN BLOCK 9 IN JOHNSTON & CLEMENT'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 22;  
THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF KEEFE AVENUE TO A POINT ON THE SOUTHWESTERLY LINE OF THE PENNSYLVANIA RAILROAD, SAID POINT BEING ALSO THE SOUTHEASTERLY CORNER OF BLOCK 8 IN JOHNSTON & CLEMENT'S SUBDIVISION;  
THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF THE PENNSYLVANIA RAILROAD TO A POINT ON THE EAST LINE OF STATE STREET, SAID POINT BEING ALSO THE NORTHWEST CORNER OF LOT 3 IN 64<sup>TH</sup> AND STATE STREETS SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22;  
THENCE NORTH ALONG SAID EAST LINE OF STATE STREET TO THE NORTHEASTERLY LINE OF THE NEW YORK CENTRAL RAILROAD;  
THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF THE NEW YORK CENTRAL RAILROAD TO THE NORTHWESTERLY LINE OF THE PARCEL OF LAND BEARING TAX IDENTIFICATION NUMBER 20-22-407-056;  
THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID PARCEL OF LAND BEARING TAX IDENTIFICATION NUMBER 20-22-407-056 TO THE SOUTHWESTERLY LINE THEREOF;

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THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL OF LAND BEARING TAX IDENTIFICATION NUMBER 20-22-407-056 TO THE SOUTHEASTERLY LINE THEREOF;  
THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL OF LAND BEARING TAX IDENTIFICATION NUMBER 20-22-407-056 TO SAID NORTHEASTERLY LINE OF THE NEW YORK CENTRAL RAILROAD;  
THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF THE NEW YORK CENTRAL RAILROAD TO A POINT ON THE EAST LINE OF ST. LAWRENCE AVENUE, SAID POINT BEING ALSO THE MOST SOUTHERLY SOUTHWEST CORNER OF LOT 80 IN SUPERIOR COURT PARTITION SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22; '  
THENCE NORTH ALONG SAID EAST LINE OF ST. LAWRENCE AVENUE TO THE INTERSECTION OF SAID EAST LINE OF ST. LAWRENCE AVENUE WITH THE SOUTH LINE OF 68<sup>TH</sup> STREET, SAID

INTERSECTION BEING ALSO THE NORTHWEST CORNER OF LOT 48 IN BLOCK 3 IN A.J. HAWTHE'S SOUTH PARK SUBDIVISION IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22;  
THENCE EAST ALONG SAID SOUTH LINE OF 68<sup>TM</sup> STREET TO A POINT ON THE EAST LINE OF CHAMPLAIN AVENUE, SAID POINT BEING ALSO THE NORTHWEST CORNER OF LOT 48 IN BLOCK 4 IN A.J. HAWTHE'S SOUTH PARK SUBDIVISION;  
THENCE NORTH ALONG SAID EAST LINE OF CHAMPLAIN AVENUE TO A POINT ON THE SOUTH LINE OF 67<sup>TM</sup> STREET;  
THENCE EAST ALONG SAID SOUTH LINE OF 67<sup>TM</sup> STREET TO A POINT ON THE WEST LINE OF EVANS AVENUE, SAID POINT BEING ALSO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 2 OF A.J. HAWTHE'S SOUTH PARK SUBDIVISION;  
THENCE SOUTH ALONG SAID WEST LINE OF EVANS AVENUE TO A POINT ON THE SOUTH LINE OF 68<sup>TM</sup> STREET, SAID POINT BEING ALSO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 5 IN A.J. HAWTHE'S SOUTH PARK SUBDIVISION; \*  
THENCE EAST ALONG SAID SOUTH LINE OF 68<sup>TM</sup> STREET AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF COTTAGE GROVE AVENUE;  
THENCE SOUTH ALONG SAID EAST LINE OF COTTAGE GROVE AVENUE TO THE NORTH LINE OF 71 ST STREET;  
THENCE WEST ALONG SAID NORTH LINE OF 71 ST STREET TO THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF THE 16 FOOT WIDE ALLEY SOUTHWEST OF AND ADJOINING THE SOUTHWESTERLY LINE OF THE PENNSYLVANIA RAILROAD; /  
THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF THE 16 FOOT WIDE ALLEY SOUTHWEST OF AND ADJOINING THE SOUTHWESTERLY LINE OF THE PENNSYLVANIA RAILROAD TO THE EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF LANGLEY AVENUE; - \_<sup>v</sup>  
THENCE SOUTH ALONG SAID EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF LANGLEY AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 49 IN BLOCK 3 IN W.V. JACOB'S SUBDIVISION OF BLOCK 1 IN NORTON'S SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27;

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THENCE WEST ALONG SAID EASTERLY EXTENSION AND SAID SOUTH LINE OF LOT 49 IN BLOCK 3 IN W.V. JACOB'S SUBDIVISION; TO THE EAST LINE OF LANGLEY AVENUE;  
THENCE SOUTH ALONG SAID EAST LINE OF LANGLEY AVENUE , TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 4 IN WITHERILL'S SUBDIVISION OF BLOCK 2 IN NORTON'S SUBDIVISION OF THE NORTHEAST . QUARTER OF THE NORTHEAST QUARTER OF SECTION 27;  
THENCE WEST ALONG SAID EASTERLY EXTENSION AND SAID SOUTH LINE OF LOT 4 IN WITHERILL'S SUBDIVISION TO THE EAST LINE OF THE 14 FOOT WIDE ALLEY EAST OF CHAMPLAIN AVENUE; < ;  
THENCE SOUTH ALONG SAID EAST LINE OF THE 14 FOOT WIDE ALLEY EAST OF CHAMPLAIN AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 44 IN WITHERILL'S SUBDIVISION; ^  
THENCE WEST ALONG SAID EASTERLY EXTENSION AND SAID SOUTH LINE OF LOT 44 IN WITHERILL'S SUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF CHAMPLAIN AVENUE;  
THENCE NORTH ALONG SAID WEST LINE OF CHAMPLAIN AVENUE TO THE SOUTHEAST CORNER OF LOT 51 IN WITHERILL'S SUBDIVISION;  
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 51 IN WITHERILL'S SUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF THE 14 FOOT WIDE ALLEY EAST OF ST. LAWRENCE AVENUE;  
THENCE NORTH ALONG SAID 14 FOOT WIDE ALLEY EAST OF ST. LAWRENCE AVENUE TO THE SOUTHEAST CORNER OF LOT 95 IN WITHERILL'S SUBDIVISION;  
THENCE WEST ALONG THE SOUTH LINE OF LOT 95 IN WITHERILL'S SUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF ST. LAWRENCE AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF ST. LAWRENCE AVENUE TO THE SOUTHEAST CORNER OF LOT 4 IN BLOCK 1 IN WALTER S. DRAY'S ADDITION TO PARK ' MANOR IN THE NORTHEAST QUARTER OF SECTION 27;  
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 4 IN BLOCK 1 IN WALTER S. , DRAY'S ADDITION AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF RHODES AVENUE;  
THENCE NORTH ALONG SAID WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF RHODES AVENUE TO THE NORTH LINE OF THE SOUTH 2.4 FEET OF LOT 48 IN BLOCK 1 IN WALTER S. DRAY'S ADDITION;  
THENCE WEST ALONG THE NORTH LINE OF THE SOUTH 2.4 FEET OF LOT 48 IN BLOCK 1 IN WALTER S. DRAY'S ADDITION TO THE EAST LINE OF RHODES AVENUE;  
THENCE SOUTH ALONG SAID EAST LINE OF RHODES AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 4 IN BLOCK 2 IN WALTER S. DRAY'S ADDITION;  
THENCE WEST ALONG SAID EASTERLY EXTENSION AND SAID SOUTH LINE OF LOT 4 IN BLOCK 2 IN WALTER S. DRAY'S ADDITION AND THE WESTERLY EXTENSION . THEREOF TO THE WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF EBERHART AVENUE;

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THENCE NORTH ALONG SAID WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF EBERHART AVENUE TO THE SOUTHEAST CORNER OF LOT 47 IN BLOCK 2 IN WALTER S. DRAY'S ADDITION;  
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 47 IN BLOCK 2 IN WALTER S. DRAY'S ADDITION AND THE WESTERLY EXTENSION THEREOF TO THE SOUTHEAST CORNER OF THE NORTH 49.62 FEET OF LOTS 1 THRU 5, BOTH INCLUSIVE, OF AUSTRIAN'S SUBDIVISION OF LOTS 45 TO 48 OF BLOCK 3 IN WALTER S. DRAY'S ADDITION;  
THENCE WEST ALONG THE SOUTH LINE OF SAID NORTH 49.62 FEET OF LOTS 1 THRU 5, BOTH INCLUSIVE, OF AUSTRIAN'S SUBDIVISION TO THE EAST LINE OF VERNON AVENUE; ^  
THENCE SOUTH ALONG SAID EAST LINE OF VERNON AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH HALF OF LOT 5 IN BLOCK 4 IN WALTER S. DRAY'S ADDITION;  
THENCE WEST ALONG SAID EASTERLY EXTENSION AND SAID SOUTH LINE OF THE NORTH HALF OF LOT 5 IN BLOCK 4 IN WALTER S. DRAY'S ADDITION AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF SOUTH PARK AVENUE;  
THENCE NORTH ALONG SAID WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF SOUTH PARK AVENUE TO THE SOUTHEAST CORNER OF LOT 45 IN BLOCK 4 IN WALTER S. DRAY'S ADDITION;  
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 45 IN BLOCK 4 IN WALTER S. DRAY'S ADDITION AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SOUTH PARK AVENUE; ' - , •  
THENCE SOUTH ALONG SAID WEST LINE OF SOUTH PARK AVENUE TO THE SOUTH LINE OF THE NORTH 5 FEET OF LOT 2 IN BLOCK 1 IN PRESCOTT'S SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 27;  
THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 5 FEET OF LOT 2 IN BLOCK 1 IN PRESCOTT'S SUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF THE 20 FOOT WIDE ALLEY EAST OF CALUMET AVENUE;  
THENCE NORTH ALONG SAID WEST LINE OF THE 20 FOOT WIDE ALLEY EAST OF CALUMET AVENUE TO THE SOUTH LINE OF THE NORTH 54.82 FEET OF LOT 12 IN BLOCK 1 IN PRESCOTT'S SUBDIVISION;  
THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 54.82 FEET OF LOT 12 IN BLOCK 1 IN PRESCOTT'S SUBDIVISION TO THE EAST LINE OF CALUMET AVENUE;  
THENCE SOUTH ALONG SAID EAST LINE OF CALUMET AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 23 FEET OF LOT 6 IN BLOCK 2 IN PRESCOTT'S SUBDIVISION;  
THENCE WEST ALONG SAID EASTERLY EXTENSION AND SAID SOUTH LINE OF THE NORTH 23 FEET OF LOT 6 IN BLOCK 2 IN PRESCOTT'S SUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF THE 20 FOOT WIDE ALLEY EAST OF PRAIRIE AVENUE;



THENCE NORTH ALONG SAID WEST LINE OF THE 20 FOOT WIDE ALLEY EAST OF PRAIRIE AVENUE TO THE SOUTH LINE OF THE NORTH 69.33 FEET OF LOT 12 IN BLOCK 2 IN PRESCOTT'S SUBDIVISION;  
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THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 69.33 FEET OF LOT 12 IN BLOCK 2 IN PRESCOTT'S SUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF PRAIRIE AVENUE;  
THENCE NORTH ALONG SAID WEST LINE OF PRAIRIE AVENUE TO THE SOUTHEAST CORNER OF LOT 2 IN THE SUBDIVISION OF LOT 1 EXCEPT THE WEST 50 FEET THEREOF IN BLOCK 3 IN PRESCOTT'S SUBDIVISION;  
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2 IN THE SUBDIVISION OF LOT 1 TO THE SOUTHWEST CORNER OF SAID LOT 2;  
THENCE SOUTH ALONG THE WEST LINE OF LOTS 3 AND 4 IN THE SUBDIVISION OF LOT 1 TO THE SOUTHWEST CORNER OF SAID LOT 4 IN THE SUBDIVISION OF LOT 1, BEING ALSO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN BLOCK 3 IN PRESCOTT'S SUBDIVISION;  
THENCE WEST ALONG SAID EASTERLY EXTENSION AND SAID SOUTH LINE OF LOT 1 IN BLOCK 3 IN PRESCOTT'S SUBDIVISION; TO THE SOUTHEAST CORNER OF LOT 12 IN BLOCK 3 IN PRESCOTT'S SUBDIVISION;  
*THENCE WEST ALONG SAID SOUTH LINE OF LOT 12 IN BLOCK 3 IN PRESCOTT'S SUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF INDIANA AVENUE; t . J*  
THENCE NORTH ALONG SAID WEST LINE OF INDIANA AVENUE TO THE SOUTH LINE OF THE NORTH 94.9 FEET OF LOTS 1 THRU 4, BOTH INCLUSIVE, IN BLOCK 1 IN D.B. SCULLY'S SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECITON 27;  
THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 94.9 FEET OF LOTS 1 THRU 4, BOTH INCLUSIVE, IN BLOCK 1 IN D.B. SCULLY'S SUBDIVISION TO THE WEST LINE OF THE EAST 50 FEET OF LOTS 1 THRU 4, BOTH INCLUSIVE, IN BLOCK 1 IN D.B. SCULLY'S SUBDIVISION;  
THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 50 FEET OF LOTS 1 THRU 4, BOTH INCLUSIVE, IN BLOCK 1 IN D.B. SCULLY'S SUBDIVISION TO THE SOUTH LINE OF SAID LOT 4 IN BLOCK 1 IN D.B. SCULLY'S SUBDIVISION;  
THENCE WEST ALONG SAID SOUTH LINE OF SAID LOT 4 IN BLOCK 1 IN D.B. SCULLY'S SUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF THE 20 FOOT WIDE ALLEY EAST OF MICHIGAN AVENUE;  
THENCE NORTH ALONG SAID WEST LINE OF THE 20 FOOT WIDE ALLEY EAST OF MICHIGAN AVENUE TO THE SOUTHEAST CORNER OF LOT 4 IN THE SUBDIVISION OF LOTS 45, 46, 47 & 48 IN BLOCK 1 IN D.B. SCULLY'S SUBDIVISION;  
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 4 IN THE SUBDIVISION OF LOTS 45, 46, 47 & 48 IN BLOCK 1 IN D.B. SCULLY'S SUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF THE 16 FOOT WIDE ALLEY WEST OF SAID LOT 4 IN THE SUBDIVISION OF LOTS 45, 46, 47 & 48 IN BLOCK 1 IN D.B. SCULLY'S SUBDIVISION;  
THENCE NORTH ALONG SAID WEST LINE OF OF THE 16 FOOT WIDE ALLEY WEST OF SAID LOT 4 IN THE SUBDIVISION OF LOTS 45, 46, 47 & 48 IN BLOCK 1 IN D.B. SCULLY'S SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 1 IN THE SUBDIVISION OF LOTS 45, 46, 47 & 48 IN BLOCK 1 IN D.B. SCULLY'S SUBDIVISION;

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THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 IN THE SUBDIVISION OF LOTS 45, 46, 47 & 48 IN BLOCK 1 IN D.B. SCULLY'S SUBDIVISION TO THE EAST LINE OF MICHIGAN AVENUE;  
THENCE SOUTH ALONG SAID EAST LINE OF MICHIGAN AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 8.34 FEET OF LOT 6 IN BLOCK 2 IN D.B. SCULLY'S SUBDIVISION;  
THENCE WEST ALONG SAID EASTERLY EXTENSION AND SAID SOUTH LINE OF THE NORTH 8.34 FEET OF LOT 6 IN BLOCK 2 IN D.B. SCULLY'S SUBDIVISION TO THE WEST LINE OF THE 20 FOOT WIDE ALLEY EAST OF WABASH AVENUE;  
THENCE NORTH ALONG SAID 20 FOOT WIDE ALLEY EAST OF WABASH AVENUE TO THE SOUTHEAST CORNER OF LOT 44 IN BLOCK 2 IN D.B. SCULLY'S SUBDIVISION;  
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 44 IN BLOCK 2 IN D.B. SCULLY'S SUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE EAST LINE OF THE 20 FOOT WIDE ALLEY EAST OF STATE STREET, SAID POINT BEING ALSO THE SOUTHWEST CORNER OF LOT 5 IN BLOCK 3 IN D.B. SCULLY'S SUBDIVISION;  
THENCE SOUTH ALONG SAID EAST LINE OF THE 20 FOOT WIDE ALLEY EAST OF STATE STREET TO

THE NORTHWEST CORNER OF LOT 13 IN BLOCK 4 IN D.B. SCULLY'S SUBDIVISION;  
THENCE EAST ALONG THE NORTH LINE OF SAID LOT 13 IN BLOCK 4 IN D.B. SCULLY'S SUBDIVISION  
AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF WABASH AVENUE;  
THENCE SOUTH ALONG SAID EAST LINE OF WABASH AVENUE TO THE SOUTH LINE OF 73<sup>rd</sup> STREET;  
THENCE WEST ALONG SAID SOUTH LINE OF 73<sup>rd</sup> STREET TO THE EAST LINE OF THE 20 FOOT WIDE  
ALLEY EAST OF STATE STREET;  
THENCE SOUTH ALONG SAID 20 FOOT WIDE ALLEY EAST OF STATE STREET TO THE SOUTHWEST  
CORNER OF LOT 5 IN BLOCK 4 IN HERMAN'S SUBDIVISION;  
THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 5 IN HERMAN'S SUBDIVISION AND THE  
EASTERLY EXTENSION THEREOF TO THE NORTHWEST CORNER OF LOT 6 IN BLOCK 6 IN HERMAN'S  
SUBDIVISION;  
THENCE EAST ALONG THE NORTH LINE OF SAID LOT 6 IN BLOCK 6 IN HERMAN'S SUBDIVISION AND  
THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF INDIANA AVENUE;  
THENCE NORTH ALONG SAID EAST LINE OF INDIANA AVENUE TO THE NORTH LINE OF THE 16 FOOT  
WIDE ALLEY NORTH OF 75<sup>th</sup> STREET;  
THENCE EAST ALONG SAID NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 75<sup>th</sup> STREET AND  
THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF CALUMET AVENUE;  
THENCE SOUTH ALONG SAID EAST LINE OF CALUMET AVENUE TO THE NORTHWEST CORNER OF  
LOT 7 IN BLOCK 12 IN PRESCOTT'S SUBDIVISION;  
THENCE EAST ALONG THE NORTH LINE OF SAID LOT 7 IN BLOCK 12 IN PRESCOTT'S SUBDIVISION  
AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF SOUTH PARK AVENUE;

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THENCE NORTH ALONG SAID EAST LINE OF SOUTH PARK AVENUE TO THE NORTH LINE OF THE 16  
FOOT WIDE ALLEY NORTH OF 75<sup>th</sup> STREET;  
THENCE EAST ALONG SAID NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 75<sup>th</sup> STREET AND  
THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF RHODES AVENUE;  
THENCE NORTH ALONG SAID WEST LINE OF RHODES AVENUE TO THE WESTERLY EXTENSION OF  
THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 75<sup>th</sup> STREET IN BLOCK 4 IN WILLIAM  
FLEMING'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF  
SECTION 27;  
THENCE EAST ALONG SAID NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 75<sup>th</sup> STREET IN  
BLOCK 4 IN WILLIAM FLEMING'S SUBDIVISION AND THE EASTERLY EXTENSION THEREOF TO THE  
EAST LINE OF ST. LAWRENCE AVENUE;  
THENCE SOUTH ALONG SAID EAST LINE OF ST. LAWRENCE AVENUE TO THE NORTH LINE OF THE 14  
FOOT WIDE ALLEY NORTH OF 75<sup>th</sup> STREET IN PEIRCE & NORTON'S SUBDIVISION OF THE  
SOUTHWEST QUARTER OF BLOCK 3 IN BROOKLINE SUBDIVISION BY CHAS. A. NORTON OF THE  
SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27;

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THENCE EAST ALONG SAID NORTH LINE OF THE 14 FOOT WIDE ALLEY NORTH OF 75<sup>th</sup> STREET AND  
THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF CHAMPLAIN AVENUE;  
THENCE SOUTH ALONG SAID EAST LINE OF CHAMPLAIN AVENUE TO THE NORTHWEST CORNER OF  
LOT 15 IN CORNELL, NORTON & SIMONS SUBDIVISION OF BLOCK 3 IN BROOKLINE SUBDIVISION;  
THENCE EAST ALONG THE NORTH LINE OF SAID LOT 15 IN CORNELL, NORTON & SIMONS  
SUBDIVISION AND THE EASTERLY EXTENSION THEREOF TO A POINT ON THE WEST LINE OF  
LANGLEY AVENUE, SAID POINT BEING ALSO THE NORTHEAST CORNER OF LOT 10 IN CORNELL,  
NORTON & SIMONS SUBDIVISION;  
THENCE NORTH ALONG SAID WEST LINE OF LANGLEY AVENUE TO THE WESTERLY EXTENSION OF  
THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 75<sup>th</sup> STREET IN ASHFORD'S SUBDIVISION  
OF THE SOUTH HALF OF BLOCK 4 IN BROOKLINE SUBDIVISION;  
THENCE EAST ALONG SAID WESTERLY EXTENSION AND SAID NORTH LINE OF THE 16 FOOT WIDE  
ALLEY NORTH OF 75<sup>th</sup> STREET AND THE WEST LINE OF THE 16 FOOT WIDE ALLEY WEST OF

COTTAGE GROVE AVENUE, SAID POINT BEING ALSO THE SOUTHEAST CORNER OF LOT 18 IN ASHFORD'S SUBDIVISION OF THE SOUTH HALF OF BLOCK 4 IN BROOKLINE SUBDIVISION; THENCE SOUTH ALONG SAID WEST LINE OF THE 16 FOOT WIDE ALLEY WEST OF COTTAGE GROVE AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 75<sup>TH</sup> STREET IN WAKEFORD 4<sup>TH</sup> ADDITION, BEING A SUBDIVISION OF BLOCK 2 IN WAKEMAN'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 27; THENCE WEST ALONG SAID EASTERLY EXTENSION AND SAID SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 75<sup>TH</sup> STREET AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST LINE OF LANGLEY AVENUE, SAID POINT BEING ALSO THE NORTHEAST CORNER OF LOT 1 IN THE SUBDIVISION OF THE SOUTH HALF

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OF THE WEST HALF OF WAKEMAN'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 27; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN THE SUBDIVISION OF THE SOUTH HALF OF THE WEST HALF OF WAKEMAN'S SUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 75<sup>TH</sup> STREET, SAID POINT BEING ALSO THE NORTHEAST CORNER OF THE LOT 6 IN WAKEFORD 17<sup>TH</sup> ADDITION BEING A SUBDIVISION OF BLOCK 3 IN WAKEMAN'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 27; THENCE WEST ALONG SAID SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 75<sup>TH</sup> STREET AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SOUTH PARK AVENUE; ^ THENCE SOUTH ALONG SAID WEST LINE OF SOUTH PARK AVENUE TO THE SOUTH LINE OF THE 15.5 FOOT WIDE ALLEY SOUTH OF 75TH STREET; THENCE WEST ALONG SAID SOUTH LINE OF THE 15.5 FOOT WIDE ALLEY SOUTH OF 75TH STREET AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF CALUMET AVENUE; THENCE NORTH ALONG SAID WEST LINE OF CALUMET AVENUE TO THE SOUTH LINE OF LOT 1 IN BLOCK 2 IN PITNER'S SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 27; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 IN BLOCK 2 IN PITNER'S SUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE EAST LINE OF INDIANA AVENUE, SAID POINT BEING ALSO THE SOUTHWEST CORNER OF LOT 12 IN BLOCK 3 IN PITNER'S SUBDIVISION; THENCE SOUTH ALONG SAID EAST LINE OF INDIANA AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 75<sup>TH</sup> STREET IN THORNTON & CHANCELLOR'S SUBDIVISION OF BLOCK 4 IN PITNER'S SUBDIVISION; THENCE WEST ALONG SAID EASTERLY EXTENSION AND SAID SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 75<sup>TH</sup> STREET AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF MICHIGAN AVENUE; THENCE NORTH ALONG SAID WEST LINE OF MICHIGAN AVENUE TO THE SOUTH LINE OF LOT 1 IN BLOCK 5 IN PITNER'S SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 IN BLOCK 5 IN PITNER'S SUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO A POINT IN THE EAST LINE OF WABASH AVENUE, SAID POINT BEING ALSO THE SOUTHWEST CORNER OF LOT 12 IN BLOCK 5 IN PITNER'S SUBDIVISION; THENCE NORTH ALONG SAID EAST LINE OF WABASH AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 78.4 FEET OF LOT 1 IN BLOCK 6 IN PITNER'S SUBDIVISION; THENCE WEST ALONG SAID EASTERLY EXTENSION AND SAID SOUTH LINE OF THE NORTH 78.4 FEET OF LOT 1 IN BLOCK 6 IN PITNER'S SUBDIVISION TO THE EAST LINE OF THE 20 FOOT WIDE ALLEY EAST OF STATE STREET; THENCE SOUTH ALONG SAID EAST LINE OF THE 20 FOOT WIDE ALLEY EAST OF STATE STREET TO THE SOUTH LINE OF LOT 5 IN BLOCK 19 IN PITNER'S SUBDIVISION;

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THENCE EAST ALONG SAID SOUTH LINE OF LOT 5 IN BLOCK 19 IN PITNER'S SUBDIVISION AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF WABASH AVENUE; THENCE NORTH ALONG SAID EAST LINE OF WABASH AVENUE TO THE NORTHWEST CORNER OF LOT 8 IN BLOCK 20 IN PITNER'S SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF LOT 8 IN BLOCK 20 IN PITNER'S SUBDIVISION AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF THE 20 FOOT WIDE ALLEY WEST OF

MICHIGAN AVENUE;  
THENCE SOUTH ALONG SAID EAST LINE OF THE 20 FOOT WIDE ALLEY WEST OF MICHIGAN AVENUE TO THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 79<sup>TH</sup> STREET;  
THENCE EAST ALONG SAID NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 79<sup>TH</sup> STREET AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF MICHIGAN AVENUE;  
THENCE SOUTH ALONG SAID EAST LINE OF MICHIGAN AVENUE TO THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 79<sup>TH</sup> STREET;  
THENCE EAST ALONG SAID NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 79<sup>TH</sup> STREET AND THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF INDIANA AVENUE;  
THENCE NORTH ALONG SAID WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF INDIANA AVENUE TO THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 79<sup>TH</sup> STREET;  
THENCE EAST ALONG SAID NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 79<sup>TH</sup> STREET TO THE EAST LINE OF THE 16 FOOT WIDE ALLEY WEST OF PRAIRIE AVENUE;  
THENCE SOUTH ALONG SAID EAST LINE OF THE 16 FOOT WIDE ALLEY WEST OF PRAIRIE AVENUE TO THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 79<sup>TH</sup> STREET;  
THENCE EAST ALONG SAID NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 79<sup>TH</sup> STREET TO THE WEST LINE OF PRAIRIE AVENUE;  
THENCE NORTH ALONG SAID WEST LINE OF PRAIRIE AVENUE AND THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF 78<sup>TH</sup> STREET;

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THENCE EAST ALONG SAID NORTH LINE OF 78<sup>TH</sup> STREET TO THE EAST LINE OF CALUMET AVENUE;  
THENCE SOUTH ALONG SAID EAST LINE OF CALUMET AVENUE TO THE NORTH LINE OF LOT 7 IN BLOCK 24 IN PITNER'S SUBDIVISION;  
THENCE EAST ALONG SAID NORTH LINE OF LOT 7 IN BLOCK 24 IN PITNER'S SUBDIVISION TO THE WEST LINE OF THE 20 FOOT WIDE ALLEY WEST OF SOUTH PARK AVENUE;  
THENCE NORTH ALONG SAID WEST LINE OF THE 20 FOOT WIDE ALLEY WEST OF SOUTH PARK AVENUE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 20 FEET OF LOT 5 IN BLOCK 24 IN PITNER'S SUBDIVISION;

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THENCE EAST ALONG SAID WESTERLY EXTENSION AND SAID NORTH LINE OF THE SOUTH 20 FEET OF LOT 5 IN BLOCK 24 IN PITNER'S SUBDIVISION TO THE WEST LINE OF SOUTH PARK AVENUE;  
THENCE SOUTH ALONG SAID WEST LINE OF SOUTH PARK AVENUE TO THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 79<sup>TH</sup> STREET;  
THENCE WEST ALONG SAID SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 79<sup>TH</sup> STREET TO THE EAST LINE OF CALUMET AVENUE;  
THENCE SOUTH ALONG SAID EAST LINE OF CALUMET AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 79<sup>TH</sup> STREET;  
THENCE WEST ALONG SAID EASTERLY EXTENSION AND SAID SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 79<sup>TH</sup> STREET TO THE EAST LINE OF PRAIRIE AVENUE;  
THENCE NORTH ALONG SAID EAST LINE OF PRAIRIE AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 79<sup>TH</sup> STREET;  
THENCE WEST ALONG SAID SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 79<sup>TH</sup> STREET TO THE EAST LINE OF THE 18 FOOT WIDE ALLEY EAST OF INDIANA AVENUE;  
THENCE SOUTH ALONG SAID EAST LINE OF THE 18 FOOT WIDE ALLEY EAST OF INDIANA AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 79<sup>TH</sup> STREET;  
THENCE WEST ALONG SAID SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 79<sup>TH</sup> STREET TO THE EAST LINE OF MICHIGAN AVENUE;  
THENCE SOUTH ALONG SAID EAST LINE OF MICHIGAN AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 79<sup>TH</sup> STREET;  
THENCE WEST ALONG SAID EASTERLY EXTENSION AND SAID SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 79<sup>TH</sup> STREET AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF THE 20 FOOT WIDE ALLEY EAST OF STATE STREET;

THENCE SOUTH ALONG SAID WEST LINE OF THE 20 FOOT WIDE ALLEY EAST OF STATE STREET TO THE SOUTH LINE OF THE NORTH 9 FEET OF LOT 45 IN BLOCK 6 IN CRAMER'S SUBDIVISION;  
THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 9 FEET OF LOT 45 IN BLOCK 6 IN CRAMER'S SUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF STATE STREET; <' . ■  
THENCE NORTH ALONG SAID WEST LINE OF STATE STREET TO A POINT ON THE SOUTH LINE OF 79<sup>TM</sup> STREET, SAID POINT BEING ALSO THE NORTHEAST CORNER OF LOT 34 IN THOMAS J. MCNALLY'S ADDITION IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33;  
THENCE WEST ALONG SAID SOUTH LINE OF 79<sup>TM</sup> STREET TO THE EAST LINE OF LAFAYETTE AVENUE;

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THENCE NORTH ALONG THE NORTHERLY EXTENSION OF SAID EAST LINE OF LAFAYETTE AVENUE TO THE NORTH LINE OF 79<sup>TM</sup> STREET;  
THENCE WEST ALONG SAID NORTH LINE OF 79<sup>TM</sup> STREET TO THE WEST LINE OF LOT 29 IN BLOCK 4 IN CARELIN'S SUBDIVISION IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28;  
THENCE NORTH ALONG SAID WEST LINE OF LOT 29 IN BLOCK 4 IN CARELIN'S SUBDIVISION TO THE NORTH LINE OF 79<sup>TM</sup> STREET;  
THENCE SOUTHWESTERLY ALONG SAID NORTH LINE OF 79<sup>TM</sup> STREET TO THE EAST LINE OF LOT 22 IN BLOCK 4 IN CARELIN'S SUBDIVISION;  
THENCE SOUTH ALONG SAID EAST LINE OF LOT 22 IN BLOCK 4 IN CARELIN'S SUBDIVISION TO THE NORTH LINE OF 79<sup>TM</sup> STREET;  
THENCE WEST ALONG SAID NORTH LINE OF 79<sup>TM</sup> STREET TO THE EAST LINE OF PERRY AVENUE;  
THENCE NORTH ALONG SAID EAST LINE OF PERRY AVENUE AND THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF 77<sup>TM</sup> STREET;  
THENCE WEST ALONG SAID NORTH LINE OF 77<sup>TM</sup> STREET TO THE EAST LINE OF PERRY AVENUE;  
THENCE NORTH ALONG SAID EAST LINE OF PERRY AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 22 IN BLOCK 10 IN BANKER'S RESUBDIVISION OF BLOCKS 3 AND 10 OF STEWART'S SUBDIVISION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28;  
THENCE WEST ALONG SAID SOUTH LINE OF LOT 22 IN BLOCK 10 IN BANKER'S RESUBDIVISION TO THE EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF WENTWORTH AVENUE;  
THENCE NORTH ALONG SAID EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF WENTWORTH AVENUE TO THE NORTH LINE OF THE 20 FOOT WIDE ALLEY NORTH OF 77<sup>TM</sup> STREET, BEING ALSO THE SOUTH LINE OF LOT 18 IN BLOCK 10 IN BANKER'S RESUBDIVISION;  
THENCE WEST ALONG SAID NORTH LINE OF THE 20 FOOT WIDE ALLEY NORTH OF 77<sup>TM</sup> STREET TO THE EAST LINE OF THE 20 FOOT WIDE ALLEY EAST OF WENTWORTH AVENUE;  
THENCE NORTH ALONG SAID EAST LINE OF THE 20 FOOT WIDE ALLEY EAST OF WENTWORTH AVENUE TO THE NORTH LINE OF THE 20 FOOT WIDE ALLEY SOUTH OF 76<sup>TM</sup> STREET, BEING ALSO THE SOUTH LINE OF LOT 54 IN BLOCK 10 IN BANKER'S RESUBDIVISION;  
THENCE WEST ALONG SAID NORTH LINE OF THE 20 FOOT WIDE ALLEY SOUTH OF 76<sup>TM</sup> STREET TO THE EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF WENTWORTH AVENUE, BEING ALSO THE WEST LINE OF LOT 53 IN BLOCK 10 IN BANKER'S RESUBDIVISION;  
THENCE NORTH ALONG SAID EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF WENTWORTH AVENUE AND THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF 76<sup>TM</sup> STREET, BEING ALSO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 22 IN BLOCK 3 IN BANKER'S RESUBDIVISION;

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THENCE WEST ALONG SAID NORTH LINE OF 76<sup>TM</sup> STREET TO THE EAST LINE OF YALE AVENUE;  
THENCE NORTH ALONG SAID EAST LINE OF YALE AVENUE AND THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF 75<sup>TM</sup> STREET;  
THENCE WEST ALONG SAID NORTH LINE OF 75<sup>TM</sup> STREET TO THE WEST LINE OF HARVARD AVENUE;  
THENCE SOUTH ALONG SAID WEST LINE OF HARVARD AVENUE TO THE SOUTH LINE OF THE NORTH

HALF OF LOT 2 IN BLOCK 6 IN SEWART'S SUBDIVISION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28;  
THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH HALF OF LOT 2 IN BLOCK 6 IN SEWART'S SUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF STEWART AVENUE;  
THENCE NORTH ALONG SAID WEST LINE OF STEWART AVENUE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 1 IN COUNTY CLERK'S DIVISION OF THE SOUTH 10 ACRES OF THE NORTHEAST QUARTER OF SECTION 28;  
THENCE EAST ALONG SAID WESTERLY EXTENSION AND SAID NORTH LINE OF LOT 1 IN COUNTY CLERK'S DIVISION AND THE NORTH LINE OF LOTS IN COUNTY CLERK'S DIVISION, TO THE SOUTHWEST CORNER OF LOT 54 IN REYEL'S ADDITION TO AUBURN PARK SUBDIVISION OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 28;  
THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF LOTS IN SAID REYEL'S ADDITION TO AUBURN PARK SUBDIVISION TO THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 75<sup>TM</sup> STREET;  
THENCE WEST ALONG SAID SOUTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 75<sup>TM</sup> STREET TO THE WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF PRINCETON AVENUE;  
THENCE NORTH ALONG SAID WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF PRINCETON AVENUE TO THE NORTH LINE OF 74<sup>TM</sup> STREET;  
THENCE EAST ALONG SAID NORTH LINE OF 74<sup>TM</sup> STREET TO THE WEST LINE OF YALE AVENUE;  
THENCE NORTH ALONG SAID WEST LINE OF YALE AVENUE TO THE NORTH LINE OF 73<sup>rd</sup> STREET;  
THENCE EAST ALONG SAID NORTH LINE OF 73<sup>rd</sup> STREET TO THE WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF YALE AVENUE;  
THENCE NORTH ALONG SAID WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF YALE AVENUE TO THE SOUTH LINE OF 72<sup>ND</sup> STREET;  
THENCE WEST ALONG SAID SOUTH LINE OF 72<sup>nd</sup> STREET TO THE EASTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILROAD;  
THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILROAD TO THE NORTH LINE OF 71<sup>st</sup> STREET;  
THENCE WEST ALONG SAID NORTH LINE OF 71<sup>st</sup> STREET TO THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILROAD;

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THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILROAD TO THE SOUTH LINE OF 72<sup>nd</sup> STREET;  
THENCE WEST ALONG SAID SOUTH LINE OF 72<sup>nd</sup> STREET TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 28;  
THENCE NORTH ALONG SAID EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 28 TO THE CENTERLINE OF 71<sup>st</sup> STREET, BEING ALSO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 28;  
THENCE WEST ALONG SAID CENTERLINE OF 71<sup>st</sup> STREET TO THE NORTHERLY EXTENSION OF A LINE 33 FEET WEST FROM AND PARALLEL WITH SAID EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 28;  
THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND SAID LINE 33 FEET WEST FROM AND PARALLEL WITH SAID EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 28 TO THE SOUTH LINE OF 72<sup>nd</sup> STREET;  
*THENCE WEST ALONG SAID SOUTH LINE OF 72<sup>nd</sup> STREET TO THE EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF HALSTED STREET; <sup>s</sup>*  
THENCE SOUTH ALONG SAID EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF HALSTED STREET AND THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF 73<sup>rd</sup> STREET;  
THENCE WEST ALONG SAID SOUTH LINE OF 73<sup>rd</sup> STREET TO THE EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF HALSTED STREET;

THENCE SOUTH ALONG SAID EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF HALSTED STREET TO THE SOUTHWEST CORNER OF LOT 8 IN BLOCK 6 IN B.W. WOOD'S NORMAL PARK SUBDIVISION IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28;  
THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 8 IN BLOCK 6 IN B.W. WOOD'S NORMAL PARK SUBDIVISION TO THE NORTHWEST CORNER OF LOT 9 IN BLOCK 6 IN B.W. WOOD'S NORMAL PARK SUBDIVISION;  
THENCE SOUTH ALONG THE WEST LINE OF LOT 9 IN BLOCK 6 IN B.W. WOOD'S NORMAL PARK SUBDIVISION TO THE SOUTHWEST CORNER OF SAID LOT 9;  
THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 9 IN BLOCK 6 IN B.W. WOOD'S NORMAL PARK SUBDIVISION AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF EMERALD AVENUE;  
THENCE SOUTH ALONG SAID EAST LINE OF EMERALD AVENUE TO THE SOUTH LINE OF BLOCK 7 IN B.W. WOOD'S NORMAL PARK SUBDIVISION;  
THENCE EAST ALONG SAID SOUTH LINE OF BLOCK 7 IN B.W. WOOD'S NORMAL PARK SUBDIVISION AND THE EASTERLY EXTENSION THEREOF TO THE SOUTHWEST CORNER OF LOT 11 BLOCK 8 IN B.W. WOOD'S NORMAL PARK SUBDIVISION, BEING ALSO THE NORTHERLY LINE OF THE BELT RAILROAD AND THE NORTHEASTERLY LINE OF THE PARCEL OF LAND BEARING TAX IDENTIFICATION NUMBER 20-28-501-001;  
THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF THE PARCEL OF LAND BEARING TAX IDENTIFICATION NUMBER 20-28-501-001 TO THE SOUTHEASTERLY LINE THEREOF;  
THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE OF THE PARCEL OF LAND BEARING TAX IDENTIFICATION NUMBER 20-28-501-001 TO THE SOUTH LINE OF

*Legal Description for 67th and Wentworth TIF*

*Page 15*

THE BELT RAILROAD, BEING ALSO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 28;  
THENCE WEST ALONG SAID SOUTH LINE OF THE BELT RAILROAD, BEING ALSO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 28, TO THE WEST LINE OF NORTHWEST QUARTER OF SECTION 28;  
THENCE NORTH ALONG SAID WEST LINE OF NORTHWEST QUARTER OF SECTION 28 TO THE SOUTH LINE OF 75<sup>TH</sup> STREET;  
THE WEST ALONG SAID SOUTH LINE OF 75<sup>TH</sup> STREET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF GREEN STREET;  
THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND SAID WEST LINE OF GREEN STREET TO THE NORTH LINE OF 74<sup>TH</sup> STREET;  
THENCE EAST ALONG SAID NORTH LINE OF 74<sup>TH</sup> STREET TO THE WEST LINE OF THE 16 FOOT WIDE ALLEY WEST OF HALSTED STREET;  
THENCE NORTH ALONG SAID WEST LINE OF THE 16 FOOT WIDE ALLEY WEST OF HALSTED STREET TO THE SOUTH LINE OF 72<sup>ND</sup> STREET;  
THENCE WEST ALONG SAID SOUTH LINE OF 72<sup>ND</sup> STREET TO THE WEST LINE OF GREEN STREET;  
THENCE NORTH ALONG SAID WEST LINE OF GREEN STREET TO THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 69<sup>TH</sup> STREET;  
THENCE WEST ALONG SAID SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 69<sup>TH</sup> STREET AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF CARPENTER STREET;  
THENCE NORTH ALONG SAID WEST LINE OF CARPENTER STREET TO THE SOUTH LINE OF LOT 4 IN BLOCK 10 IN LEE'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 20;  
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 4 IN BLOCK 10 IN LEE'S SUBDIVISION TO THE EAST LINE OF THE 16 FOOT WIDE ALLEY WEST OF CARPENTER STREET;  
THENCE SOUTH ALONG SAID EAST LINE OF THE 16 FOOT WIDE ALLEY WEST OF CARPENTER STREET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 43 IN BLOCK 10 IN LEE'S SUBDIVISION;  
THENCE WEST ALONG SAID EASTERLY EXTENSION AND SAID SOUTH LINE OF LOT 43 IN BLOCK 10

IN LEE'S SUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF ABERDEEN STREET;  
THENCE NORTH ALONG SAID WEST LINE OF ABERDEEN STREET TO THE SOUTH LINE LOT 3 IN BLOCK 11 IN LEE'S SUBDIVISION;  
THENCE WEST ALONG SAID SOUTH LINE LOT 3 IN BLOCK 11 IN LEE'S SUBDIVISION TO THE EAST LINE OF THE 16 FOOT WIDE ALLEY WEST OF ABERDEEN STREET;  
THENCE SOUTH ALONG SAID EAST LINE OF THE 16 FOOT WIDE ALLEY WEST OF ABERDEEN STREET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 45 IN BLOCK 11 IN LEE'S SUBDIVISION;

*Legal Description for 67th and Wentworth TIF*

Page 16

THENCE WEST ALONG SAID EASTERLY EXTENSION AND SAID SOUTH LINE OF LOT 45 IN BLOCK 11 IN LEE'S SUBDIVISION TO THE EAST LINE OF MAY STREET;  
THENCE SOUTH ALONG SAID EAST LINE OF MAY STREET TO EASTERLY EXTENSION OF THE SOUTH LINE OF LOT SIN BLOCK 12 IN LEE'S SUBDIVISION;  
THENCE WEST ALONG SAID EASTERLY EXTENSION AND SAID SOUTH LINE OF LOT 5 IN BLOCK 12 IN LEE'S SUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE EAST LINE OF RACINE AVENUE, SAID POINT BEING ALSO THE SOUTHWEST CORNER OF LOT 44 IN BLOCK 12 IN LEE'S SUBDIVISION;  
THENCE SOUTH ALONG SAID EAST LINE OF RACINE AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 562 IN WEDDELL & COX'S ADDITION TO ENGLEWOOD;  
THENCE WEST ALONG SAID EASTERLY EXTENSION AND SAID SOUTH LINE OF LOT 562 IN WEDDELL & COX'S ADDITION TO ENGLEWOOD AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF THE 16 FOOT WIDE ALLEY WEST OF RACINE AVENUE;  
THENCE NORTH ALONG SAID WEST LINE OF THE 16 FOOT WIDE ALLEY WEST OF RACINE AVENUE TO THE NORTH LINE OF LOT 526 IN WEDDELL & COX'S ADDITION TO ENGLEWOOD;  
THENCE WEST ALONG SAID NORTH LINE OF LOT 526 IN WEDDELL & COX'S ADDITION TO ENGLEWOOD AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST LINE OF LOOMIS STREET, SAID POINT BEING ALSO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 1 IN MARSTON & AUGUR'S SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20;  
THENCE SOUTH ALONG SAID WEST LINE OF LOOMIS STREET TO THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 69<sup>TH</sup> STREET;  
THENCE WEST ALONG SAID SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 69<sup>TH</sup> STREET TO THE EAST LINE OF JUSTINE STREET;  
THENCE NORTH ALONG SAID EAST LINE OF JUSTINE STREET TO THE NORTH LINE OF 69<sup>TH</sup> STREET;  
THENCE WEST ALONG SAID NORTH LINE OF 69<sup>TH</sup> STREET TO THE POINT OF BEGINNING ON WEST LINE OF LOT 252 ENGLEWOOD ON THE HILL IN THE SOUTHWEST QUARTER OF SECTION 20;  
ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

*Legal Description for 67th and Wentworth TIF*

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## EXHIBIT II:

### 2009 Equalized Assessed Valuation by Tax Parcel

67th/Wentworth TIF Redevelopment Project Area-2009 EAV per parcel

| PIN | 2009 EAV | PIN | 2009 EAV | PIN | 2009 EAV |
|-----|----------|-----|----------|-----|----------|
|-----|----------|-----|----------|-----|----------|





33,854 0  
48,877 32,215 27,672  
.0  
20,052 0 0 0  
38,460 104,160 38,564 10,026 0  
154,152 0  
355,778 0 0 0 0  
16,793 8,425 33,586 50,380 0 0  
31,500 39,373 5,601 7,050 0  
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7,050 100,267 0 0 0 0 0 0 0 0 0 0 0 0 0 0' 0 0  
40,809 0  
14,849 71,554 62,269 40,436 71,540 64,345 62,606 2,833 74,176 74,533 62,913 18,531  
294,328 0  
290,664 0 0  
. 20,443 0  
41,331 9,679 9,679 10,343 17,029 42,184 69,266 82,810 0  
1,011 11,795 41,130 15,354 59,486  
20-20-431-007-0000 17,892  
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20-20-431-011-0000 0  
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20-20-431-013-0000 16,236  
20-20-431-014-0000 4,493  
20-20-431-015-0000 26,196  
20-20-431-016-0000 73,209  
20-20-431-017-0000 69,377  
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20-20-431-023-0000 0  
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20-20-431-030-0000 8,290  
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20-21-300-009-0000 0  
20-21-300-010-0000 0  
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20-21-300-013-0000 0

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20-21-300-016-0000 36,157  
20-21-300-017-0000 0  
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20-21-300-019-0000 57,925  
20-21-300-020-0000 35,959  
20-21-300-021-0000 35,959  
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20-21-300-026-0000 13,929  
20-21-300-027-0000 7,407  
20-21-300-028-0000 0  
20-21-300-029-0000 58,303  
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20-21-300-032-0000 28,370

Page 2 of 27

**67th/Wentworth TIF Redevelopment Project Area-2009 EAV per parcel**

| <b>PIN</b> | <b>2009</b> | <b>PIN</b> | <b>2009</b> | <b>PIN</b> | <b>2009</b> |
|------------|-------------|------------|-------------|------------|-------------|
| <b>EAV</b> |             | <b>EAV</b> |             | <b>EAV</b> |             |

|                           |                            |                            |
|---------------------------|----------------------------|----------------------------|
| 20-21-300-033-0000 61,686 | 20-21-302-015-0000 0       | 20-21-304-010-0000 49,381  |
| 20-21-300-034-0000        | 302-016-0000 0             | 20-21-304-011-0000 0       |
| 41,199 20-21-300-035-     | 017-0000 43,319            | 20-21-304-012-0000 0       |
| 0000. 33,293 20-21-300-   | 018-0000 47,434            | 20-21-304-013-0000 0       |
| 036-0000 6,635 20-21-300- | 019-0000 61,326            | 20-21-304-014-0000 108,868 |
| 037-0000 41,452 20-21-300 | 020-0000 0                 | 20-21-304-015-0000 53,504  |
| -038-0000 24,583 20-21-   | 0000 59,755                | 20-21-304-016-0000 11,381  |
| 300-039-0000 0            | 20-21-302-021-0000 43,481  | 20-21-304-017-0000 55,812  |
| 040-0000 40,497 20-21-300 | 0000 17,157                | 20-21-304-018-0000 8,550   |
| -041-0000 33,127 20-21-   | 0000 68,516                | 20-21-304-019-0000 63,429  |
| 300-042-0000 68,703 '     | 0000 13,480                | 20-21-304-020-0000 1,368   |
| 20-21-300-043-0000 56,294 | 0000 0                     | 20-21-304-023-0000 9,342   |
| 20-21-300-044-0000 31,116 | 21,569 20-21-302-028-0000  | 0000 56,547                |
| 20-21-300-045-0000        | 37,504 20-21-302-029-0000  | 0000 0                     |
| 107,735 20-21-301-001-    | 25,262 20-21-302-030-0000  | 8,523 20-21-304-027-0000   |
| 0000 0                    | 20-21-301-002-0000 62,985  | 20-21-304-028-0000 72,936  |
| 0 20-21-301-003-0000 0    | 20 0000 ,21,569            | 20-21-304-029-0000 0       |
| -21-301-004-0000 36,464   | 0000 0                     | 20-21-304-030-0000 37,037  |
| 20-21-301-005-0000 14,963 | 68,676 20-21-302-034-0000  | 20-21-304-031-0000 37,037  |
| 20-21-301 -006-0000       | 54,511 20-21-302-035-0000  | 20-21-304-032-0000 190,370 |
| 11,964 20-21-301-007-0000 | 7,657 20-21-302-036-0000   | 20-21-304-033-0000 189,878 |
| 10,019 20-21-301-008-0000 | 59,904 20-21-302-037-0000  | 20-21-304-035-0000 0       |
| 43,653 20-21-301-009-0000 | 17,744 20-21-302-038-0000  | 304-036-0000 0             |
| 14,254 20-21-301-010-0000 | 8,559 20-21-302-039-0000   | 038-0000 226               |
| 79,598 20-21-301-011-0000 | 59,988 20-21-302-040-0000  | 0 20-21-304-039-0000 0     |
| 57,737 20-21-301-012-0000 | 20-21-302-041-0000 12,479  | 20-21-304-040-0000 0       |
| 69,461 20-21-301-013-0000 | 20-21-303-001-0000 0       | 20-21-304-041-0000 1,493   |
| 51,217 20-21-301-014-0000 | 303-002-0000 0             | 20-21-304-042-0000 0       |
| 0 20-21-301-015-0000      | 003-0000 0                 | 20-21-304-043-0000 0       |
| 65,336 20-21-301-016-0000 | 0000 21,944                | 20-21-304-044-0000 0       |
| 0 20-21-301-017-0000 0    | 20 0000 17,786             | 20-21-304-045-0000 0       |
| -21-301-018-0000 19,796   | 0000 17,189                | 20-21-304-046-0000 0       |
| 20-21-301-019-0000 42,342 | 0000 30,388                | 20-21-305-001-0000 278,374 |
| 20-21-301-021-0000 1,316  | 0000 21,557                | 20-21-305-002-0000 99,182  |
| 20-21-301-022-0000 44,270 | 0000 11,795                | 20-21-305-003-0000 44,923  |
| 20-21-301-023-0000 21,569 | 0000 0                     | 20-21-305-004-0000 13,913  |
| 20-21-301-024-0000 62,980 | 20-21-303-013-0000 0       | 20-21-305-005-0000 8,078   |
| 20-21-301-025-0000 63,001 | 20-21-303-015-0000 104,389 | 20-21-305-006-0000 8,078   |
| 20-21-301-026-0000 66,900 | 303-017-0000 0             | 20-21-305-007-0000 36,687  |
| 20-21-301-027-0000 44,072 | 019-0000 11,814            | 20-21-305-008-0000 54,083  |
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| 64,227 20-21-301-032-0000 | 46,224 20-21-303-023-0000  | 20-21-305-015-0000 111,850 |
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| 48,110 20-21-302-002-0000 | 17,103 20-21-304-001-0000  | 20-21-305-017-0000 84,475  |
| 39,765 20-21-302-003-0000 | 35,499 20-21-304-002-0000  | 20-21-305-018-0000 168,647 |
| 8,425 20-21-302-004-0000  | 29,618 20-21-304-003-0000  | » 0 20-21-305-019-0000     |
| 44,748 20-21-302-005-0000 | 20-21-304-004-0000 0       | 20-21-305-020-0000 19,495  |
| 57,224 20-21-302-006-0000 | 304-007-0000 0             | 20-21-305-021-0000 40,842  |
| 55,735 20-21-302-007-0000 | 304-008-0000 30,900        | 20-21-305-022-0000 26,540  |
| 16,609 20-21-302-008-0000 | 304-009-0000 3,989         | 20-21-305-023-0000 0       |
| 36,131 20-21-302-011-0000 |                            | 20-21-305-024-0000 182,366 |
| 1,294 20-21-302-012-0000  |                            | 5,133                      |
| 43,174 20-21-302-013-0000 |                            |                            |
| 45,498                    |                            |                            |

67th/Wentworth TIF Redevelopment Project Area-2009 EAV per parcel

PIN

2009 EAV

PIN

2009 EAV

PIN

2009 EAV

20-21 20-21 20-21 20-21 20-21 20-21 20-21 20-21 20-21 20-21 20-21 20-21-20-21-20-21 20-21 20-21-20-21-20-21 20-21 20-21 20-21  
-20-21-20-21-20-21-20-21-20-21-20-21 20-21-20-21 20-21 20-21-20-21 20-21-20-21-20-21 20-21 20-21-20-21-20-21-20-21 20-21-20-  
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257,327 169 189 52,188 34,978 0 0 0

10,616 65,262 10,616 57,922 0 0 0 0 0

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458,546 41,975 13,914 13,292 53,895 12,901 9,773 0 221 55,718 9,773 0

50,312 50,113 46,942 50,656 29,084 0

39,600 0

309,631 51,199 9,975 0

9,975 9,975 9,975 19,951 63,274 58,620 21,995 57,079 60,773 13,167 12,766 78,924

20-21-20-21-20-21-20-21-20-21-20-21 20-21 20-21 20-21-20-21 20-21-20-21 20-21-20-21 20-21-20-21 20-21 20-

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9,679 68,447 70,007 94,452 0 0

44,018 0 0

44,957 45,769 0

16,176 0

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46,094 79,790 10,784 51,081 62,249 '0 0 0

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8,425 65,845 48,850 11,829 13,446 35,278 48,792 0 0
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8,425 8,425 32,692 12,469 ' 27,763 13,143 8,425 15,408 0  
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27,168 23,862 10,110 0  
232,860 0 0 0  
37,233 38,082 37,101 34,180  
2,861 33,228 15,374 44,998 53,312 32,006 38,379 37,809  
8,425 10,784 0  
38,116 22,094 0  
18,159 0  
25,276 25,611 0  
11,816 2.146 40.065 63.594 2.017 21.708 43.594 11.074 2

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**67th/Wentworth TIF Redevelopment Project Area-2009 EAV per parcel**

| PIN | 2009 EAV | PIN | 2009 EAV | PIN | 2009 EAV |
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20-21-316-015-0000 47,791 20-21-316-016-0000 10,170 20-21-318-025-0000 35,100 20-21-318-026-0000 0 20-21-320-013-0000 30,857 20-21-320-014-0000 13,971 20-21-316-017-0000 8,115 0000 10,170 20-21-318-027-0000 .33,465 20-0000 0 20-21-320-015-0000 34,153 20-21-320-016-0000 0 20-21-320-017-0000 0 20-21-320-018-0000 0 20-21-318-028-0000 0 20-21-318-029-0000 -016-0000 0 20-21-320-019-0000 0 20-21-320-020-0000 0 20-21-316-020-0000 0 20-21-316-021-0000 0 20-21-316-022-0000 0 20-21-031-0000 • 58,090 20-21-318-032-0000 21-320-020-0000 0 20-21-320-021-0000 0 20-316-023-0000 . 8,425 20-21-316-024-51,279 20-21-318-033-0000 4,319 20-21-318-21-320-022-0000 0 20-21-320-023-0000 8,280 0000 8,425 20-21-316-025-0000 8,425 20-034-0000 9,247 20-21-318-035-0000 49,877 20-21-320-024-0000 11,145 20-21-320-025-21-316-026-0000 8,425 , 20-21-316-027-20-21-318-036-0000 14,448 20-21-318-040-0000 11,145 20-21-320-026-0000 11,465 20-0000 8,425 20-21-316-028-0000 0 20-21-0000 66,054 20-21-319-003-0000 0 20-21-31921-320-027-0000 36,684 20-21-320-028-0000 316-029-0000 0 20-21-316-030-0000 -004-0000 39,373 20-21-319-005-0000 37,240 19,745 20-21-320-029-0000 16,656 20-21-320-25,229 20-21-316-031-0000 0 20-21-316-20-21-319-006-0000 8,568 20-21-319-007-030-0000 57,817 20-21-320-031-0000 60,909 032-0000 0 20-21-316-033-0000 8,425 20-0000 44,681 20-21-319-008-0000 0 20-21-31920-21-320-032-0000 0 20-21-320-033-0000 0 21-316-034-0000 0 20-21-316-035-0000 -009-0000 0" 20-21-319-010-0000 0 20-21-20-21-320-034-0000 51,101 20-21-320-035-16,072 20-21-317-001-0000 0 20-21-317-319-011-0000 47,677 20-21-319-012-0000 0000 50,929 20-21-320-036-0000 005-0000 0 20-21-317-006-0000 48,088 20-31,851 20-21-319-013-0000 35,123 ' 20-21-41,705 20-21-321-001-0000 19,547 20-21-321-21-317-007-0000 0 20-21-317-008-0000 319-014-0000 7,370 20-21-319-015-0000 -002-0000 9,773 20-21-321-003-0000 9,773 90,683 20-21-317-009-0000 56,078 20-21-25,870 20-21-319-016-0000 46,147 20-21-31920-21-321-004-0000 0 20-21-321-005-0000 0 317-010-0000 46,932 20-21-317-011-0000 -017-0000 36,013 20-21-319-022-0000 64,08920-21-321-006-0000 ' 0 . 20-21-321-0 20-21-317-012-0000 9,436 20-21-317-20-21-319-023-0000 76,238 20-21-319-024-007-0000 0 20-21-321-008-0000 0 20-21-321-013-0000 10,319 20-21-317-014-0000 0000 28,744 20-21-319-025-0000 30,951 20-009-0000 0 20-21-321-010-0000 0 20-21-321-12,912 20-21-317-015-0000 7,370 20-21-21-319-026-0000 38,669 20-21-319-027-0000 011-0000 9,858 20-21-321-012-0000 9,858 20-317-016-0000 34,614 20-21-317-018-0000 11,873 20-21-319-028-0000 32,483 20-21-319-21-321-013-0000 31,416 20-21-321-014-0000 5,780 20-21-317-019-0000 0 20-21-317-029-0000 4,097 20-21-319-030-0000 7,328 0 20-21-321-015-0000 101,100 20-21-321-017-020-0000 0 20-21-317-021-0000 78,988 20-20-21-319-031-0000 0 20-21-319-032-0000 -0000 , 0 20-21-321-020-0000 26,582 20-21-21-318-008-0000 53,136 20-21-318-009-8,381 20-21-319-033-0000 4,643 20-21-319-321-021-0000 8,425 20-21-321-022-0000 0000 42,665 20-21-318-010-0000 26,255 034-0000 35,713 20-21-319-035-0000 0 20-218,425 20-21-321-023-0000 27,498 20-21-321-20-21-318-011-0000 14,154 20-21-318-012-319-036-0000 333,111 . 20-21-319-037-0000 024-0000 . 17,662 20-21-321-025-0000 ' -0000 590 20-21-318-013-0000 33,435 20-125,486 20-21-319-038-0000 41,705 20-21-20,984 20-21-321-026-0000 26,627 20-21-21-318-014-0000 51,146 20-21-318-015-319-039-0000 ' 85,813 20-21-319-040-321-027-0000 56,463 20-21-321-028-0000 0000 7,370 20-21-318-016-0000 0 20-21-0000 85,799 20-21-320-004-0000 6,242 20-211,740 20-21-321-029-0000 13,499 20-21-321-318-017-0000 0 20-21-318-018-0000 ^ -320-005-0000 31,453 20-21-320-006-0000 030-0000 57,319 20-21-321-031-0000 8,425 14,448 20-21-318-019-0000 0 20-21-318-54,508 20-21-320-007-0000 34,068 20-21-32020-21-321-032-0000 14,003 20-21-321-033-020-0000 10,026 20-21-318-021-0000 -008-0000 1,473 20-21-320-009-0000 35,430 0000 104,399 20-21-321-034-0000 40,495 36,839 20-21-318-022-0000 29,718 20-21-20-21-320-010-0000 43,858 20-21-320-012-318-023-0000 \* 9,391 20-21-318-024-0000 37,270 0000 9,847

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## 67th/Wentworth TIF Redevelopment Project Area-2009 EAV per parcel

| PIN | 2009 EAV | PIN | 2009 EAV | PIN | 2009 EAV |
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|-----|----------|-----|----------|-----|----------|



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 8,847 20-21-326-027-0000 20-21-328-012-0000 61,656 20- 56,699 20-21-400-030-0000 0  
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 005-0000 32,131 20-21-328-024-0000 60,345 403-023-0000 42,510  
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 007-0000 4,914

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67th/Wentworth TIF Redevelopment Project Area-2009 EAV per parcel

| PIN                       | 2009 EAV | PIN                | 2009 EAV     | PIN                | 2009 EAV |
|---------------------------|----------|--------------------|--------------|--------------------|----------|
| 20-21-403-024-0000        | 51,731   | 20-21-407-023-0000 | 337,906      | 20-21-411-011-0000 |          |
| 20-21-403-025-0000        | 15,400   | 20-21-407-027-0000 | 0            | 20-21-411-012-0000 |          |
| 20-21-403-026-0000        | 14,907   | 408-001-0000       | 14,154       | 20-21-411-013-0000 |          |
| 20-21-403-027-0000        | 4,083    | 408-002-0000       | 5,662        | 20-21-411-014-0000 |          |
| 20-21-403-028-0000        | 47,539   | 408-003-0000       | 135          | 20-21-411-015-0000 |          |
| 20-21-403-029-0000        | 3,259    | 004-0000           | 0            | 20-21-411-016-0000 |          |
| 20-21-403-030-0000        |          | 0000               | 37,499       | 20-21-411-017-0000 | 0        |
| 1,203 20-21-403-031-0000  |          | 0000               | 32,414       | 20-21-411-018-0000 |          |
| 1,547 20-21-403-032-0000  |          | 0000               | 2,063        | 20-21-411-019-0000 | 0        |
| 1,506 20-21-403-033-0000  | 0        | 0000               | 16,997       | 20-21-411-021-0000 | 0        |
| 20-21-403-034-0000        | 36,960   | 0000               | 562,722      | 20-21-411-022-0000 | 11,335   |
| 20-21-403-035-0000        | 3,009    | 0000               | 27,569       | 20-21-411-023-0000 | 34,271   |
| 20-21-403-036-0000        | 3,009    | 0000               | 47,481       | 20-21-411-024-0000 | 20,458   |
| 20-21-403-037-0000        | 1        | 0000               | 60,901       | 20-21-411-025-0000 |          |
| 33,307 20-21-403-038-0000 |          | 0000               | 32,757       | 20-21-411-026-0000 |          |
| 36,815 20-21-403-039-0000 |          | 0000               | 10,550       | 20-21-411-027-0000 | 0        |
| 33,585 20-21-403-040-0000 |          | 0000               | 9,842        | 20-21-411-028-0000 | 55,300   |
| 19,683 20-21-403-041-0000 |          | 0000               | 48,917       | 20-21-411-029-0000 | 11,677   |
| 47,249 20-21-403-042-0000 |          | 0000               | 10,434       | 20-21-411-030-0000 | 6,740    |
| 0 20-21-403-043-0000      | 0        | 20-0000            | 9,564        | 20-21-411-031-0000 | 26,747   |
| 21-404-035-0000           | 0        | 20-21-0000         | 52,211       | 20-21-411-032-0000 | 52,311   |
| 404-036-0000              | 0        | 20-21-405-0000     | 12,289       | 20-21-411-033-0000 | 0        |
| 020-0000                  | 0        | 20-21-405-021-0000 | 84,156       | 20-21-411-034-0000 | 0        |
| 0000                      | 0        | 20-21-405-022-0000 | 44,546       | 20-21-411-035-0000 | 37,681   |
| 0 20-21-405-023-0000      | 0        | 20-0000            | 32,298       | 20-21-411-036-0000 | 38,001   |
| 21-405-024-0000           | 0        | 20-21-0000         | 45,830       | 20-21-411-037-0000 | 33,785   |
| 405-025-0000              | 0        | 20-21-405-0000     |              | 20-21-411-038-0000 | 3,458    |
| 026-0000                  | 0        | 20-21-405-027-0000 | 408-026-0000 | 20-21-411-039-0000 | 29,667   |
| 0000                      | 0        | 20-21-405-028-0000 | 408-027-0000 | 20-21-411-040-0000 | 28,703   |
| 0 20-21-405-029-0000      | 0        | 20-408-028-0000    | 38,562       | 20-21-411-041-0000 | 0        |
| 21-405-030-0000           | 0        | 20-21-408-029-0000 | 35,650       | 20-21-411-042-0000 | 0        |
| 405-031-0000              | 0        | 20-21-408-031-0000 | 9,671        | 20-21-411-043-0000 | 0        |
| 032-0000                  | 0        | 20-21-408-032-0000 | 1,237        | 20-21-411-044-0000 | 0        |
| 0000                      | 0        | 20-21-408-033-0000 | 22,989       | 20-21-411-045-0000 | 42,170   |
| 0 20-21-405-034-0000      |          | 408-034-0000       | 0            | 20-21-411-046-0000 | 42,430   |
| 0 20-21-405-035-0000      |          | 408-035-0000       | 0            | 20-21-411-047-0000 | 11,512   |
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| 405-047-0000              | 0        | 20-21-408-038-0000 | 0            | 20-21-411-050-0000 | 6,424    |
| 048-0000                  | 0        | 20-21-408-039-0000 | 0            | 20-21-411-051-0000 | 0        |
| 0000                      | 0        | 20-21-408-040-0000 | 0            | 20-21-411-052-0000 | 0        |
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| 20-21-407-016-0000        | 148,544  | 20-21-410-026-0000 | 0            | 20-21-411-060-0000 | 0        |
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| 148,544                   |          | 004-0000           | 28,971       | 20-21-411-062-0000 | 19,031   |
| -0000                     | 152,224  | 20-21-411-005-0000 | 38,230       | 20-21-411-063-0000 | 214,746  |
| 019-0000                  | 401,130  | 20-21-411-006-0000 | 30,695       | 20-21-411-064-0000 | 34,200   |
| -020-0000                 | 98,036   | 20-21-411-007-0000 | 34,918       | 20-21-411-065-0000 | 8,287    |
| -021-0000                 | 19,129   | 20-21-411-008-0000 | 19,757       | 20-21-411-066-0000 | 0        |
| -022-0000                 | 0        | 20-21-411-009-0000 | 5,658        | 20-21-411-067-0000 | 11,677   |
|                           |          | 010-0000           | 69,427       | 20-21-411-068-0000 | 33,756   |

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67th/Wentworth TIF Redevelopment Project Area-2009 EAV per parcel

**PIN**

**2009 EAVPIN**  
**EAV**

**2009**

**PIN**  
**EAV**

**2009**

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**67th/Wentworth TIF Redevelopment Project Area-2009 EAV per parcel**

| <b>PIN</b> | <b>2009</b> | <b>PIN</b> | <b>2009</b> | <b>PIN</b> | <b>2009</b> |
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| PIN                | 2009 EAV | PIN                | 2009 EAV | PIN                | 2009 EAV |
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| 20-22-313-033-0000 | 18,470   | 20-22-313-034-0000 | 46,472   | 20-22-313-035-0000 | 81,529   |
| 20-22-313-036-0000 | 26,541   | 20-22-313-037-0000 | 10,953   | 20-22-313-038-0000 | 56,463   |
| 20-22-313-039-0000 | 16,176   | 20-22-313-040-0000 | 25,755   | 20-22-313-041-0000 | 50,245   |
| 20-22-313-042-0000 | 73,441   | 20-22-313-043-0000 | 67,438   | 20-22-313-044-0000 | 73,438   |
| 20-22-313-045-0000 | 67,441   | 20-22-314-001-0000 | -50,329  | 20-22-314-002-0000 | 0        |
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| 20-22-314-006-0000 | 26,235   | 20-22-314-007-0000 | 21,055   | 20-22-314-008-0000 | 45,550   |
| 20-22-314-009-0000 | 24,482   | 20-22-314-010-0000 | 23,131   | 20-22-314-011-0000 | 2,996    |
| 20-22-314-012-0000 | 0        | 20-22-314-013-0000 | 1,272    | 20-22-314-014-0000 | 45,372   |
| 20-22-314-015-0000 | 19,570   | 20-22-314-016-0000 | 45,581   | 20-22-314-017-0000 | 32,919   |
| 20-22-314-018-0000 | 43,259   | 20-22-314-019-0000 | 327,301  | 20-22-314-020-0000 | 246,479  |
| 20-22-314-021-0000 | 1,596    | 20-22-314-022-0000 | 69,404   | 20-22-314-023-0000 | 59,374   |
| 20-22-314-024-0000 | 58,021   | 20-22-314-025-0000 | 67,961   | 20-22-314-026-0000 | 39,710   |
| 20-22-314-027-0000 | 8,741    | 20-22-314-028-0000 | 43,211   | 20-22-314-029-0000 | 20,286   |
| 20-22-314-030-0000 | 76,842   | 20-22-314-031-0000 | 3,547    | 20-22-314-032-0000 | 20,552   |
| 20-22-314-033-0000 | 20,552   | 20-22-314-034-0000 | 30,292   | 20-22-314-035-0000 | 9,541    |
| 20-22-314-036-0000 | 255,191  |                    |          |                    |          |

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## 67th/Wentworth TIF Redevelopment Project Area-2009 EAV per parcel

| PIN | 2009 EAV | PIN | 2009 EAV | PIN | 2009 EAV |
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**67th/Wentworth TIF Redevelopment Project Area-2009 EAV per parcel**

| PIN | 2009 EAV | PIN | 2009 EAV | PIN | 2009 EAV |
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**67th/Weritworth TIF Redevelopment Project Area-2009 EAV per parcel**

| PIN | 2009 EAV | PIN | 2009 EAV | PIN | 2009 EAV |
|-----|----------|-----|----------|-----|----------|
|-----|----------|-----|----------|-----|----------|

20-22-410-038-0000 10,252 20-22-410-040-0000 24,853 20-22-411-050-0000 24,853 20-22-411-052-1001 009-0000 4,093 20-22-413-010-0000 ^  
 45,801 20-22-410-041-0000 67,513 20-22-411-052-1002 68,029 20-22-413-011-0000 15,469 20-22-410-042-0000 30,224 20-22-410-411-052-1003 68,110 20-22-411-053-22-413-012-0000 39,039 20-22-413-013-043-0000 67,099 20-22-410-048-0000 1001 49,106 20-22-411-053-1002 69,879 20-22-413-014-0000 15,294  
 6,140 20-22-410-050-0000 6,167 20-22-411-053-1003 69,879 20-22-412-20-22-413-015-0000 49,706 20-22-413-22-410-051-0000 30,877 20-22-410-001-0000 12,335 20-22-412-002-0000 ' 016-0000 44,883 20-22-413-017-0000  
 052-1001 110,640 20-22-410-052-87,697 20-22-412-003-0000 17,420 20-35,255 20-22-413-018-0000 22,155 20-1002 55,320 20-22-411-001-0000 22-412-004-0000 54,346 20-22-412-005-22-413-022-0000 187,964 20-22-413-023-28,649 20-22-411-002-0000 2,174 20-0000 60,617 20-22-412-006-0000 69,704-0000 188,287 20-22-413-024-0000  
 22-411-003-0000 42,064 20-22-411-20-22-412-007-0000 37,241 20-22-412-122,921 20-22-413-025-0000 122,918 20-004-0000 12,540 20-22-411-005-0000 008-0000 12,823 20-22-412-009-0000 -22-413-026-0000 122,914 20-22-413-413 20-22-411-006-0000 901 20-22-24,779 20-22-412-010-0000 12,335 20-027-0000 122,911 20-22-413-028-0000  
 411-007-0000 12,335 20-22-411-008-22-412-011-0000 46,506 20-22-412-012-122,904 20-22-413-029-0000 122,901 20-0000 67,611 20-22-411-009-0000 0000 62,836 20-22-412-013-0000 5,918 -22-413-030-0000 122,897 20-22-413-25,490 20-22-411-010-0000 33,067 20-20-22-412-016-0000 22,773 20-22-412-031-0000 - 12,378 20-22-413-032-0000  
 -22-411-011-0000 77,704 20-22-411-019-0000 12,335 20-22-412-022-0000 218,999 20-22-413-033-0000 i  
 012-0000 9,616 20-22-411-013-0000 28,774 20-22-412-026-0000 67,914 20-41,661 20-22-413-034-0000 41,567 20-18,166 20-22-411-014-0000 28,752 20-22-412-027-0000 24,647 20-22-412-028-22-413-035-0000 41,567 20-22-413-22-411-015-0000 40,637 20-22-411-0000 42,278 20-22-412-029-0000 42,197-036-0000 0 20-22-413-037-0000 0 20-22-016-0000 12,335 20-22-411-017-0000 20-22-412-030-0000 18,530 20-22-412-413-038-0000 0 20-22-413-039-0000  
 76,508 20-22-411-018-0000 101,629 031-0000 46,191 20-22-412-032-0000 2,825 20-22-413-040-0000 15,523 20-22-20-22-411-019-0000 67,154 20-22-411-20,797 20-22-412-033-0000 56,936 20-413-041-0000 48,294 20-22-413-042-020-0000 12,335 20-22-411-021-0000 22-412-034-0000 11,839 20-22-412-035-0000 25,864 20-22-413-043-0000 25,173  
 44,617 20-22-411-025-0000 22,292 20-0000 45,178 20-22-412-036-0000 39,641 20-22-413-044-0000 14,207 20-22-414-22-411-026-0000 11,796 20-22-411-20-22-412-037-0000 5,423 20-22-412-001-0000 281,568 20-22-414-002-0000  
 027-0000 22,777 . 20-22-411-028-038-0000 24,981 20-22-412-039-0000 26,912 20-22-414-003-0000 21,873 20-0000 67,554 20-22-411-029-0000 12,500 20-22-412-040-0000 33,657 20-22-414-004-0000 49,908 20-22-414-005-17,506 20-22-411-030-0000 12,335 20-22-412-041-0000 18,436 20-22-412-042-0000 36,881 20-22-414-006-0000 56,881  
 -22-411-031-0000 34,707 20-22-411-0000 160,969 20-22-412-045-0000 ' 20-22-414-007-0000 52,981 20-22-414-032-0000 40,852 20-22-411-033-0000 43,902 20-22-412-046-0000 40,542 20-008-0000 29,980 20-22-414-009-0000  
 23,224 20-22-411-034-0000 42,502 20-22-412-047-0000 47,138 20-22-412-048-50,189 20-22-414-010-0000 34,417 20-22-411-035-0000 12,335 20-22-411-0000 22,824 20-22-412-049-0000 31,488 20-22-414-011-0000 50,663 20-22-414-012-036-0000 73,748 20-22-411-037-0000 20-22-412-050-0000 958 20-22-412-051-0000 45,945 20-22-414-013-0000 3,550  
 12,479 20-22-411-039-0000 12,335 20-0000 11,873 20-22-412-052-0000 12,365 20-22-414-014-0000 2,517 20-22-414-22-411-041-0000 12,335 20-22-411-20-22-413-002-0000 67,982 20-22-413-015-0000 72,225 20-22-414-016-0000  
 042-0000 . 12,335 20-22-411-043-003-0000 22,865 20-22-413-004-0000 55,910 20-22-414-017-0000 0 20-22-414-0000 59,361 20-22-411-044-0000 15,270 20-22-413-005-0000 15,827 20-018-0000 71,483 20-22-414-019-0000 0  
 37,941 20-22-411-045-0000 12,335 20-22-413-006-0000 56,884 20-22-413-007-20-22-414-020-0000 382,183 20-22-414-22-411-046-0000 12,523 20-22-411-0000 12,335 021-0000 33,431  
 047-0000 33,522 20-22-411-048-0000  
 10,268 20-22-411-049-0000 38,567

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**67th/Wentworth TIF Redevelopment Project Area-2009 EAV per parcel**

| <b>PIN</b> | <b>2009</b> | <b>PIN</b> | <b>2009</b> | <b>PIN</b> | <b>2009</b> |
|------------|-------------|------------|-------------|------------|-------------|
| <b>EAV</b> |             | <b>EAV</b> |             | <b>EAV</b> |             |

|                    |                    |         |                    |                    |
|--------------------|--------------------|---------|--------------------|--------------------|
| 20-22-414-022-0000 | 20-22-416-006-0000 | 36,257  | 20-22-417-043-0000 | 57,774             |
| 0000               | 20-22-416-007-0000 | 64,945  | 20-22-417-044-0000 | 41,183             |
| -414-023-0000      | 20-22-416-008-0000 | 68,608  | 20-22-418-001-0000 | 6,113              |
| 22-414-024-0000    | 20-22-416-010-0000 | 53,123  | -22-418-002-0000   | 217,483            |
| -22-414-025-0000   | 20-22-416-011-0000 | .       | -22-418-003-0000   | 21,511.            |
| 20-22-414-026-0000 | 20-22-416-012-0000 | 23,557  | -22-418-004-0000   | 21,511             |
| 22-414-027-0000    | 20-22-416-013-0000 | 5,055   | 22-418-005-0000    | 22,170             |
| -22-414-028-0000   | 20-22-416-014-0000 | 69,709  | 22-418-006-0000    | 14,462             |
| 20-22-414-029-0000 | 20-22-416-015-0000 | 82,409  | 22-418-007-0000    | 5,055              |
| 20-22-414-030-0000 | 20-22-416-016-0000 | 13,231  | -418-008-0000      | 42,167             |
| 20-22-414-031-0000 | 20-22-416-017-0000 | 72,784  | 418-009-0000       | 1,685              |
| 20-22-414-032-0000 | 20-22-416-019-0000 | 51,832  | 418-010-0000       | 23,090             |
| 20-22-414-033-0000 | 20-22-416-021-0000 | 206,641 | 418-011-0000       | 5,055              |
| 20-22-414-034-0000 | 20-22-416-022-0000 | 21,452  | 22-418-012-0000    | 370,684            |
| 20-22-414-035-0000 | 20-22-416-023-0000 | 48,256  | 22-418-014-0000    | 10,110             |
| 228,294            | 20-22-416-024-1001 | 20,773  | 22-418-022-0000    | 0                  |
| 0000               | 20-22-416-024-1002 | 21,633  | -023-0000          | 14,357             |
| -0000              | 20-22-416-024-1003 | 15,633  | 024-0000           | 17,092             |
| 003-0000           | 20-22-416-024-1004 | 20,773  | 025-0000           | 22,517             |
| -004-0000          | 20-22-416-024-1005 | 21,633  | 026-0000           | 28,713             |
| 415-005-0000       | 20-22-416-024-1006 | 21,633  | 027-0000           | 30,587             |
| -415-006-0000      | 20-22-417-001-0000 | 21,046  | 028-0000           | 0                  |
| 20-22-415-007-0000 | 20-22-417-002-0000 | 24,268  | 0000               | 0                  |
| 20-22-415-008-0000 | 20-22-417-003-0000 | 14,593  | 20-22-418-032-0000 | 0                  |
| 20-22-415-009-0000 | 20-22-417-004-0000 | 65,471  | 418-033-0000       | 0                  |
| 20-22-415-010-0000 | 20-22-417-005-0000 | 58,923  | 034-0000           | 0                  |
| 20-22-415-011-0000 | 20-22-417-006-0000 | 72,727  | 0000               | 0                  |
| 103,312            | 20-22-417-007-0000 | 72,727  | 20-22-418-038-0000 | 0                  |
| 0000               | 20-22-417-009-0000 | 0       | 20-22-418-039-0000 | 0                  |
| -0000              | 20-22-417-010-0000 | 0       | 418-040-0000       | 36,931             |
| 014-0000           | 20-22-417-011-0000 | 0       | 418-042-0000       | 47,233             |
| -015-0000          | 20-22-417-014-0000 | 4,213   | 418-043-0000       | 48,184             |
| 415-016-0000       | 20-22-417-019-0000 | 0       | 418-051-0000       | 43,737             |
| 415-017-0000       | 20-22-417-020-0000 | 0       | 418-052-0000       | 29,975             |
| -415-020-0000      | 20-22-417-021-0000 | 0       | 418-053-0000       | 25,695             |
| 22-415-021-0000    | 20-22-417-022-0000 | 0       | 418-054-0000       | 14,357             |
| 415-022-0000       | 20-22-417-023-0000 | 0       | 418-055-0000       | 50,009             |
| -415-023-0000      | 20-22-417-024-0000 | 0       | 418-056-0000       | 0                  |
| 22-415-024-0000    | 20-22-417-025-0000 | 0       | 057-0000           | 0                  |
| -22-415-025-0000   | 20-22-417-026-0000 | 0       | 0000               | 5,055              |
| 20-22-415-026-0000 | 20-22-417-027-0000 | 0       | 0000               | 5,055              |
| 20-22-415-027-0000 | 20-22-417-028-0000 | 0       | 0000               | 5,055              |
| 33,146             | 20-22-417-029-0000 | 0       | 0000               | 1                  |
| 0000               | 20-22-417-031-0000 | 0       | 0000               | 0                  |
| 415-029-0000       | 20-22-417-032-0000 | 0       | 0000               | 0                  |
| 65,151             | 20-22-417-033-0000 | 0       | 51,467             | 20-22-419-001-0000 |
| 64,513             | 20-22-417-034-0000 | 0       | 46,150             | 20-22-419-002-0000 |
| 14,057             | 20-22-417-035-0000 | 0       | 46,150             | 20-22-419-003-0000 |
| 15,557             | 20-22-417-036-0000 | 0       | 51,734             | 20-22-419-004-0000 |
| 55,593             | 20-22-417-037-0000 | 0       | 39,476             | 20-22-419-007-0000 |
| 63,392             | 20-22-417-038-0000 | 0       | 35,423             | 20-22-419-008-0000 |
| 12,968             | 20-22-417-039-0000 | 2,804   | 17,047             | 20-22-419-009-0000 |
| 36,823             | 20-22-417-040-0000 | 34,695  | 73,637             | 20-22-419-010-0000 |
| 42,209             | 20-22-417-042-0000 | 29,401  | 79,935             | 20-22-419-011-0000 |
| 79,652             |                    |         | 71,754             | 20-22-419-012-0000 |
| 16,276             |                    |         | 69;690             | 20-22-419-013-0000 |
| 49,503             |                    |         |                    |                    |
| 15,339             |                    |         |                    |                    |
| 12,668             |                    |         |                    |                    |

42,889 20-22-418-000-0000  
32,115

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## 67th/Wentworth TIF Redevelopment Project Area-2009 EAV per parcel

| PIN                | 2009 EAV | PIN                | 2009 EAV | PIN                | 2009 EAV |
|--------------------|----------|--------------------|----------|--------------------|----------|
| 20-22-419-014-0000 | 67,870   | 20-22-420-025-0000 | 64,298   | 20-22-420-041-0000 | 81,772   |
| 20-22-419-015-0000 | 36,477   | 20-22-420-026-0000 | 31,347   | 20-22-421-042-1002 | 14,427   |
| 20-22-419-017-0000 | 48,017   | 20-22-420-028-0000 | 46,556   | 20-22-421-1003     | 106,758  |
| 20-22-419-018-0000 | 70,765   | 20-22-420-029-0000 | 72,747   | 20-22-422-001-0000 | 0        |
| 20-22-419-020-0000 | 70,765   | 20-22-420-031-0000 | 15,317   | 20-22-422-009-0000 | 45,645   |
| 20-22-419-021-0000 | 70,765   | 20-22-420-032-0000 | 82,143   | 20-22-422-010-0000 | 54,912   |
| 20-22-419-022-0000 | 69,198   | 20-22-420-033-0000 | 35,523   | 20-22-422-011-0000 | 54,912   |
| 20-22-419-023-0000 | 72,009   | 20-22-420-034-0000 | 72,120   | 20-22-422-012-0000 | 13,046   |
| 20-22-419-024-0000 | 33,092   | 20-22-420-035-0000 | 64,785   | 20-22-422-013-0000 | 13,046   |
| 20-22-419-025-0000 | 33,092   | 20-22-420-036-0000 | 51,226   | 20-22-422-014-0000 | 64,785   |
| 20-22-419-026-0000 | 29,211   | 20-22-420-037-0000 | 46,809   | 20-22-422-015-0000 | 38,003   |
| 20-22-419-027-0000 | 36,177   | 20-22-420-038-0000 | 35,094   | 20-22-422-016-0000 | 89,274   |
| 20-22-419-028-0000 | 15,617   | 20-22-420-039-0000 | 87,548   | 20-22-422-017-0000 | 89,274   |
| 20-22-419-029-0000 | 59,902   | 20-22-420-040-0000 | 35,250   | 20-22-422-018-0000 | 87,548   |
| 20-22-419-030-0000 | 24,412   | 20-22-421-001-0000 | 38,170   | 20-22-422-019-0000 | 35,250   |
| 20-22-419-031-0000 | 20,012   | 20-22-421-002-0000 | 2,314    | 20-22-422-020-0000 | 269,389  |
| 20-22-419-032-0000 | 12,263   | 20-22-421-003-0000 | 32,051   | 20-22-422-021-0000 | 269,389  |
| 20-22-419-033-0000 | 39,824   | 20-22-421-004-0000 | 32,051   | 20-22-422-022-0000 | 24,467   |
| 20-22-419-034-0000 | 0        | 20-22-421-005-0000 | 12,948   | 20-22-422-023-0000 | 24,467   |
| 20-22-419-035-0000 | 77,303   | 20-22-421-006-0000 | 183,586  | 20-22-422-024-0000 | 20,212   |
| 20-22-419-036-0000 | 38,264   | 20-22-421-007-0000 | 36,101   | 20-22-422-025-0000 | 100,217  |
| 20-22-419-037-0000 | 68,590   | 20-22-421-008-0000 | 1,089    | 20-22-422-026-0000 | 183,586  |
| 20-22-419-038-0000 | 49,087   | 20-22-421-009-0000 | 41,948   | 20-22-422-027-0000 | 183,586  |
| 20-22-419-039-0000 | 13,733   | 20-22-421-010-0000 | 1,065    | 20-22-422-028-0000 | 32,521   |
| 20-22-419-040-0000 | 322,775  | 20-22-421-011-0000 | 4,155    | 20-22-422-029-0000 | 32,521   |
| 20-22-419-041-0000 | 66,221   | 20-22-421-012-0000 | 90,993   | 20-22-422-030-0000 | 1,089    |
| 20-22-419-042-0000 | 66,185   | 20-22-421-013-0000 | 23,658   | 20-22-422-031-0000 | 41,948   |
| 20-22-419-043-0000 | 66,185   | 20-22-421-014-0000 | 30,632   | 20-22-422-032-0000 | 41,948   |
| 20-22-419-044-0000 | 66,185   | 20-22-421-015-0000 | 30,632   | 20-22-422-033-0000 | 266      |
| 20-22-420-001-0000 | 41,867   | 20-22-421-016-0000 | 0        | 20-22-422-034-0000 | 266      |
| 20-22-420-002-0000 | 60,825   | 20-22-421-017-0000 | 0        | 20-22-422-035-0000 | 4,155    |
| 20-22-420-003-0000 | 60,825   | 20-22-421-018-0000 | 0        | 20-22-422-036-0000 | 4,155    |
| 20-22-420-004-0000 | 10,284   | 20-22-421-019-0000 | 0        | 20-22-422-037-0000 | 23,658   |
| 20-22-420-005-0000 | 54,264   | 20-22-421-020-0000 | 0        | 20-22-422-038-0000 | 23,658   |
| 20-22-420-006-0000 | 54,264   | 20-22-421-021-0000 | 0        | 20-22-422-039-0000 | 23,658   |
| 20-22-420-007-0000 | 75,066   | 20-22-421-022-0000 | 0        | 20-22-422-040-0000 | 23,658   |
| 20-22-420-008-0000 | 51,256   | 20-22-421-023-0000 | 0        | 20-22-422-041-0000 | 23,658   |
| 20-22-420-009-0000 | 71,782   | 20-22-421-024-0000 | 0        | 20-22-422-042-0000 | 23,658   |
| 20-22-420-010-0000 | 71,782   | 20-22-421-025-0000 | 0        | 20-22-422-043-0000 | 23,658   |
| 20-22-420-011-0000 | 74,018   | 20-22-421-026-0000 | 0        | 20-22-422-044-0000 | 23,658   |
| 20-22-420-012-0000 | 38,834   | 20-22-421-027-0000 | 0        | 20-22-422-045-0000 | 23,658   |
| 20-22-420-013-0000 | 59,246   | 20-22-421-028-0000 | 0        | 20-22-422-046-0000 | 23,658   |
| 20-22-420-014-0000 | 59,246   | 20-22-421-029-0000 | 0        | 20-22-422-047-0000 | 23,658   |
| 20-22-420-015-0000 | 31,559   | 20-22-421-030-0000 | 0        | 20-22-422-048-0000 | 23,658   |
| 20-22-420-016-0000 | 9,187    | 20-22-421-031-0000 | 0        | 20-22-422-049-0000 | 23,658   |
| 20-22-420-017-0000 | 289,546  | 20-22-421-032-0000 | 0        | 20-22-422-050-0000 | 23,658   |
| 20-22-420-018-0000 | 1,630    | 20-22-421-033-0000 | 0        | 20-22-422-051-0000 | 23,658   |
| 20-22-420-019-0000 | 32,314   | 20-22-421-034-0000 | 0        | 20-22-422-052-0000 | 23,658   |
| 20-22-420-020-0000 | 1,754    | 20-22-421-035-0000 | 0        | 20-22-422-053-0000 | 23,658   |
| 20-22-420-021-0000 | 19,333   | 20-22-421-036-0000 | 0        | 20-22-422-054-0000 | 23,658   |
| 20-22-420-022-0000 | 19,333   | 20-22-421-037-0000 | 0        | 20-22-422-055-0000 | 23,658   |
| 20-22-420-023-0000 | 19,333   | 20-22-421-038-0000 | 0        | 20-22-422-056-0000 | 23,658   |
| 20-22-420-024-0000 | 56,594   | 20-22-421-039-0000 | 0        | 20-22-422-057-0000 | 23,658   |

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## 67th/Wentworth TIF Redevelopment Project Area-2009 EAV per parcel

| PIN | 2009 EAV | PIN | 2009 EAV | PIN | 2009 EAV |
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# 67th/Wentworth TIF Redevelopment Project Area-2009 EAV per parcel

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67th/Wentworth TIF Redevelopment Project Area-2009 EAV per parcel

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67th/Wentworth TIF Redevelopment Project Area-2009 EAV per parcel

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| 20-28-105-021-0000 | 0        | 20-28-107-022-0000 | 0        | 20-28-200-003-0000 | 93,682   |
| 20-28-105-022-0000 | 49,274   | 20-28-107-023-0000 | 17,398   | 20-28-200-004-0000 | 82,055   |
| 20-28-105-023-0000 | 10,552   | 20-28-107-024-0000 | 59,920   | 20-28-200-005-0000 | 0        |
| 20-28-106-001-0000 | 0        | 20-28-107-025-0000 | 7,835    | 20-28-200-006-0000 | 0        |
| 20-28-106-002-0000 | 87,650   | 20-28-107-026-0000 | 16,067   | 20-28-200-007-0000 | 0        |
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| 20-28-106-010-0000 | 78,355   | 20-28-107-034-0000 | 0        | 20-28-200-015-0000 | 0        |
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| 20-28-106-014-0000 | 26,578   | 20-28-107-038-0000 | 0        | 20-28-200-019-0000 | 0        |
| 20-28-106-015-0000 | 52,924   | 20-28-107-039-0000 | 0        | 20-28-200-020-0000 | 0        |
| 20-28-106-016-0000 | 32,594   | 20-28-107-040-0000 | 0        | 20-28-200-021-0000 | 0        |
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|                    |          | 20-28-107-043-0000 | 0        | 20-28-200-024-0000 | 0        |
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|                    |          | 20-28-107-111-0000 | 0        | 20-28-200-092-0000 | 0        |
|                    |          | 20-28-107-112-0000 | 0        | 20-28-200-093-0000 | 0        |
|                    |          | 20-28-107-113-0000 | 0        | 20-28-200-094-0000 | 0        |
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20-28-201-018-0000 35,691 20-28-206-001-0000 326,101 20-28-211-017-0000 40,165  
20-28-201-019-0000 15,671 20-28-206-002-0000 0 20-28-211-018-0000 40,165  
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20-28-201-030-0000 26,359 20-28-206-013-0000 211-030-0000 61,767^  
20-28-201-031-0000 28-203-005-0000  
58,116 20-28-203-006-0000  
77,756

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**67th/Wentworth TIF Redevelopment Project Area-2009 EAV per parcel**

| PIN                             | 2009 EAV | PIN                | 2009 EAV | PIN                | 2009 EAV |
|---------------------------------|----------|--------------------|----------|--------------------|----------|
| 20-28-211 -033-0000             | 68,063   | 20-28-214-010-0000 | 7,455    | 20-28-219-008-0000 | 30,953   |
| 20-28-211-034-0000              | 12,621   | 20-28-214-011-0000 | 7,455    | 20-28-219-012-0000 | 0        |
| 1001 103,503 20-28-211-035-1002 | 23,373   | 20-28-214-012-0000 | 20,173   | 20-28-219-012-0000 | 0        |
| 103,503 20-28-211 -035-1003     | 82,564   | 20-28-214-013-0000 | 20,173   | 20-28-220-031-0000 | 2,251    |
| 20-28-211 -035-1004             | 82,564   | 20-28-214-014-0000 | 42,082   | 20-28-220-031-0000 | 2,251    |
| 20-28-211 -035-1004             | 82,564   | 20-28-214-015-0000 | 56,793   | 20-28-220-033-0000 | 0        |
| 211-035-1005                    | 82,564   | 20-28-214-016-0000 | 22,018   | 20-28-220-033-0000 | 0        |
| 20-28-211-035-                  | 82,564   | 20-28-214-017-0000 | 1,803    | 20-28-220-034-0000 | 32,180   |
| 1006 82,564 20-28-212-001-0000  | 018-0000 | 20-28-214-018-0000 | 52,833   | 20-28-220-034-0000 | 32,180   |
| 326,364 20-28-212-002-0000      | 35,106   | 20-28-214-019-0000 | 22,805   | 20-28-220-035-0000 | 32,506   |
| 20-28-212-004-0000              | 31,858   | 20-28-214-020-0000 | 28,775   | 20-28-220-035-0000 | 32,506   |
| 20-28-212-004-0000              | 31,858   | 20-28-214-021-0000 | 28,775   | 20-28-220-036-0000 | 34,852   |
| -005-0000                       | 12,621   | 20-28-214-022-0000 | 51,610   | 20-28-220-036-0000 | 34,852   |
| 79,420 20-28-213-002-0000       | 24,499   | 20-28-214-023-0000 | 0        | 20-28-220-038-0000 | 4,886    |
| -28-213-003-0000                | 343,942  | 20-28-214-024-0000 | 0        | 20-28-220-038-0000 | 4,886    |
| 015-0000                        | 60,254   | 20-28-214-025-0000 | 56,480   | 20-28-220-039-0000 | 0        |
| 20-28-213-018-0000              | 9,780    | 20-28-214-026-0000 | 29,069   | 20-28-220-040-0000 | 3,429    |
| 20-28-213-018-0000              | 9,780    | 20-28-214-027-0000 | 0        | 20-28-220-041-0000 | 35,548   |
| 28-213-019-0000                 | 47,852   | 20-28-214-028-0000 | 0        | 20-28-220-042-0000 | 13,667   |
| 020-0000                        | 47,896   | 20-28-214-029-0000 | 48,941   | 20-28-220-044-0000 | 21,328   |
| 0 20-28-213-022-0000            | 31,079   | 20-28-214-030-0000 | 27,530   | 20-28-220-045-0000 | 25,595   |
| 28-213-023-0000                 | 36,909   | 20-28-214-031-0000 | 0        | 20-28-220-046-0000 | 21,981   |
| 024-0000                        | 0        | 20-28-214-032-0000 | 18,018   | 20-28-220-047-0000 | 35,312   |
| 13,875 20-28-213-028-0000       | 18,164   | 20-28-214-033-0000 | 18,439   | 20-28-220-048-0000 | 21,266   |
| 20-28-213-029-0000              | 15,208   | 20-28-214-034-0000 | 13,665   | 20-28-220-049-0000 | 42,450   |
| -044-0000                       | 57,388   | 20-28-214-037-0000 | 0        | 20-28-220-050-0000 | 0        |
| 64,291 20-28-213-046-0000       | 57,590   | 20-28-214-039-0000 | 10,392   | 20-28-220-052-0000 | 11,057   |
| -28-213-047-0000                | 54,207   | 20-28-214-040-0000 | 44,455   | 20-28-220-053-0000 | 11,057   |
| 048-0000                        | 63,661   | 20-28-214-041-0000 | 55,779   | 20-28-220-054-0000 | 36,212   |
| 66,529 20-28-213-050-0000       | 65,872   | 20-28-214-042-0000 | 55,779   | 20-28-220-055-0000 | 2,140    |
| -28-213-051-0000                | 66,934   | 20-28-214-043-0000 | 53,642   | 20-28-220-056-0000 | 17,964   |
| 052-0000                        | 8,415    | 20-28-214-044-0000 | 44,455   | 20-28-220-057-0000 | 43,798   |
| 8,486 20-28-213-054-0000        | 8,536    | 20-28-214-045-0000 | 0        | 20-28-220-058-0000 | 28,533   |
| 28-213-055-0000                 | 8,587    | 20-28-214-046-0000 | 29,763   | 20-28-220-059-0000 | 0        |
| -0000                           | 8,651    | 20-28-214-047-0000 | 17,802   | 20-28-220-066-0000 | 531,728  |
| 8,712 20-28-213-058-0000        | 8,769    | 20-28-214-048-0000 | 38,018   | 20-28-221-001-0000 | 51,758   |
| 28-213-059-0000                 | 8,820    | 20-28-214-049-0000 | 28,341   | 20-28-221-004-0000 | 14,214   |
| -0000                           | 8,917    | 20-28-214-050-0000 | 28,341   | 20-28-221-005-0000 | 45,028   |
| 8,917 20-28-213-062-0000        | 9,002    | 20-28-214-051-0000 | 52,553   | 20-28-221-006-0000 | 0        |
| 28-213-063-0000                 | 14,963   | 20-28-214-052-0000 | 162      | 20-28-221-007-0000 | 42,817   |
| 001-0000                        | 40,383   | 20-28-214-053-0000 | 0        | 20-28-221-008-0000 | 17,182   |
| 26,313 20-28-214-003-0000       | 62,451   | 20-28-214-054-0000 | 4,637    | 20-28-221-010-0000 | 37,563   |
| -28-214-004-0000                | 18,197   | 20-28-214-055-0000 | 11,101   | 20-28-221-011-0000 | 55,354   |
| 005-0000                        | 56,473   | 20-28-214-056-0000 | 0        | 20-28-221-012-0000 | 44,961   |
| 34,815 20-28-214-008-0000       | 22,367   | 20-28-214-057-0000 | 14,977   | 20-28-221-014-0000 | 49,574   |
| -28-214-009-0000                | 39,221   | 20-28-215-046-0000 | 0        | 20-28-221-015-0000 | 49,574   |
|                                 |          | 20-28-215-047-0000 | 0        | 20-28-221-016-0000 | 49,574   |
|                                 |          | 20-28-215-048-0000 | 0        | 20-28-221-017-0000 | 0        |
|                                 |          | 20-28-219-001-0000 | 0        | 20-28-221-018-0000 | 35,826   |
|                                 |          | 20-28-219-002-0000 | 63,899   | 20-28-221-019-0000 | 33,467   |
|                                 |          | 20-28-219-003-0000 | 322,165  | 20-28-221-020-0000 | 43,296   |
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|                                 |          | 20-28-219-006-0000 | 0        | 20-28-221-023-0000 | 31,779   |
|                                 |          | 20-28-219-007-0000 | 0        |                    |          |

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0

**67th/Wentworth TIF Redevelopment Project Area-2009 EAV per parcel**

| PIN | 2009 | PIN | 2009 | PIN | 2009 |
|-----|------|-----|------|-----|------|
| EAV |      | EAV |      | EAV |      |

|                           |                             |                              |
|---------------------------|-----------------------------|------------------------------|
| 20-28-221-024-0000 32,872 | 20-28-225-027-1003 63,624   | 20-28-227-016-0000 61,548    |
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| 20-28-221-035-0000 9,617  | -019-0000 23,537 20-28-226- | 12,398 20-28-227-027-0000    |
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| 20-28-221-042-0000 22,123 | 026-0000 40,620 20-28-226-  | 0000 17,009 20-28-227-034-   |
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 35,856 20-28-418-018-0000 51,077 20  
 -28-418-019-0000 31,209 20-28-418-  
 020-0000 2,003

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## 67th/Wentworth TIF Redevelopment Project Area-2009 EAV per parcel

| PIN | 2009 EAV | PIN | 2009 EAV | PIN | 2009 EAV |
|-----|----------|-----|----------|-----|----------|
|-----|----------|-----|----------|-----|----------|



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230-022-0000 0 20-29-230-023-0000 181,989 20-34-105-042-0000 .  
0 20-29-230-024-0000 , 0 661,672  
- Total EAV 217,408,479 Total Parcels 4,361

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**EXHIBIT III:****67th and Wentworth Tax Increment Financing Eligibility Report**

# 67TH AND WENTWORTH TAX INCREMENT FINANCING ELIGIBILITY REPORT

City of Chicago, Illinois

December 2, 2010 Revised April 8, 2011

City of Chicago Richard M. Daley, Mayor

Department of Housing and Economic Development Andrew J. Mooney, Commissioner

Prepared by:

Johnson Research Group Inc. 343 South Dearborn Street, Suite 404 Chicago, Illinois 60604

Ernest R. Sawyer Enterprises, Inc. 100 North LaSalle Street, Suite 1515 Chicago, Illinois 60602

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## INTRODUCTION

The purpose of this report entitled, the 67<sup>th</sup> and Wentworth Tax Increment Financing Eligibility Report, (the "Eligibility Report") is to determine whether approximately 958.3 acres of land located on the south side of the City of Chicago (the "City") qualifies for designation as redevelopment project area based on findings for a "conservation area," and/or a "blighted area" within the requirements set forth in the Tax Increment Allocation Redevelopment Act (the "Act"). The Act is found in Illinois Compiled Statutes, Chapter 65, Act 5, Section 11-74.4-1 et. seq. as amended.

***The irregularly shaped area examined in this Eligibility Report is generally bounded by Marquette Road on the north; Cottage Grove Avenue on the east; 79<sup>th</sup> Street on the south; and Ashland Avenue on the west. This area is referred to in this document as the 67th and Wentworth Tax Increment Financing Redevelopment Project Area (the "Project Area"). The boundaries of the Project Area are shown on Eligibility Report Figure 1, Project Area Boundary.***

The findings and conclusions presented in this report are based on surveys, documentation, and analyses conducted by Johnson Research Group ("JRG" or the "Consultant") for the Project Area. The Eligibility Report summarizes the analyses and findings of JRG's work, which is the responsibility of JRG. The City of Chicago is entitled to rely on the findings and conclusions of this Eligibility Report in designating the Project Area as a redevelopment project area under the Act. JRG has prepared this Eligibility Report and the related Redevelopment Project and Plan with the understanding that the City would rely on (i) the findings and conclusions of this Eligibility Report and the related Redevelopment Plan, and (ii) the fact that JRG has obtained the necessary information so that the Eligibility Report and related Redevelopment Plan will comply with the Act. The determination of whether the Project Area qualifies for designation as redevelopment project area based on findings of the area as a conservation area, or a blighted area, or a combination of both, pursuant to the Act is made by the City of Chicago after careful review and consideration of the conclusions contained in this Eligibility Report.

### ***The Project Area***

The Project Area is located approximately 8.5 miles south of the central business district of the City of Chicago. The Project Area is bisected by Interstate-94 which travels north/south and also by Metra's Rock Island District railroad, with the closest stop found at 87<sup>th</sup> and Halsted Streets.

The Project Area contains 2,641 buildings on 4,361 parcels within 228 tax blocks located in the Englewood and Greater Grand Crossing Community Areas, with total land area of 958.3 acres. For purposes of the eligibility analysis, the Project Area is divided into a vacant area (17 acres) and an improved area (941.3 acres). The vacant area consists of six parcels on five tax blocks all located along Wentworth Avenue between Marquette Road and 69<sup>th</sup> Street (the "Vacant Area"). The improved area consists of 2,641 buildings on 4,355 parcels in 226 tax blocks (the "Improved Area"). The remainder of the Project Area is dedicated to streets, railroads and other public rights-of-way. Note that three of the five tax blocks with vacant parcels also contain improved parcels.

67<sup>th</sup>/Wentworth Tax Increment Financing Eligibility Report

City of Chicago, Illinois - December 2, 2010; Revised April 8, 2011

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***The Project Area is a predominantly commercial and residential area, with the vacant area having been created by the recent demolition of the former Kennedy-King College buildings that straddled Wentworth Avenue. Most of the main collector or arterial streets are fronted by commercial or mixed***

**use buildings, including Halsted Street, State Street, South Chicago Avenue, as well as 69<sup>th</sup>, 71<sup>st</sup>, 75<sup>th</sup> and 79<sup>th</sup> Streets. Existing land uses in the Project Area are illustrated in Eligibility Report Figure 2A. Existing Land Use-West. Eligibility Report Figure 2B, Existing Land Use-Center, and Eligibility Report Figure 2C. Existing Land Use-East.**

The Project Area as a whole is physically characterized by aging and deteriorating commercial, residential, and public or semipublic property on improved parcels, with debris and weeds on vacant parcels. The Improved Area includes deteriorated sites, infrastructure and buildings, as well as numerous obsolete commercial and mixed use buildings that lack sufficient off-street parking, collectively creating a negative impact on the Project Area.

The Vacant Area parcels lie between Marquette Road (6700 south) and 69<sup>th</sup> Street and are covered with weeds or demolition debris left over from the recent demolition of former Kennedy-King College buildings. Despite the recent City-wide building boom (1994 to 2008) this large Project Area can only document a few recently constructed buildings, most of which were funded with subsidies or by non-profit groups.

#### *Summary of Project Area Eligibility*

For TIF designation, an improved redevelopment project area must qualify for classification as a conservation area, a blighted area, or a combination of both blighted and conservation areas as set forth in the Act. Surveys and analyses documented in this report indicate that the Project Area is eligible as a combination of conservation and blighted areas within the requirements of the Act.

The Improved Area qualifies as a conservation area under the improved property criteria as set forth in the Act. Specifically,

- • More than ninety-two percent (92%) of the buildings are 35 years of age or older;
- Five conservation area factors are present to a meaningful extent and reasonably distributed throughout the entire Improved Area. These include:

1. Deterioration
2. Presence of Structures Below Minimum Code Standards
3. Excessive Vacancies <sup>1</sup>
4. Inadequate Utilities
5. Lack of Community Planning

• Two additional factors, Obsolescence and Excessive Land Coverage, are present to a meaningful extent and significantly impact the Improved Area, but are not consistently present in some major portions of the Project Area so cannot be considered "reasonably" distributed throughout the Improved Area. Nonetheless, the presence of these two factors supports the overall eligibility of the Improved Area.

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The Vacant Area qualifies as a blighted area under two of the criteria set forth in the Act for vacant areas (only one is required). Specifically,

1. Multi-Factor Criteria Impair Sound Growth - the presence of a combination of two (2) or more of six (6) blighting factors listed in the Act. The Vacant Area exhibits the following:

- a. Deterioration of Adjacent Improvements
  - b. Environmental remediation costs have been incurred or are required
2. Single-Factor Criterion Impairs Sound Growth - The area qualified as a blighted improved area immediately prior to becoming vacant.

Finally, the Project Area includes only real property and improvements that would be substantially benefited by the proposed redevelopment project improvements.

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## **I. BASIS FOR REDEVELOPMENT**

The Illinois General Assembly made these key findings in adopting the Act:

1. That there exists in many municipalities within the - state blighted and conservation areas; ,
2. That as a result of the existence of blighted areas and areas requiring conservation, there is an excessive and disproportionate expenditure of public funds, inadequate public and private investment, unmarketability of

property, growth in delinquencies and crime, and housing and zoning law violations in such areas together with an abnormal exodus of families and businesses so that the decline of these areas impairs the value of private investments and threatens the sound growth and the tax base of taxing districts in such areas, and threatens the health, safety, morals, and welfare of the public; and

3. That the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest.

To ensure that the exercise of these powers is proper and in the public interest, the Act also specifies certain requirements that must be met before a municipality can proceed with implementing a redevelopment project. One of these requirements is that the municipality must demonstrate that a prospective redevelopment project area qualifies either as a blighted area or as a conservation area within the definitions for each set forth in the Act (Section 11-74.4-3).

*Blighted areas are defined as: 1) any improved area in which buildings or improvements are detrimental to the public safety, health or welfare because of a combination of 5 or more of the thirteen (13) improved area eligibility factors set forth in the Act; and 2) any vacant area in which its sound growth is impaired by the presence of 1 or more of 7 eligibility criteria set forth in the Act. >*

Conservation areas are defined in the Act as any improved area in which 50% or more the structures have an age of 35 years and the improved area exhibits the presence of a combination of 3 or more of the thirteen (13) improved area eligibility factors set forth in the Act. Such an area is not yet a blighted area but if left unchecked, the presence of 3 or more such factors which are detrimental to the public safety, health or welfare, such an area may become a blighted area.

#### **Improved Area Eligibility Criteria**

Section 11-74.4.3 of the Act defines the thirteen (13) eligibility factors for improved areas. To support a designation as a blighted or conservation area each qualifying factor must be: (i) present to a meaningful extent and that presence documented so that the City may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the Project Area.

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Illegal use of individual structures
5. Presence of structures below minimum code standards
6. Excessive vacancies
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7. Lack of ventilation, light, or sanitary facilities
8. Inadequate utilities
9. Excessive land coverage and overcrowding of structures and community facilities
10. Deleterious land-use or layout
11. Lack of community planning
12. Environmental remediation costs have been incurred or are required
13. Declining or lagging rate of growth of total equalized assessed valuation

It is also important to note that the test of eligibility is based on the conditions of the area as a whole; it is not required that eligibility be established for each and every property in the Project Area. /

#### **Vacant Area Eligibility Criteria**

Section 11-74.4.3 of the Act defines the seven eligibility criteria for vacant areas. To support a designation as a blighted area at least one of the seven qualifying criteria must be: (i) present to a meaningful extent and that presence documented so that the City may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the Project Area.

1. The vacant part of the Project Area exhibits a combination of 2 or more of the following 6 factors:
  - (a) Obsolete platting of the vacant land
  - (b) Diversity of ownership
  - (c) Tax and special assessment delinquencies or the subject of tax sales

- (d) Deterioration of structures or site improvements in adjacent areas
- (e) Environmental remediation costs have been incurred or are required
- (f) Declining or lagging rate of growth of total equalized assessed valuation
- 2. The area consists of one or more unused quarries, mines or strip mine ponds.
- 3. The area consists of unused railyards, rail tracks or railroad rights-of-way.
- 4. The area is subject to chronic flooding.
- 5. The area consists of an unused or illegal disposal site.
- 6. The area had been designated as a town or village center and not developed as such.
- 7. The area qualified as a blighted improved area immediately prior to becoming vacant.

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## II. ELIGIBILITY SURVEY AND ANALYSIS

An analysis was made of each of the factors listed in the Act for conservation areas and blighted areas to determine whether each or any factors are present in the Project Area, and if so, to what extent and in what locations. Surveys and analyses conducted by JRG included:

- 1. Exterior survey of the condition and use of all buildings and sites;
- 2. Field survey of environmental conditions covering streets, sidewalks, curbs and gutters, lighting, traffic, parking facilities, landscaping, fences, and general property maintenance;
- 3. Analysis of the existing uses within the Project Area and their relationships to the surroundings;
- 4. Comparison of current land use to current zoning ordinance and the current zoning map;
- 5. Analysis of original platting and current parcel size and layout;
- 6. Analysis of vacant parcels and buildings;
- 7. Analysis of building floor area and site coverage;
- 8. Review of previously prepared plans, studies and data;
- 9. Analysis of City of Chicago building permit data and building code violation data for the period from January 2004 through February 2010;
- 10. Analysis of storm, sanitary sewer lines and water supply lines within the Project Area via existing infrastructure maps provided by the City of Chicago's Department of Water Management;
- 11. Analysis of Cook County Assessor records for assessed valuations and equalization factors for tax parcels in the Project Area for assessment years 2003 to 2009; and
- 12. Review of Cook County Treasurer property tax payment records for collection years 2007, 2008 and 2009.

A statement of findings is presented for each factor listed in the Act. The conditions that exist and the relative extent to which each factor is present are described below.

A factor noted as "not present" indicates either that no information was available or that no evidence could be documented as part of the various surveys and analyses. A factor noted as present to a limited extent indicates that conditions exist that document that the factor is present, but that the distribution or impact of the condition is limited. Finally, a factor noted as present to a meaningful extent indicates that conditions exist which document that the factor is present throughout major portions of the Project Area and that the presence of such conditions have a major adverse impact or influence on adjacent and nearby development.

The following is the summary evaluation of the eligibility factors for the Improved Area and Vacant Area, presented in the order in which they appear in the Act.

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## III. IMPROVED AREA ELIGIBILITY FACTORS

The following is the summary evaluation of the eligibility factors for the Improved Area presented in the order in which they appear in the Act.

### Age

Age is a primary and threshold criterion in determining an area's qualification for designation as a conservation area. Age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures over an extended period of years. Since building deterioration and related structural problems

can be a function of time and climate, structures which are 35 years or older typically exhibit more problems and require greater maintenance than more recently constructed buildings.

Of the 2,641 buildings within the 226 improved tax blocks, 2,442 (92.5%) are 35 years of age or more.

*Conclusion: The Project Area meets the required age test for designation as a conservation area. More than ninety-two percent (92%) of the buildings within the Project Area exceed 35 years in age.*

#### **A. Dilapidation**

Section 11-74.4-3 of the Act defines 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. ' . ,

This section summarizes the process used for assessing building conditions in the Project Area, the standards and criteria used for evaluation, and the findings as to the existence of dilapidation or deterioration of structures. The process, standards and criteria were applied in accordance with the Building Conditions Survey Manual. The Building Conditions Manual, with updates to current standards, has been in use for over 40 years and is used by Midwest planning consultants. -The original manual was developed by staff involved in field surveys and analysis, providing a consistent method of evaluating buildings necessary for the background findings for the planning profession since the days of assessing properties during the 1960's Urban Renewal years.

The building condition analysis is based on a thorough exterior inspection of the buildings and sites conducted in March, April, and May 2010. Structural deficiencies in building components and related environmental deficiencies in the Project Area were noted during the inspections.

#### ***Building Components Evaluated***

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

##### **Primary Structural**

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

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##### **Secondary Components**

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

##### **Criteria for Classifying Defects for Building Components**

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

##### ***Building Component Classifications***

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

##### **Sound**

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

##### **Deficient - Requiring Minor Repair**

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

##### **Deficient - Requiring Major Repair**

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

#### Critical

Building components that contain major defects (bowing, sagging, or settling to any or all exterior components causing the structure to be out-of-plumb, or broken, loose or missing material and deterioration over a widespread area), so extensive that the cost of repair would be excessive.

#### Final Building Rating

After completion of the exterior-interior building condition survey, each structure was placed in one of four categories based on the combination of defects found in various primary and secondary building components. Each final rating is described below:

#### Sound

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

#### Deficient

Deficient buildings contain defects that collectively are not easily correctable and cannot be accomplished in the course of normal maintenance. The classification

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of major or minor reflects the degree or extent of defects found during the survey of the building.

Minor - one or more minor defect, but no major defect.

Major- one or more major defects in one of the primary components or in the combined secondary components, but no critical defect.

#### Substandard

Structurally substandard buildings contain defects that are so serious and so extensive that the building must be removed or major components substantially repaired and/or replaced. Buildings classified as structurally substandard have two or more major defects.

"Minor deficient" and "major deficient" buildings are considered to be the same as "deteriorating" buildings as referenced in the Act; "substandard" buildings are the same as "dilapidated" buildings. The words "building" and "structure" are presumed to be interchangeable.

#### Exterior Survey

The conditions of the buildings within the Project Area were determined based on observable components. JRG conducted an exterior survey of each building within the Project Area to determine its condition. JRG identified twenty-six (26) buildings, or 1%, as dilapidated. Dilapidation is evidenced by critical defects in all building components including crumbling portions of exterior walls and roof, foundations, missing windows and doors, porches and steps that are visible from the exterior. Of the 2,639 buildings in the Project Area: 1261 buildings (47.6%) were classified as structurally sound; 1129 buildings (42.9%) were classified as minor deficient (deteriorating); 225 buildings (8.5%) were classified as major deficient (deteriorating); and 26 buildings (1.0%) were classified as structurally substandard dilapidated).

*Conclusion: Dilapidation (structurally substandard buildings) as a factor is present to a limited extent in a limited number of tax blocks in the Improved Area. Therefore, this factor is not meaningfully present in the Improved Area.*

#### **B. Obsolescence**

*Section 11-74.4-3 of the Act defines Obsolescence: The condition or process of falling into disuse. Structures have become ill suited for the original use.*

In making findings with respect to buildings, it is important to distinguish between functional obsolescence, which relates to the physical utility of a structure, and economic obsolescence, which relates to a property's ability to compete in the market place.

#### Functional Obsolescence

Historically, structures have been built for specific uses or purposes. The design, location, height, and space arrangement are intended for a specific occupant at a given time. Buildings become obsolete when they

contain characteristics or deficiencies which limit their use and marketability after the original use ceases. The characteristics may include loss in value to a property resulting from an inherent deficiency existing from poor design or layout, the improper orientation of the building on its site, etc., which detracts from the overall usefulness or desirability of a property.

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#### Economic Obsolescence \

Economic obsolescence is normally a result of adverse conditions which cause some degree of market rejection and, hence, depreciation in market values.

If functionally obsolete properties are not periodically improved or rehabilitated, or economically obsolete properties are not converted to higher and better uses, the income and value of the property erodes over time. This value erosion leads to deferred maintenance, deterioration, and excessive vacancies. These manifestations of obsolescence then begin to have an overall blighting influence on surrounding properties and detract from the economic vitality of the overall area. 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 obsolescence may include inadequate utility capacities, outdated building designs, etc.

Obsolescence as a factor should be based upon the documented presence and reasonable distribution of buildings and site improvements evidencing such obsolescence.

#### **Obsolete Building Types**

Obsolete buildings contain characteristics or deficiencies that limit their long-term sound use or reuse. Obsolescence in such buildings is typically difficult and expensive to correct. Obsolete building types have an adverse affect on nearby and surrounding development and detract from the physical, functional and economic vitality of the area.

Obsolescence is present in 127 of the 2,641 structures and in 79 of the 226 tax blocks in the Improved Area. These structures are characterized by conditions that limit their efficient or economic use according to contemporary standards.

**Obsolete buildings include two industrial properties built prior to 1950 and reflect outmoded building and site design for current industrial uses. The remaining 125 buildings considered obsolete are commercial, residential or mixed use buildings and are generally considered obsolete due to their age, inadequate or irregularly shaped space to accommodate modern commercial tenants, and lack of sufficient off street parking. Many of the obsolete buildings are the result of conversions (i.e. gas stations converted to retail uses, or commercial/retail spaces converted to religious uses). See Eligibility Report Figure 3. Obsolescence.**

*Conclusion: The analysis indicates that obsolescence is present to a meaningful extent in 79 of the 226 tax blocks in the Improved Area but is not reasonably distributed throughout the Improved Area.*

#### **C. Deterioration**

*Section 11-74.4-3 of the Act defines 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.*

*Based on the definition given by the Act, deterioration refers to any physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair. †*

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- Deterioration may be evident in basically sound buildings containing minor defects, such as lack of painting, loose or missing materials, or holes and cracks, over limited areas. This deterioration can be corrected through normal maintenance.
- Deterioration which is not easily correctable and cannot be accomplished in the course of normal maintenance may also be evident in buildings. Such buildings may be classified as minor deficient or major deficient buildings, depending upon the degree or extent of defects. This would include buildings with defects in the secondary building components (e.g., doors, windows, porches, gutters and downspouts, fascia materials, etc.), and defects in primary building components (e.g., foundations, frames, roofs, etc.), respectively.

#### **Deterioration of Sites and Infrastructure**

As part of the survey, JRG documented site conditions that include broken pavement, uneven street surfaces,



and gravel surfaces within parking areas, sidewalks, and alleys. Based on the field survey of streets and alleys within the Project Area, deterioration of street pavement, curb and gutters, and sidewalks was noted in various locations throughout the Project Area. >

Additionally, numerous locations along the Metra Rock Island District Rail Line embankment walls are experiencing significant crumbling of the concrete, and several of the railroad viaducts and streets crossing underneath this railroad line are in deteriorating condition with crumbling concrete, exposed reinforcing bars, rusting steel side walls and generally are in poor condition.

#### **Deterioration of Buildings**

***The analysis of building deterioration is based on the survey methodology and criteria described in the preceding section on "Dilapidation." A total of 1,380 of the 2,641 buildings within the Project Area (52.3%), are classified as deteriorating or dilapidated. These buildings suffer from loose or falling bricks, broken and boarded up windows, deteriorating and rusting doors and loading berths, broken and missing gutters, siding, and roofing materials in varying degrees. The deterioration exhibited by these buildings significantly impacts the appearance and marketability of the Project Area as a whole. See Eligibility Report Figure 4, Deterioration.***

***Conclusion: Deterioration is present to a meaningful extent in 187 of the 226 improved tax blocks and therefore is present to a meaningful extent and reasonably distributed throughout the Improved Area.***

#### **D. Presence of Structures Below Minimum Code Standards**

***Section 11-74.4-3 of the Act defines the 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.***

As referenced in the definition above, the principal purposes of governmental codes applicable to properties are to require buildings to be constructed in such a way as to sustain safety of loads expected from the type of occupancy; to be safe for occupancy against fire and similar hazards; and/or to establish minimum standards essential for

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safe and sanitary habitation. Structures below minimum code standards are characterized by defects or deficiencies that threaten health and safety.

***Building Code Violations that occurred in the Project Area in the period from 2004 through February 2010 were analyzed in an effort to document the presence of this factor or lack thereof. A total of 4,305 violations were found in this time period, occurring in 264 separate buildings. These buildings are located on 122 of the 226 blocks (54%) of the Improved Area. The blocks exhibiting this factor are spread throughout all major sections of the Project Area. Furthermore, less than 18% of all violations have been remedied and less than 16% of the 2009 violations have been remedied (as of March 2010). See Eligibility Report Figure 5. Buildings Below Minimum Code Standards.***

***Conclusion: Structures below minimum code standards is present to a meaningful extent and reasonably distributed throughout the Improved Area.***

#### **E. Illegal Use of Individual Structures**

***Section 11-74.4-3 of the Act defines 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. No condition pertaining to illegal uses of individual structures has been documented as part of the exterior surveys and analyses undertaken within the Project Area. This factor is not a supporting factor for Improved Area eligibility.***

#### **F. Excessive Vacancies**

***Section 11-74.4-3 of the Act defines excessive vacancies: The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.***

Vacancies are present as individual units within buildings as well as entirely vacant buildings. For purposes of this report a building was characterized as exhibiting "excessive vacancies" if more than 15% of its units were vacant, and a block was characterized as having "excessive vacancies" if more 10% of the buildings on the block exhibited "excessive vacancies". Under these definitions, four hundred twenty-eight (428) buildings (or 16.2% of all structures) exhibited excessive vacancies as well as 95 of the 226 improved blocks (over 42%). Of these 428 buildings with, excessive vacancies, 340 were entirely vacant buildings.

***Excessive vacancies are particularly concentrated in the western portion of the Improved Area in the blocks west of Wentworth Avenue, but are generally found in all subareas of the Improved Area at unhealthy levels.***

***Vacancies include commercial units as well as residential units, and result in the loss of income and***

**corresponding difficulty with building maintenance and improvement, which are necessary to compete with fully occupied buildings. See Eligibility Report Figure 6, Excessive Vacancies.**

*Conclusion: Excessive vacancies as a factor is present to a meaningful extent and is reasonably distributed throughout the Improved Area.*

*Conclusion:*

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#### **G. Lack of Ventilation, Light, or Sanitary Facilities**

*Section 11-74.4-3 of the Act defines 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. Inadequate 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.*

*Conclusion: No condition pertaining to a lack of ventilation, light, or sanitary facilities has been documented as part of the exterior surveys and analyses undertaken within the Project Area. This factor is not present in the Improved Area.*

#### **H. Inadequate Utilities**

*Section 11-74.4-3 of the Act defines 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.*

*Existing sewer and water supply lines throughout the City were largely put in place 50 to 100 years ago and many are undersized. These aging and/or undersized lines are obsolete by today's development standards and inadequate to accommodate new development.*

***Review and analysis of the City's water and sewer atlases indicate that many of the existing lines will have exceeded their intended life (expected water and sewer lifetimes are approximately 100 years) within 5 to 20 years and negatively impact the Improved Area. The majority of the sewer lines in the Project Area were installed between the years 1890 and 1935. Many of these sewer lines will require replacement or repair over the next 20 years. Some blocks are served by water and sewer lines that are less than 70 years old, but these lines serve a small percentage of the properties in the Project Area. See Eligibility Report Figure 7. Inadequate Utilities.***

*Conclusion: Inadequate Utilities, as a factor, impacts 217 of the 226 blocks in the Improved Area, and is present to a meaningful extent and reasonably distributed throughout the Improved Area.*

#### **I. Excessive Land Coverage & Overcrowding of Structures and Community Facilities**

*Section 11-74.4-3 of the Act defines excessive land coverage and 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*

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*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 reasonable required off-street parking, or inadequate provision for loading and service.*

***Excessive land coverage and overcrowding of structures and community facilities is present in 187 parcels and 81 of the 226 tax blocks in the Improved Area. Conversions of commercial, mixed-use, and residential buildings to add more commercial or residential units than the original design have***

**resulted in the condition of overcrowding. Many of the multi-unit residential or mixed use buildings cover most or all of the parcels upon which they are situated and do not contain adequate front, rear and side yards, off-street parking space, and loading and service areas. In addition, many of the older commercial buildings were built at a time when vehicle ownership was much lower, resulting in a severe shortage of off-street parking. See Eligibility Report Figure 8, Excessive Land Coverage/Overcrowding of Structures and Community Facilities.**

*Conclusion: Excessive land coverage and overcrowding of structures and community facilities is present to a meaningful extent in 81 of the 226 tax blocks in the Project Area, but is not reasonably distributed throughout the Improved Area.*

#### **J. Deleterious Land Use or Layout**

*Section 11-74.4-3 of the Act defines 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.*

The Improved Area contains several mixed use but predominantly commercial corridors including 69th Street, 71<sup>st</sup> Street, 75<sup>th</sup> Street, and 79<sup>th</sup> Street, as well as State Street, Halsted Street, Wentworth Avenue, and King Drive. In several locations along these major streets there is an inconsistent mix of commercial and/or mixed use buildings located adjacent to single-family residential properties creating adverse and improper functioning of vehicular traffic, accessibility, noise, and compatibility of properties. The corridors, in particular, serve major day-to-day functions within this neighborhood and consequently, in the locations where these incompatibilities are present, they have a significant impact on the larger community.

*Conclusion: Deleterious land-use or layout has been documented as present in only 20 of the 226 blocks of the Improved Area. Therefore, this factor is not present to a meaningful extent and is not reasonably distributed throughout the Improved Area.*

#### **K. Lack of Community Planning**

*Section 11-74.4-3 of the Act defines 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.*

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The City of Chicago developed over many years. Starting with adoption of the Burnham Plan in 1909, the City followed a pattern of streets laid out on a grid system with residential, commercial and confined industrial areas separated by major rail lines, commercial corridors and the parks connected by green boulevards. Residential and commercial development of the Project Area began during the late 1800s and early 1900's to serve the emerging steel mill and related industrial activity. The development of the area was so rapid that properties were developed on a parcel by parcel basis without any emphasis on compatibility or compliance with any plan or guidelines that the City of Chicago had in place at the time. As a result, the Project Area's major commercial corridors and other portions of the area contain isolated residences, surrounded by commercial uses, resulting in an admixture of low density residential and more intensive commercial uses along all of the major commercial corridors. This also results in inadequate on- and off-street parking spaces to serve the commercial and mixed uses in virtually every commercial/mixed use corridor in the Project Area. Although this may be similar to other portions of the City, this would not have been part of any long term planning effort if the City had sufficient community development guidelines or broader monitoring processes in place during the development of this area. In addition, Interstate 94 was built in the 1950s and effectively divided the prior community area into two distinct but unplanned sub-communities.

*Conclusion: Lack of community planning has been documented and is meaningfully present and reasonably distributed throughout the Improved Area.*

#### **L. Environmental Remediation**

*Section 11-74.4-3 of the Act defines environmental remediation: The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.*

*Conclusion: No condition pertaining to a need for environmental remediation has been documented as part of the surveys and analyses undertaken within the Improved Area.*

#### **M. Declining or Lagging Equalized Assessed Valuation**

*Section 11-74.4-3 of the Act defines declining or lagging equalized assessed valuation: 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.*

***Over the period from 2004 to 2009, the growth rate of the total equalized assessed valuation (EAV) of the Improved Area has lagged behind that of the balance of the City of Chicago in two of those years.***

***These figures are shown below in Table 1. Growth of Improved Area vs. City of Chicago.***

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**Table 1. Growth of Improved Area vs. City of Chicago**

| Year | Total EAV of City of Chicago, minus % Project Area EAV Change | Total EAV- % Improved Area Change | Area growing at a rate less than the City? |
|------|---|-----------------------------------|--|
| 2009 | 84,369,399,210 4.4%   | 217,408,479 10.2%                 | NO YES YES                                 |
| 2008 | 80,780,292,071 10.0%  | 197,250,949 7.2% 183,928,630      | NO NO                                      |
| 2007 | 73,461,387,407 5.9%   | 5.7% 173,976,207 35.5%            |  |
| 2006 | 69,337,216,078 17.2%  | 128,386,044 7.8% 119,075,618      |  |
| 2005 | 59,176,144,145 7.3%   |                                   |  |
| 2004 | 55,158,020,496  |                                   |  |

2004 to 2009 is the most recent five year period for which data is available for the Project Area and the City as a whole.

Percent Change reflects the annual growth in EAV from the prior year (e.g. 5.9% change in Total EAV of City of Chicago for Year 2007 represents the growth in EAV from 2006 to 2007).

***Conclusion: Declining or Lagging Equalized Assessed Valuation as a factor is not present in the Improved Area.***

#### **N. Summary of Improved Area Criteria**

##### **1. Age**

The Improved Area meets the threshold criteria which requires that 50% or more of buildings are 35 years of age or older. Over ninety-two percent (92%) of the Project Area's buildings are 35 years of age or older.

##### **2. Conservation Area Criteria**

The Improved Area exhibits the presence of 5 of the 13 factors listed in the Act for qualification as a conservation area. These factors include:

- Deterioration
- Presence of Structures Below Minimum Code Standards
- Excessive Vacancies
- Inadequate Utilities
- Lack of Community Planning

Each of these five factors is present to a meaningful extent and reasonably distributed within the improved portion of the Project Area.

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#### **IV.**

#### **VACANT AREA ELIGIBILITY FACTORS**

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The Vacant Area encompasses six parcels of land in the Project Area, located on either side of Wentworth Avenue between Marquette Road and 69th Street. The following is the summary evaluation of the eligibility criteria for the Vacant Area.

**Criteria 1. Two or More Factors Impair the Sound Growth of the Project Area**

The vacant portion of the Project Area must exhibit a combination of 2 or more of the 6 factors listed below for qualification as a blighted area under the first criteria set forth in the Act.

**(a) Obsolete Platting Of The Vacant Land**

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

*Conclusion: Obsolete Platting is not present in the Vacant Area.*

**(b) Diversity Of Ownership**

*Pursuant to the Act, diversity of ownership of parcels of vacant land sufficient in number retard or impede the ability to assemble the land for development.*

*Conclusion: Diversity of Ownership is not present in the Vacant Area.*

**(c) Tax and Special Assessment Delinquencies Or The Subject Of Tax Sales**

*Pursuant to the Act, this factor applies if tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last 5 years.*

*Conclusion: Tax and Special Assessment Delinquencies is not present in the Vacant Area.*

**(d) Environmental Remediation Costs Have Been Incurred Or Are Required**

*Pursuant to the Act, this factor applies if 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, w underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.*

The City Colleges of Chicago hired an environmental engineering firm, Environmental Design International, Inc. (EDI), to prepare Phase I Environmental Site Assessment of the former KKC Site (full site is essentially coterminous with the Vacant Area), and recommend remedial action. EDI identified the following recognized environmental conditions (REC) as a result of their analysis:

- Historical sites used between about 1895 and 1970 include: three paint shops, an auto repair shop, an auto paint shop, three tin shops, two plumbing shops, a cabinet shop, three "Chinese laundries", a print shop, a soap factory, a paint shop with two gasoline tanks, a plating shop and a coal yard.

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- Regulatory database information reviewed indentified the presence of three onsite historical cleaners. Numerous labeled and unlabeled, unsecured containers and 55 gallon drums of hazardous chemicals and wastes were present representing a material threat of a release. <sup>r</sup>

In addition, the following environmental conditions were determined: ,

- Soil and groundwater samples were collected (22 soil borings: 42 soil samples; three monitoring wells; three groundwater samples) that exceeded the Illinois Environmental Protection Agency's limitations.

EDI further recommended a Remedial Action Plan (RAP) that included excavation and off-site disposal of impacted soils, installation of engineered barriers to the contamination, and the use of institutional controls. These environmental conditions clearly present an impediment to development of the Vacant Area.

*Conclusion: Based on the documented report from EDI, the factor of "Environmental remediation costs have been incurred or are required" is present to a meaningful extent and is reasonably distributed throughout the Vacant Area.*

**(e) Deterioration Of Adjacent Improvements**

*Pursuant to the Act, this factor applies if there is evidence of deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.*

Deterioration of structures is present in 52 of the 107 buildings in the Improved Area blocks that are adjacent on all sides of the Vacant Area. The criteria used for evaluating deterioration of structures and site improvements in neighboring areas is presented in greater detail in Section II A of this Eligibility Report. This factor impacts all six of the Vacant Area parcels.

*Conclusion: Deterioration of Adjacent Improvements is present to a meaningful degree and reasonably distributed throughout the Vacant Area.*

**(f) Declining Or Lagging Rate Of Growth Of Total Equalized Assessed Valuation**

*Pursuant to the Act, this factor applies 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.*

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**Table 2. Growth of Vacant Area vs. City of Chicago**

| Year | Total EAV of City of Chicago,<br>minus Project % Area EAV change | Total EAV-Vacant % Area<br>change | Area growing at a<br>rate less than the<br>City? |
|------|--|-----------------------------------|--|
| 2009 | 84,369,399,210 4.4%  | 0 0% 0 0% 0 0% 0 0% 0 0%          | n/a n/a n/a n/a n/a                              |
| 2008 | 80,780,250,447 10.0%   |                                   | n/a  |
| 2007 | 73,461,348,506 5.9%  |                                   |  |
| 2006 | 69,337,179,722 17.2%   |                                   |  |
| 2005 | 59,176,112,219 7.3%  |                                   |  |
| 2004 | 55,157,990,683"  |                                   |  |

Percent Change reflects the annual growth in EAV from the prior year (e.g. 5.9% change in Total EAV of City of Chicago for Year 2007 represents the growth in EAV from 2006 to 2007).

*Conclusion: As indicated in Table 2, the EAV for the Vacant Area has been zero since 2004, and thus cannot be realistically compared to the growth rate of the City of Chicago. Therefore, Declining or Lagging Equalized Assessed Valuation as a factor is not present in the Vacant Area.*

**Criteria 2. Single Factors Impair the Sound Growth of the Project Area**

To qualify under the second set of Vacant Area criteria, the vacant portion of the Project Area must exhibit one of the following six factors listed below. The factor must be present to a meaningful extent and reasonably distributed throughout the Vacant Area.

**(a) Unused Quarries, Mines Or Strip Mine Ponds**

*Pursuant to the Act, this factor applies if the area consists of one or more unused quarries, mines or strip mine ponds.*

*Conclusion: The presence of unused quarries, mines or strip ponds has not been documented within the Project Area.*

**(b) Unused Railyards, Rail Tracks Or Railroad Rights-Of-Way**

*Pursuant to the Act, this factor applies if the area consists of unused railyards, rail tracks or railroad rights-of-way.*

*Conclusion: The presence of unused rail tracks has not been documented within the Project Area.*

**(c) Chronic Flooding**

*Pursuant to the Act, this factor applies if the area is subject to (i) chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same" watershed, but only if the redevelopment project provides for facilities or improvement to contribute to the alleviation of all or part of the flooding.*

*Conclusion: The condition pertaining to chronic flooding has not been documented as part of the exterior surveys and analyses undertaken within the Vacant Area.*

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**(d) Unused or Illegal Disposal Site**

*Pursuant to the Act, this factor applies if the area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation or dredge sites.*

*Conclusion: The condition of an Unused or Illegal Disposal Site has not been documented as present in the Vacant Area.*

**(e) Undeveloped Town or Village Center**

*Pursuant to the Act, this factor applies if, prior to November 1, 1999, the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area), and the area meets at least one of the factors itemized in paragraph (1) of this subsection, the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.*

*Conclusion: The factor of an Undeveloped Town or Village Center does not apply to the Vacant Area.*

**(f) Blighted Improved Area Immediately Prior to Becoming Vacant**

*Pursuant to the Act, this factor applies if the area qualified as a blighted improved area immediately prior to becoming vacant unless there has been substantial private investment in the immediately surrounding area.*

The Vacant Area consists of the site of the former Kennedy-King College building facility (KKC Building), which was demolished during 2010. Prior to their demolition this building had fallen into extremely poor condition. In fact, representatives from the City Colleges of Chicago have stated that the demolition was necessary in order to remove dangerous conditions and to remove the liability that City Colleges could incur if someone were injured in the building. Although the building had been boarded up for three years, vandals and skilled scavengers had broken into the building and removed valuable electrical and plumbing materials.

The following blighting conditions were present in the Vacant Area prior to its becoming vacant, and these factors qualify it as a blighted area prior to becoming vacant:

1. Dilapidation. Although the main KKC Building envelope was mostly intact, the windows, roof, and interior systems (electrical, plumbing, HVAC), were in very poor condition or missing, and would have required costly and significant repairs or total replacement.
2. Obsolescence. The KKC Building was a massive structure of interconnected substructures. Unfortunately it had become ill suited for its original purpose and could not be reused without extensive and costly renovation. The buildings basic operating systems were considered inefficient for daily use. This was one of the reasons that the City Colleges chose to construct new classroom facilities at 63<sup>rd</sup> and Halsted Streets. The City Colleges hired a consultant in 2008 to evaluate the potential for reuse of the KKC building and to create various reuse scenarios. The consultant's study, dated April 24, 2008, developed three potential scenarios, only one of which included substantial amounts of the building remaining intact. This scenario was for reuse as a Chicago Public School, but the total cost was estimated at over \$130 million, which was considered prohibitively costly, and in excess of the cost of a comparable newly constructed school.
3. Deterioration. In addition to the building conditions described in item 1 above, the site conditions surrounding the KKC building had experienced significant deterioration also. The parking areas were in need of resurfacing and striping due to numerous cracks and potholes in the pavement and weeds growing through and widening such cracks.
4. Excessive vacancies. The KKC Building was 100% vacant with no private entities expressing interest in occupying the building (according to representatives of the City Colleges). The Chicago Police and Fire Departments considered utilizing the structure for training purposes, but determined that it would be unsafe without significant and costly improvements.
5. Inadequate Utilities. Similar to the Improved Area, the Vacant Area is also served by water and sewer lines

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that are at or past their expected useful life and will require replacement in the near future.

*Conclusion: The factor of Blighted Prior to Becoming Vacant is present in the Vacant Area, due to the pre-demolition presence of 5 of the 13 factors required for blighted area eligibility. Each of the five factors was present to a meaningful extent and reasonably distributed throughout the now-Vacant Area.*

### **Summary of Vacant Area Criteria**

As described in more detail above, the sound growth of the Project Area is impaired by the documented presence of two significant blight conditions in the Vacant Area:

### **Criteria 1. Two or More Factors Impair the Sound Growth of the Project Area**



The vacant portion of the Project Area exhibits a combination of two of the six factors for qualification as a blighted area under the first criteria set forth in the Act. The factors found present include a) Environmental remediation costs have been incurred or are required and b) deterioration of adjacent improvements.

### **Criteria 2. Single-Factors Impair Sound Growth**

• One such single factor is present in the Vacant Area - Based on field surveys and documentation provided by the City Colleges and the Public Building Commission of Chicago, the area qualified as a blighted improved area immediately prior to becoming vacant.

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• This factor is present to a meaningful degree and reasonably distributed within the vacant portion of the Project Area.

## **V. DETERMINATION OF PROJECT AREA ELIGIBILITY**

The Project Area meets the requirements of the Act for designation as a combination of a conservation area and a blighted vacant area.

### **Conservation Area:**

Age is a prerequisite factor for designation of an improved area as a conservation area. Over ninety-two percent (92%) of the buildings are 35 years of age or more, exceeding

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the 50% minimum threshold required under the Act. The meaningful presence and reasonable distribution of a minimum of three of the thirteen factors set forth in the Act are required for an improved area to qualify for designation as a conservation area. The analysis of the Improved Area found a meaningful presence and a reasonable distribution of five (5) factors throughout the Improved Area, including:

1. Deterioration
2. Presence of Structures Below Minimum Code Standards
3. Excessive Vacancies
4. Inadequate Utilities
5. Lack of Community Planning

***The summary of conservation area factors is documented on a block-by-block basis in, Table 3: Distribution of Conservation Area Factors.***

### **Vacant Blighted Area:**

The Vacant Area qualifies under the first and second set of criteria for designation as a blighted vacant area. Qualification under only one criterion is required. The criteria found present are as follows:

Two or More Factors Impair the Sound Growth of the Project Area-the vacant portion of the Project Area exhibits two of the six factors for qualification as a blighted area: (a) Environmental remediation costs have been incurred or are required and (b) deterioration of adjacent improvements.

Single Factor Criteria Impair the Sound Growth of the Project Area - the Vacant Area is impacted because the



area qualified as a blighted improved area immediately prior to becoming vacant.

***A summary of vacant blighted area factors within the Project Area is documented on a block-by-block basis in Table 4: Distribution of Vacant Blighted Area Factors.***

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Table 3: Distribution of Conservation Area Factors- 67th/Wentworth Redevelopment Project Area

Count Tax Block No.

/ \* /iS<sub>p</sub>/ε if \* ? / & /J. l\_ e ▶ / \$ /  
7 \* , / / «S> ∞ // / to S<sup>t</sup> /  
Co i j ld « l f 3 sis S / j S i S / ? / i \* \* , . c ^ /  
7 / J as  
/ iff\* A  
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| r  |           |     |   |   |   |  |    |   |  |   |   |   |   |
|----|-----------|-----|---|---|---|--|----|---|--|---|---|---|---|
| 1  | 20-20-308 | X   | 0 | X | 0 |  | X  |   |  | X | X | X | 4 |
| 2  | 20-20-309 |     |   |   |   |  |    |   |  | X | X | X | 2 |
| 3  | 20-20-310 |     |   |   |   |  |    |   |  | X | X | X | 1 |
| 4  | 20-20-311 | o . |   | X |   |  | .X |   |  | X | X | X | 4 |
| 5  | 20-20-312 | 0   |   | X | X |  |    |   |  |   | X | X | 2 |
| 6  | 20-20-313 | X   |   | X |   |  | X  | X |  |   | X | X | 2 |
| 7  | 20-20-314 | X   |   | X | X |  |    |   |  | X | X | X | 1 |
| 8  | 20-20-315 | X   |   | X | X |  | X  |   |  | X | X | X | 5 |
| 9  | 20-20-317 | X   |   | X | X |  | X  |   |  | X | X | X | 2 |
| 10 | 20-20-318 | X   |   | X | X |  |    |   |  | X | X | X | 1 |
| 11 | 20-20-319 | X   |   | X | X |  |    |   |  | X | X | X | 4 |

|    |             |   |    |   |   |  |   |    |   |   |   |      |
|----|-------------|---|----|---|---|--|---|----|---|---|---|------|
| 12 | 20-20-320   | X |    | X |   |  | X |    |   | X | X | 7    |
| 13 | 20-20-321   | X |    | X |   |  |   |    |   | X | X | 5    |
| 14 | 20-20-322   | X |    |   |   |  |   |    |   | X | X | 1    |
| 15 | 20-20-323   | X | X  |   | X |  |   |    |   | X | X | 1.   |
| 16 | 20-20-407   | X |    | X | 0 |  | X | X  |   | X | X | ' 16 |
| 17 | 20-20-408   | X |    | X |   |  |   | X  |   | X | X | 1    |
| 18 | 20-20-409   | X |    | X | X |  | X |    |   | X | X | 2    |
| 19 | 20-20-410   | X |    | X |   |  |   | X  |   | X | X | 1    |
| 20 | 20-2CM11    | X |    | X |   |  | X |    | 0 | X | X | 3    |
| 21 | 20-20-412   | X |    | X |   |  | X |    | 0 | X | X | 4    |
| 22 | 20-20-413   |   |    |   |   |  |   |    |   | X | X | 0    |
| 23 | 20-20-414   | X |    | X | X |  |   |    |   | X | X | 1    |
| 24 | 20-20-415   | X |    | X | 0 |  | 0 | X  |   | X | X | 21   |
| 25 | 20-20-416   |   |    |   |   |  | X | X  | X | X | X | 2    |
| 26 | 20-20-417   |   |    |   |   |  |   |    |   | X | X | 0    |
| 27 | 20-20-418   |   |    |   |   |  |   |    |   | X | X | 0    |
| 28 | 20-20-419 - | X |    | X | X |  |   | X  | - | X | X | 4    |
| 29 | 20-20-420   | 0 |    | X |   |  | X |    |   | X | X | 2    |
| 30 | 20-20-421   |   |    |   |   |  |   |    |   | X | X | 0    |
| 31 | 20-20-422   |   |    |   |   |  | X |    |   | X | X | 1    |
| 32 | 20-20-423   | X |    | X | 0 |  | X | X  |   | X | X | 17   |
| 33 | 20-20-431   | X |    | X |   |  | 0 | X  | 0 | X | X | 22   |
| 34 | 20-21-300   | X |    | X | 0 |  | 0 | X  | 0 | X | X | 22   |
| 35 | 20-21-301   | X |    | X |   |  | 0 | X  |   | X | X | 20   |
| 36 | 20-21-302   | X | 0  | X |   |  |   | X  |   | X | X | 25   |
| 37 | 20-21-303   | X |    | X |   |  |   | X  |   | X | X | 10   |
| 38 | 20-21-304   | X |    | X |   |  | X |    |   | X | X | 18   |
| 39 | 20-21-305   | X |    | X |   |  | X |    |   | X | X | 18   |
| 40 | 20-21-306   | X |    | X | 0 |  | X | X  | 0 | X | X | 17   |
| 41 | 20-21-307   | X | '0 | X | 0 |  | 0 | X  |   | X | X | 15   |
| 42 | 20-21-308   | X |    | X |   |  | 0 | X  |   | X | X | 12   |
| 43 | 20-21-309   | X |    | X |   |  | X | X  |   | X | X | 5    |
| 44 | 20-21-310   | X | 0  | X |   |  | X | 0  |   | X | X | 15   |
| 45 | 20-21^311   | X |    | X |   |  | X |    |   | X | X | 3    |
| 46 | 20-21-312   |   |    |   |   |  | X |    |   | X | X | 1    |
| 47 | ' 20-21-313 | X |    | X |   |  | X | X  | 0 | X | X | 8    |
| 48 | 20-21-314   | X | 0  | X | 0 |  | 0 | X  |   | X | X | 23   |
| 49 | 20-21-315   | X |    | X | 0 |  | 0 | 0' |   | X | X | 25 . |
| 50 | 20-21-316 J | X |    | X |   |  |   |    |   | X | X | 14   |
| 51 | 20-21-317   | X |    | X |   |  |   |    |   | X | X | 8    |
| 52 | 20-21-318   | X | 0  | X |   |  |   | X  |   | X | X | 19   |
| 53 | 20-21-319   | X | 0  | X | 0 |  | 0 | 0  |   | X | X | 27   |
| 54 | 20-21-320   | X | 0  | X | 0 |  |   | 0  |   | X | X | 20   |
| 55 | 20-21-321   | X |    | X | 0 |  | 0 | X  | 0 | X | X | 22   |
| 56 | 20-21-322   | X |    | X |   |  |   | X  | 0 | X | X | 28   |
| 57 | 20-21-323   | X |    | X |   |  | 0 |    |   | X | X | 14   |

|    |           |   |   |   |   |   |   |   |  |   |   |   |    |
|----|-----------|---|---|---|---|---|---|---|--|---|---|---|----|
| 58 | 20-21-324 | X |   | X |   | 0 | 0 |   |  | X | X | X | 18 |
| 59 | 20-21-325 | X |   | X |   | X |   |   |  | X | X | X | 5  |
| 60 | 20-21-326 | X |   | X |   | X | 0 |   |  | X | X | X | 25 |
| 61 | 20-21-327 | X | 0 | X |   | o |   |   |  | X | X | X | 23 |
| 62 | 20-21-328 | X |   | X | 0 |   |   | 0 |  | X | X | X | 23 |
| 63 | 20-21-400 | X | o | X | 0 | o |   |   |  | X | X | X | 19 |
| 64 | 20-21-402 | X |   | X |   | 0 |   |   |  | X | X | X | 11 |
| 65 | 20-21-403 | X |   | X |   | 0 |   |   |  | X | X | X | 28 |
| 66 | 20-21-404 |   |   |   |   |   |   |   |  | X | X | X | 0  |
| 67 | 20-21-405 |   |   |   |   |   |   |   |  | X | X | X | 1  |
| 68 | 20-21-407 | X |   |   |   | X |   |   |  | X | X | X | 7  |
| 69 | 20-21-408 | X |   | X |   | 0 |   | 0 |  | X | X | X | 27 |
| 70 | 20-21-409 |   |   |   |   |   |   |   |  | X | X | X | 0  |

X = Present to Major Extent o= Present to Limited Extent

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Table 3: Distribution of Conservation Area Factors- 67th/Wentworth Redevelopment Project Area

20-21-411  
20-22-315  
20-22-415  
20-27-100  
20-27-101 i  
20-27-102  
20-27-204

X = Present to Major Extent o= Present to Limited Extent

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Table 3: Distribution of Conservation Area Factors- 67th/Wentworth Redevelopment Project Area

Tax Block No.

150 151  
33  
15  
21  
13  
12  
17  
39  
24  
44  
199 200  
202 203  
34  
31  
33  
17  
33  
10  
13

X = Present to Major Extent o= Present to Limited Extent

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Table 3: Distribution of Conservation Area Factors- 67th/Wentworth Redevelopment Project Area

20  
13  
Total Blocks w/ Factor  
20  
187  
79  
122  
95  
20  
217  
2641

X = Present to Major Extent o= Present to Limited Extent

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Table 4. Distribution of Vacant Blighted Area Factors

| L Count | Tax Block No. | Obsolete<br>Platting | Diversity of<br>Ownership | Tax<br>Delinquencies | Deterioration of<br>Adjacent<br>Improvements | Environmental<br>Remediation | Declining<br>or Lagging<br>EAV |
|---------|---------------|----------------------|---------------------------|----------------------|--|------------------------------|--------------------------------|
| 1       | 20-21-401     |                      |                           |                      | X  | X                            |                                |
| 2       | 20-21-402     |                      |                           |                      | X  | X                            |                                |
| 3       | 20-21-405     |                      |                           |                      | X  | X                            |                                |
| 4       | 20-21-406     |                      |                           |                      | X  | X                            |                                |
| 5       | 20-21-407     |                      |                           |                      | X  | X                            |                                |

X - Present to a Major Extent

The eligibility findings presented in this report indicate that the Project Area is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well-being of the City. The Project Area contains properties and buildings of various sizes and design that are advancing in obsolescence and deterioration: Existing vacancies, inadequate utilities, excessive land coverage, insufficient off-street parking, inadequate loading and service areas, and other conservation and blighting factors as identified above, indicate that the Project Area as a whole has not been subject to growth and development through investment by private enterprise, and would not reasonably be anticipated to be developed without public action.

67thA/Ventworth Tax Increment Financing Eligibility Report  
City of Chicago, Illinois- December 2, 2010; Revised April 8, 2011  
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Eligibility Report Figure 1. Project Area Boundary

## 67<sup>TM</sup> and Wentworth TIF

NORTH

Prepared by: Johnson Research Group 10.10

Eligibility Report Figure 2A. Existing Land Use-West

## 67TH and Wentworth TIF

NORTH

Prepared by: Johnson Research Group 10.10

Eligibility Report Figure 2B. Existing Land Use-Center JjL 67TH AND WENTWORTH TIF -Prepared by: Johnson Research Group 10.10

67TH AND WENTWORTH TIF Prepared by: Johnson Research Group 10.10

67TH AND WENTWORTH TIF Prepared by: Johnson Research Group 10.10

## immi-immmmmmrrji

Eligibility Report Figure 4. Deterioration

## 6/th and Wentworth TIF

NORTH

Prepared by: Johnson Research Group 10.10

Eligibility Report Figure 5. Buildings Below Minimum Code Standards mm 6/th and Wentworth TIF Prepared by: Johnson Research Group' 10.10

Eligibility Report Figure 6. Excessive Vacancies

## 6/th and Wentworth TIF

NORTH

Prepared by: Johnson Research Group 10.10

Eligibility Report Figure 7. Inadequate Utilities

## 67TH and Wentworth TIF

NORTH

Prepared by: Johnson Research Group 10.10

Eligibility Report Figure 8. Excessive Land Coverage/ Overcrowding of Buildings and Community Facilities

## 67TH and Wentworth TIF

NORTH

Prepared by: Johnson Research Group 10.10

### Exhibit IV:

### 67th and Wentworth Tax Increment Financing Housing Impact Study

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## 67<sup>th</sup> AND WENTWORTH REDEVELOPMENT PROJECT AREA TAX INCREMENT FINANCING HOUSING IMPACT STUDY

City of Chicago, Illinois

December 2, 2010 Revised April 8, 2011

City of Chicago Richard M. Daley, Mayor

Department of Housing and Economic Development Andrew J. Mooney, Commissioner .

Prepared by:

Johnson Research Group Inc. 343 South Dearborn Street, Suite 404 Chicago, Illinois 60625

Ernest R. Sawyer Enterprises, Inc. 100 North LaSalle Street, Suite 1515 Chicago, Illinois 60604

### HOUSING IMPACT STUDY

Ernest R. Sawyer Enterprises, Inc (ERS) was retained by Johnson Research Group, Inc to be part of a team working for the City of Chicago Department of Community Development to develop a Tax Increment Financing District for an area designated as the 67<sup>th</sup> and Wentworth Redevelopment Project Area. As required by the Act, ERS conducted the Housing Impact Study for the Project Area.

A Housing Impact Study has been conducted for the 67<sup>th</sup> and Wentworth Redevelopment Project Area to determine the potential impact of redevelopment on area residents. The area is generally bounded by 67<sup>th</sup> Street on the north, 79<sup>th</sup> Street on the south, Ashland Avenue on the west, and Cottage Grove on the east. The area largely includes frontage along 67<sup>th</sup> Street, 69<sup>th</sup> Street, 71<sup>st</sup> Street, Halsted Street, State Street and Lafayette Street (the "Project Area"). As set forth in the Act, if the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and the City is unable to certify that no displacements of residents will occur, the municipality shall prepare a housing impact study and incorporate the study in the Redevelopment Project Plan.

The 67<sup>th</sup> and Wentworth Tax Increment Financing Project and Plan (the "Plan"), which incorporates this document by reference, provides guidelines for revitalization and new development of existing properties in the Project Area. One of the goals of the Plan is to . maintain sound existing housing where appropriate. The Project Area contains 75+ inhabited residential units and the City is unable to certify that no displacement of residents will occur in future^as a result of redevelopment in the Study Area. Therefore, a housing impact study is required.

This Housing Impact Study is organized into two parts. Part I describes the housing survey conducted within the Project Area to determine existing housing characteristics. Part II describes the potential impact of the Plan. Specific elements of the Housing Impact Study Include:

### PART I - HOUSING SURVEY

Type of residential unit mix; either single-family or multi-family.

The number and type of rooms within the units, if that information is available.

Whether the units are inhabited or uninhabited, as determined no 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.

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

### POTENTIAL HOUSING IMPACT

The number and location of those units that will be or may be removed

The municipality's plans for relocation assistance for those residents in the proposed redevelopment project area whose units are to be removed.

The availability of replacement housing for those residents whose units will be removed, and the identification of the type, location and cost of the replacement housing.

*6f and Wentworth Redevelopment Project Area - Housing Impact Study Page 1*

*December 2, 2010; Revised April 8, 2011*

IV.

## PART II

i. ii.

### iv. The type and extent of relocation assistance to be provided. PART I - HOUSING SURVEY

Part I of this study provides, as required by the Act, the number, type and size of residential units within the Project Area; the number of inhabited and uninhabited units; and the racial and ethnic composition of the residents in the inhabited residential units.

#### i. Number and Type of Residential Units

***The number and type of residential units within the Project Area were identified during the housing field survey conducted by ERS as part of the Housing Impact Survey for the area. This survey, completed during July 2010, revealed that the Project Area contains 2,331 residential buildings containing a total of 3,303 residential units. The number of residential units by building type is outlined in Table 1, Number and Type of Residential Units in the Project Area.***

**Table 1: Number and Type of Residential Units**

| BLillType         | Total # of Buildings | Total # of Units |
|-------------------|----------------------|------------------|
| Single Family     | 1,117 1,162 52       | 1,181 - 2,061 61 |
| Multi-Family Mixe |                      |                  |
| Use               |                      |                  |
| TOTAL:            | 2,331                | 3,303            |

Source: ERS Enterprises, July 2010

#### ii. Number and Type of Rooms in Residential Units

***The estimated distribution of residential units within the Project Area by the number of bedrooms is identified in Table 2. Units by Number of Bedrooms in the Project Area.***

#### Methodology ■

The methodology employed to estimate the number of housing units by bedroom number is as follows: Data from the 2000 U.S. Census was gathered for the 20 census tracts overlapping the Project Area - census tracts 4207, 4212, 4403, 6809, 6810, 6811, 6812, 6813, 6814, 6901, 6902, 6903, 6904, 6909, 6910, 6911, 6912, 6913, 6914, and 7102 ("Project Area Census Tracts") - and the percentage of units in each bedroom category was determined. The total number of residential units in the Project Area, 3,303, was then applied to the Project Area Census Block Group percentages for each category to arrive at an estimated number of households for each bedroom category.

As defined by the Census Bureau, number of bedrooms includes all rooms intended for use as bedrooms even if they are currently used for some other purpose. A housing unit consisting of only one room, such as a one-room efficiency apartment, is classified, by definition, as having no bedroom.

*67<sup>1</sup> and Wentworth Redevelopment Project Area - Housing Impact Study December 2, 2010; Revised April 8, 2011*

*Page 2*

**Table 2: Units By Number of Bedrooms**

| »lu.mbgrMiBME0J)ms     | Number of Units   | % of Total  |
|------------------------|-------------------|-------------|
| No Bedroom 1 Bedroom 2 | 122 657 1,235 865 | 3.7% 19.9%  |
| Bedrooms 3 Bedrooms 4  | 268 155           | 37.4% 26.2% |
| Bedrooms 5+ Bedrooms   |                   | 8.1% 4.7%   |
| TOTAL:                 | 3,303             | 100.0%      |

Source: 2000 US Census.ERS Enterprises July, 2010

#### iii. Number of Inhabited Units

A survey of inhabited dwelling units within the Project Area was conducted by ERS in July 2010. This survey identified 3,303 residential units, of which 417 (12.6%) were identified as vacant and 2,886 (87.4%) units were identified as inhabited within the Project Area.



## iv. Race and Ethnicity of Residents

The racial and ethnic composition of the residents within the Project Area is identified in Table 3, Race, Ethnicity, and Age Characteristics in the Project Area, within this section. The methodology used to determine this information is described below.

**Methodology**

As required by the Act, the racial and ethnic composition of the residents in the inhabited residential units was estimated by using demographic data specific to the Project Area Census Tracts. To determine the racial and ethnic composition of the residents in the inhabited residential units for the purpose of this Housing Impact Study, racial and ethnic data from the 2000 U.S. Census was gathered for the Project Area Census Tracts. All racial categories are based on categories defined by the U.S. Census Bureau. The average household size in the Project Area was estimated at 2.80 persons using the total population divided by the total households in the Project Area Census Tracts. This number was multiplied by the total inhabited residential units in the Project Area, 2,886, to arrive at an estimated total population of 8,081. The total population figure was then multiplied by the racial category percentages in the Project Area Census Tracts. The breakdown by Hispanic origin is also provided although the U.S. Census Bureau does not categorize Hispanic origin as a racial group.

TABLE 3: Race and Ethnicity Characteristics of Residents

| Race  | Total                        | Percent of Total                  |
|---|------------------------------|-----------------------------------|
| White Black or African American American Indian or Alaskan Native Asian Native Hawaiian or Other Pacific Islander Some other race | 40<br>7,912<br>16 24 0<br>89 | 0.5% 98.0% 0.2%<br>0.3% 0.0% 1.1% |
| TOTAL:  | 8,081                        | 100.0%                            |

Source: 2000 U.S. Census, ERS Enterprises

67<sup>th</sup> and Wentworth Redevelopment Project Area - Housing Impact Study December 2, 2010; Revised April 8, 2011

Page 3

| Hispanic Origin       | Total       | Percent of Total |
|-----------------------|-------------|------------------|
| Hispanic Non-Hispanic | 65<br>8,016 | 0.8% 99.2%       |
| TOTAL:                | 8,081       | 100.0%           |

Source: 2000 U.S. Census, ERS Enterprises

**PART II - POTENTIAL HOUSING IMPACT**

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

**i. Number and Location of Units That May Be Removed**

The primary objectives of the Plan are to revitalize the commercial and mixed-use corridors serving the community along State Street, Halsted Street, 71<sup>st</sup> Street, and 75th Street by encouraging new commercial at key intersections and mixed use development opportunities along the corridors. The plan seeks to encourage the redevelopment of the former Kennedy-King college site in accordance with the Redevelopment Plan and community plans for the site and to stabilize and maintain the existing single and multi-family dwellings, redevelop vacant and underutilized land, and correct obsolete and deleterious land use patterns through redevelopment.

**Methodology**

Presented below are the three steps used to fulfill the statutory requirements of defining the number and location of inhabited residential units that may be removed or impacted..

1) Properties identified for acquisition. No acquisition plan has been prepared as part of the 67<sup>th</sup> and Wentworth Redevelopment Project Area. Therefore, there are zero (0) occupied housing units that may be impacted due to acquisition.

2) Dilapidation. As identified above and presented in more detail in the 67<sup>th</sup> and Wentworth Redevelopment Project Area Eligibility Study, there is one (1) occupied building located at 6940 South Harvard (Parcel Index Number 20-21-411-030-0000) classified as "dilapidated" in the Project Area, as shown in Figure 1. Housing Impact Map. This building is an occupied single family home and therefore contains one (1) residential unit which is occupied. As a result of this analysis, it is possible that one (1) occupied residential unit may be impacted because it is located within a dilapidated structure.

3) Changes in land use. The Land Use Plan, presented in Section V of the Plan identifies the future land uses to be in effect upon adoption of the Plan. When compared to the existing land uses identified, there are no parcels of property currently containing residential uses that may be subject to change as a result of proposed future land uses identified

under the Plan. As a result of this analysis, there is a total of zero (0) occupied residential units that may be impacted due to changes in land use.

The City has no plans to displace any occupied residential units. However, based on the methodology used above, it is possible that one (1) inhabited unit in one (1) building may be displaced over the 23-year life of the TIF. The property with occupied residential unit that may be subject to displacement is illustrated in Housing Impact Study Figure 1. Housing Impact Map, at the end of this report.

*and Wentworth Redevelopment Project Area - Housing Impact Study December 2, 2010; Revised April 8, 2011*

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## **ii. Plan for Relocation Assistance**

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

## **iii. Replacement Housing**

In accordance with Section 11-74.4-3 (n)(7) of the Act, the City shall make a good faith effort to ensure that affordable replacement housing for any qualified displaced resident whose residence is removed is located in or near the Project Area.

*At this juncture there are no plans to remove any residences within the Project Area. However, if replacement housing were needed, a sampling of the availability of housing around the Project Area is shown in Table 4. Survey of Available Rental Housing Units.*

Table 4: Survey of Available Rental Housing Units Surrounding the Project Area

| No | 1 | Distance | Location | (miles) | rooms | Rent | Amenities | Accepted | Community |
|----|---|----------|----------|---------|-------|------|-----------|----------|-----------|
| 2  | 3 | 4        |          |         |       |      |           |          |           |
| 5  | 6 | 7        |          |         |       |      |           |          |           |
| 8  | 9 |          |          |         |       |      |           |          |           |
| 10 |   |          |          |         |       |      |           |          |           |
| 11 |   |          |          |         |       |      |           |          |           |
| 12 |   |          |          |         |       |      |           |          |           |
| 13 |   |          |          |         |       |      |           |          |           |
| 14 |   |          |          |         |       |      |           |          |           |
| 15 |   |          |          |         |       |      |           |          |           |
| 16 |   |          |          |         |       |      |           |          |           |
| 17 |   |          |          |         |       |      |           |          |           |
| 18 |   |          |          |         |       |      |           |          |           |
| 19 |   |          |          |         |       |      |           |          |           |
| 20 |   |          |          |         |       |      |           |          |           |
| 21 |   |          |          |         |       |      |           |          |           |
| 22 |   |          |          |         |       |      |           |          |           |
| 23 |   |          |          |         |       |      |           |          |           |
| 24 |   |          |          |         |       |      |           |          |           |
| 25 |   |          |          |         |       |      |           |          |           |
| 26 |   |          |          |         |       |      |           |          |           |

|                 |               |            |             |                |             |                 |
|-----------------|---------------|------------|-------------|----------------|-------------|-----------------|
| 8331 S. Burley  | 1 mile 3.4    | 3 1 1 2 2  | \$670 \$675 | New Construc   | Yes Yes Yes | Chatham         |
| Street 10401 S. | miles 3.4     | 3 3 3 2 3  | \$625 \$725 | Included Parki | Yes Yes Yes | Pullman Pullman |
| Ave. 10401 S.   | miles 3.4     | 3 .5 3 2 5 | \$700       | Included Parki | No No No No | Chatham Jeffrey |
| E. 80th Street  | miles 3.4     | 5 2 2 2 3  | \$1,150     | Included Heat  | No No No No | Manor East      |
| Bfennan 1041    | miles 1.6     | 3 3 3 2 1  | \$1,200     | Central A/C C  | No No No No | Chicago East    |
| Bay 11242 S.    | miles 0.25    | 4          | \$1,200     | and A/C Parki  | No No No No | Chicago East    |
| 3047 E. 97th S  | miles 0.25    |            | \$650       | Parking Includ | Yes No No   | Chicago South   |
| S. Oglesby Av   | miles 0.6     |            | \$1,200     | Lawncare/Sno   | No          | Deering East    |
| Phillips 9021 S | miles 1.5     |            | \$950       | Included New   |             | Chicago East    |
| 8370 S. Baker   | miles 1.25    |            | \$1,395     | Renovation Pa  |             | Chicago East    |
| 83rd Street 83  | miles 0.5     |            | \$1,200     | Included New   |             | Chicago So      |
| Constance 84    | miles 1 mile  |            | \$800       | incl New Cons  |             | Chicago Avalon  |
| Constance 10    | 1.75 miles 2  |            | \$2,500     | Central Heat 8 |             | Park Avalon     |
| Corliss Ave 10  | miles 2 miles |            | \$2,500     | Included Parki |             | Park Pullman    |
| Prairie 11132   | 3.4 miles     |            | \$923 \$800 | Included New   |             | Roseland        |
| Edgebrooke 84   | .25 miles     |            | \$775 ■     | Renovation Ne  |             | Roseland So     |
| Mackinaw 8714   | .25 miles 1   |            | \$800 \$725 | Renovation Pa  |             | Chicago So      |
| Escanaba 822    | miles 0.8     |            | \$900       | Included New   |             | Chicago So      |
| 78th and Jeffr  | miles 1.25    |            | \$1,250     | incl. New Ren; |             | Chicago Jeffrey |
| Jeffrey 7722 S  | miles 2.25    |            | \$1,100     |                |             | Manor Jeffrey   |
| Ave. 7734 S.    | 1 miles 0.5   |            | \$650       |                |             | Manor So        |
| Ave.            | miles 2.75    |            | \$1,250     |                |             | Chicago So      |
|                 | miles 2.1     |            |             |                |             | Chicago         |
|                 | miles         |            |             |                |             |                 |

Sources: Chicago Sun-Times, Chicago Tribune, Apartments.com, and HomeStore.com <<http://HomeStore.com>>

67\* and Wentworth Redevelopment Project Area - Housing Impact Study Page 5

December 2, 2010; Revised April 8, 2011

The location, type and cost of a sample of possible replacement housing units located within the surrounding Community .Areas were determined through classified advertisements from the Chicago Sun-Times and Chicago Tribune, as well as from Internet listings on Apartments.com <<http://Apartments.com>> and HomeStore.com <<http://HomeStore.com>> during the first part of the month of July 2010. It is important to note that Chicago has a rental cycle where apartments turn over at a greater rate on May 1 and October 1 of each year. These times would likely reflect a wider variety of rental rates, unit sizes and locations than those available at other times throughout the year.

### Type and Extent of Relocation Assistance

In the event that the implementation of the Plan results in the removal or displacement of low-income, very low-income, or very, very low-income households, such residents will be provided with relocation assistance in accordance with Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereto, 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 Project Area. Based on demographics information in the Project Area Census Block Groups and the income limits provided by United States Department of Housing and Urban Development ("HUD"), ERS concludes that approximately 38.2% of the households within the Project Area can be classified as very, very low-income, 18.5% of the households may be classified as very low-income, and 17.7% of the households may be categorized as low-income, as defined by Section 3 of the Illinois Affordable Housing Act, I 310 ILCS 65/3. These statutory terms have the following meanings:

- "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 HUD for purposes of Section 8 of the United States Housing Act of 1937;
- "very low-income households" 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;
- "very, very low-income households" means a single-person, family or unrelated persons living together whose adjusted income is not more than 30 percent of the median income of the area of residence, adjusted for family size, as so determined by HUD; and
- "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.

Collectively, low-income, very low-income and very, very low-income households are estimated to represent 74.4% of the inhabited households in the Project Area. After adding a fourth income category - moderate-income households - the Project Area's collective households with incomes at or below the moderate income level are estimated at 87.8% of the inhabited households in the Project Area. To calculate the number of

67<sup>th</sup> and Wentworth Redevelopment Project Area - Housing Impact Study Page 6  
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**households at each income category, the Project Area Census Block Group percentages were applied to they total inhabited units in the Project Area and the results are summarized in Table 5. Project Area**

**Household Income - 2000.**

Table 5: Household Income, 2000

| Annual Income Category Range                   | Households    | % of Households   |
|--|---------------|-------------------|
| Very, Very Low-Income \$0 --\$17,647 \$17,648- | 1,102 534 511 | 38.2% 18.5% 17.7% |
| Low-Income Low-Income \$29,412 \$29,413-       | 387, 352      | 13.4% 12.2%       |
| Moderate-Income Above \$47,060 \$47,061 -      |               |                   |
| Moderate-Income \$70,590 \$70,591 or Above     |               |                   |
| <b>TOTAL:</b>                                  | <b>2,886</b>  | <b>100.0%</b>     |

Source: U.S. Department of Housing and Urban Development, 2000 U.S. Census, ERS Enterprises research and field survey

Replacement housing for any displaced households over the course of the 23-year life of the 67<sup>th</sup> and Wentworth Redevelopment Project Area are strongly encouraged to be affordable at these income levels. It should be noted that these income levels are likely to change over the 23-year life of the Project Area as both median income and income levels within the Project Area change.

67<sup>th</sup> and Wentworth Redevelopment Project Area - Housing Impact Study December 2, 2010; Revised April 8, 2011  
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**mm**

**= Legend**

Project Area Bounda -j Housing Impact Propert;  
m rn m rtn m m m rW rVi ml

Housing Impact Study Figure 1. Housing Impact Map

**67<sup>th</sup> and Wentworth TIF**

NORTH

Prepared by: Johnson Research Group 11.10

**EXHIBIT B TO THE ORDINANCE**

COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF CHICAGO

RESOLUTION 11-CDC-05 RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF CHICAGO FOR THE PROPOSED 67<sup>TH</sup>/WENTWORTH TAX INCREMENT ALLOCATION REDEVELOPMENT PROJECT AREA: APPROVAL OF THE REDEVELOPMENT PLAN, DESIGNATION AS A REDEVELOPMENT PROJECT AREA AND ADOPTION OF TAX INCREMENT ALLOCATION FINANCING adopted February 8, 2011

[See attached]

6

STATE OF ILLINOIS)

)SS

COUNTY OF COOK)

CERTIFICATE

I, Robert Wolf, the duly authorized and qualified Assistant Secretary of the Community Development Commission of the City of Chicago, and the custodian of the records thereof, do hereby certify that I have compared the attached copy of a Resolution adopted by the Community Development Commission of the City of Chicago at a Regular Meeting held on the 8<sup>th</sup> Day of February 2011 with the original resolution adopted at said meeting and noted in the minutes of the Commission, and do hereby certify that said copy is a true, correct and complete transcript of said Resolution.

**Dated this 8<sup>th</sup> Day of February 2011**

**ASSISTANT SECRETARY Robert Wolf**

**II-CDC-05**

TIF Area Designation: CDC Form2b-recomm111904

**COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF CHICAGO**

**RESOLUTION 11 -CDC-**

**RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF CHICAGO FOR THE PROPOSED 67<sup>th</sup> / WENTWORTH REDEVELOPMENT PROJECT AREA:**

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

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

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

WHEREAS, staff of the City's Department of Housing and Economic Development has conducted or caused to be conducted certain investigations, studies and surveys of the 67<sup>th</sup> / Wentworth area, the street boundaries of which are described on Exhibit A hereto (the "Area"), to determine the eligibility of the Area as a redevelopment project area as defined in the Act (a "Redevelopment Project Area") and for tax increment allocation financing pursuant to the Act ("Tax Increment Allocation Financing"), and previously has presented the following documents to the Commission for its review:

67<sup>th</sup> / Wentworth Tax Increment Financing Eligibility Report (the "Report")

67<sup>th</sup> / Wentworth Tax Increment Financing Redevelopment Area Project and Plan (the "Plan")

TIF Area Designation: CDC Form2b-recomm111904

WHEREAS, the Commission has heretofore passed Resolution 10-CDC-05 on, August 10,2010 that contains the information required by Section 5/11 -74.4-4.16(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 include the preparation of the housing impact study set forth in Section 5/11-74.4-3 (n)(5) of the Act, all as required by Section 5/11-74.4-4.1(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 5/11-74.4-6(e) of the Act on September 14,2010, at 6:00 p.m. at the Alden-Princeton Nursing Home, 255 W. 69<sup>th</sup> Street, Chicago, Illinois, being a date not less than 14 business days before the mailing of the notice of the Hearing (hereinafter defined), pursuant to notice from the City's Commissioner of the Department of Housing and Economic Development given on August 31,2010 being a date not less than 15 days before the date of the Public Meeting, by certified mail to all taxing districts having real property in the proposed Area and to all entities requesting that information that have taken the steps necessary to register to be included on the interested parties registry for the proposed Area in accordance with Section 5/11-74.4.2 of the Act and, with a good faith effort, by regular mail to all residents and the last known persons who paid property

taxes on real estate in the proposed Area (which good faith effort was satisfied by such notice being mailed to each residential address and the person or persons in whose name property taxes were paid on real property for the last preceding year located in the proposed Area), which to the extent necessary to effectively communicate such notice, was given in English and in other languages; and

WHEREAS, prior to the adoption by the Corporate Authorities of ordinances approving a redevelopment plan, designating an area as a Redevelopment Project Area or adopting Tax Increment Allocation Financing for an area, it is necessary that the Commission hold a public hearing (the "Hearing") pursuant to Section 5/1 1-74.4-5 (a) of the Act, convene a meeting of a joint review board (the "Board") pursuant to Section 5/1 1-74.4-5(b) of the Act, set the dates of such Hearing and Board meeting and give notice thereof pursuant to Section 5/11 -74.4-6 of the Act; and

WHEREAS, the Report and Plan were made available for public inspection and review since December 2,2010 being a date not less than 10 days before the Commission meeting at which the Commission adopted Resolution 10-CDC-05 on December 14,2010 fixing the time and place for the Hearing, at City Hall, 121 North LaSalle Street, Chicago, Illinois, in the following offices: City Clerk, Room 107 and Department of Housing and Economic Development, Room 1000; and

WHEREAS, notice of the availability of the Report and Plan, including how to obtain this information, were sent by mail on December 17, 2010 which is within a reasonable time after the adoption by the Commission of Resolution 10-CDC-05 to: (a) all residential addresses that, after a good faith effort, were determined to be (i) located within the Area and (ii) located outside the

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TIF Area Designation: CDC Fc\*m2b-recorrim111904

proposed Area and within 750 feet of the boundaries of the Area (or, if applicable, were determined to be the 750 residential addresses that were outside the proposed Area and closest to the boundaries of the Area); and (b) organizations and residents that were registered interested parties for such Area; and (

WHEREAS, notice of the Hearing by publication was given at least twice, the first publication being on January 22, 2011 a date which is not more than 30 nor less than 10 days prior to the Hearing, and the second publication being on January 24,2011, both in the Chicago Sun-Times or the Chicago Tribune, being newspapers of general circulation within the taxing districts having property in the Area; and

WHEREAS, notice of the Hearing was given by mail to taxpayers by depositing such notice in the United States mail by certified mail addressed to the persons in whose names the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the Area, on January 25,2011, being a date not less than 10 days prior to the date set for the Hearing; and where taxes for the last preceding year were not paid, notice was also mailed to the persons last listed on the tax rolls as the owners of such property within the preceding three years; and

WHEREAS, a good faith effort was made to give notice of the Hearing by mail to all residents of the Area by, at a minimum, giving notice by mail to each residential address located in the Area, which to the extent necessary to effectively communicate such notice was given in English and in the predominant language of residents of the Area other than English on January 25,2011 being a date not less than 10 days prior to the date set for the Hearing; and

WHEREAS, notice of the Hearing was given by mail to the Illinois Department of Commerce and Economic Opportunity ("DCEO") and members of the Board (including notice of the convening of the Board), by depositing such notice in the United States mail by certified mail addressed to DCEO and all Board members, on December 11,2011, being a date not less than 45 days prior to the date set for the Hearing; and

WHEREAS, notice of the Hearing and copies of the Report and Plan were sent by mail to taxing districts having taxable property in the Area, by depositing such notice and documents in the United States mail by certified mail addressed to all taxing districts having taxable property within the Area, on December 11,2011, being a date not less than 45 days prior to the date set for the Hearing; and

WHEREAS, the Hearing was held on February 8,2011 at 1:00 p.jn. at City Hall, Council Chambers, 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

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WHEREAS, the Board meeting was convened on January 7, 2011 at 10:00 A.M. (being a date at least 14 days but not more than 28 days after the date of the mailing of the notice to the taxing districts on December 20, 2010 in Room 1003A, City Hall, 121 North LaSalle Street, Chicago, Illinois, to review the matters properly (>oming before the Board to allow it to provide its advisory recommendation regarding the approval of the Plan, designation of the Area as a Redevelopment Project Area, adoption of Tax Increment Allocation Financing within the Area and other matters, if any, properly before it, all in accordance with Section 5/1 1-74.4 -5(b) of the Act; and

WHEREAS, the Commission has reviewed the Report and Plan, considered testimony from the Hearing, if any, the recommendation of the Board, if any, and such other matters or studies as the Commission deemed necessary or appropriate in making the findings set forth herein and 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 5/1 1-74.4-3(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 <http://to.be> developed without the adoption of the Plan;

b. The Plan:

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

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

c. The Plan meets all of the requirements of a redevelopment plan as defined in the Act and, as set forth in the Plan, the estimated date of completion of the projects described therein and retirement of all obligations issued to finance redevelopment project costs is not later than December 31 of the year in which the payment to the municipal treasurer as provided in subsection (b) of Section 5/11 -74.4-8 of the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year of the adoption of the

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ordinance approving the designation of the Area as a redevelopment project area and, as required pursuant to Section 5/11 -74.4-7 of the Act, no such obligation shall have a maturity date greater than 20 years;

d. To the extent required by Section 5/11 -74.4-3(n) (6) of the Act, the Plan incorporates the housing impact study, if such study is required by Section 5/1 1-74.4-3(n)(5) of the Act;

e. The Area includes only those contiguous parcels of real property and improvements thereon that are to be substantially benefited by proposed Plan improvements, as required pursuant to Section 5/11 -74.4-4(a) pf 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; and

(ii) Conditions exist in the Area that cause the Area to qualify for designation as a ■> redevelopment project

area and a conservation area as defined in the Act;

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

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

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.

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

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

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

List of Attachments:

Exhibit A: Street Boundary Description of the Area

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#### **EXHIBIT A**

Street Boundary Description of the 67<sup>th</sup>/Wentworth Tax Increment Financing Redevelopment Project Area  
The Proposed Area is the area bounded by Marquette Road and 69<sup>th</sup> Street on the north, 79<sup>\*</sup> Street and 72<sup>nd</sup> Street on the south, Cottage Grove Avenue and Wabash Avenue on the east, and Green Street and Ashland Avenue on the west.

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#### **EXHIBIT C TO THE ORDINANCE**

LEGAL DESCRIPTION OF THE 67THAA/ENTWORTH TIF REDEVELOPMENT PROJECT AREA

[See attached]

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#### **EXHIBIT I:**

**Legal Description of Project Boundary**

**67th and Wentworth TIF**

ALL THAT PART OF SECTIONS 20, 21, 22, 27, 28, 29, 33 AND 34, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING BOUNDED AND DESCRIBED AS FOLLOWS:  
BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF 69<sup>TH</sup> STREET WITH THE WEST LINE OF LOT 252 ENGLEWOOD ON THE HILL, A SUBDIVISION OF THE EAST HALF OF THE



SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20, AND RUNNING;  
THENCE NORTH ALONG SAID WEST LINE OF LOT 252 IN SAID ENGLEWOOD ON THE HILL AND THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 69<sup>TH</sup> STREET;  
THENCE EAST ALONG SAID NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 69<sup>TH</sup> STREET TO THE WEST LINE OF THE LOOMIS STREET;  
THENCE SOUTH ALONG SAID WEST LINE OF LOOMIS STREET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 6.0 FEET OF LOT 357 IN WEDDELL & COX'S ADDITION TO ENGLEWOOD, A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20;  
THENCE EAST ALONG SAID WESTERLY EXTENSION AND SAID SOUTH LINE OF THE NORTH 6.0 FEET OF LOT 357 IN SAID WEDDELL & COX'S ADDITION TO ENGLEWOOD TO THE WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF LOOMIS STREET;  
THENCE NORTH ALONG SAID WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF LOOMIS STREET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 348 IN WEDDELL & COX'S ADDITION TO ENGLEWOOD;  
THENCE EAST ALONG SAID WESTERLY EXTENSION AND SAID NORTH LINE OF LOT 348 IN WEDDELL & COX'S ADDITION TO ENGLEWOOD, AND THE EASTERLY EXTENSION THEREOF, TO THE NORTHWEST CORNER OF LOT 204 IN WEDDELL & COX'S ADDITION TO ENGLEWOOD;  
THENCE EAST ALONG THE NORTH LINE OF LOT 204 IN WEDDELL & COX'S ADDITION TO ENGLEWOOD AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF RACINE AVENUE;  
THENCE NORTH ALONG SAID EAST LINE OF RACINE AVENUE TO THE NORTH LINE OF THE 14 FOOT WIDE ALLEY NORTH OF 69<sup>TH</sup> STREET;  
j THENCE EAST ALONG SAID NORTH LINE OF THE 14 WIDE ALLEY NORTH OF 69<sup>TH</sup> STREET AND THE EASTERLY EXTENSION THEREOF TO THE NORTHWEST CORNER OF LOT 19 IN BLOCK 5 IN LEE'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 20; '  
THENCE EAST ALONG THE NORTH LINE OF SAID LOT 19 BLOCK 5 IN LEE'S SUBDIVISION AND THE EASTERLY EXTENSION THEREOF TO A POINT ON THE WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF MAY STREET, SAID POINT BEING ALSO THE NORTHEAST CORNER OF LOT 30 IN BLOCK 6 IN LEE'S SUBDIVISION;

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THENCE NORTH ALONG SAID WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF MAY STREET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 18 IN BLOCK 6 IN LEE'S SUBDIVISION;  
THENCE EAST ALONG SAID WESTERLY EXTENSION AND SAID NORTH LINE OF LOT 18 IN BLOCK 6 IN LEE'S SUBDIVISION, AND THE EASTERLY EXTENSION THEREOF, TO THE EAST LINE OF ABERDEEN STREET;  
THENCE SOUTH ALONG SAID EAST LINE OF ABERDEEN STREET TO THE NORTHWEST CORNER OF LOT 28 IN BLOCK 7 IN LEE'S SUBDIVISION;  
THENCE EAST ALONG THE NORTH LINE OF LOT 28 IN LEE'S SUBDIVISION AND THE EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF CARPENTER STREET, SAID POINT BEING ALSO THE NORTHWEST CORNER OF LOT 21 IN BLOCK 8 IN LEE'S SUBDIVISION;  
THENCE SOUTH ALONG SAID EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF CARPENTER STREET TO THE NORTHWEST CORNER OF LOT 23 IN BLOCK 8 IN LEE'S SUBDIVISION;  
THENCE EAST ALONG THE NORTH LINE OF SAID LOT 23 IN BLOCK 8 IN LEE'S SUBDIVISION TO THE WEST LINE OF MORGAN STREET;  
THENCE NORTH ALONG SAID WEST LINE OF MORGAN STREET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 69<sup>TH</sup> STREET IN BLOCK 4 IN BENEDICT'S SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20;  
THENCE EAST ALONG SAID WESTERLY EXTENSION AND SAID NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 69<sup>TH</sup> STREET IN BLOCK 4 IN BENEDICT'S SUBDIVISION TO THE EAST LINE OF THE

14 WIDE ALLEY EAST OF MORGAN STREET IN SAID BLOCK 4 IN BENEDICT'S SUBDIVISION;  
THENCE SOUTH ALONG SAID EAST LINE OF THE 14 WIDE ALLEY EAST OF MORGAN STREET TO THE  
NORTHWEST CORNER OF LOT 66 IN BLOCK 4 IN BENEDICT'S SUBDIVISION;  
THENCE EAST ALONG THE . NORTH LINE OF SAID LOT 66 IN BLOCK 4 IN BENEDICT'S SUBDIVISION  
AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF SANGAMON STREET;  
THENCE SOUTH ALONG SAID EAST LINE OF SANGAMON STREET TO THE NORTHWEST CORNER OF  
LOT 26 IN BLOCK 4 IN BENEDICT'S SUBDIVISION;  
THENCE EAST ALONG THE NORTH LINE OF LOT 26 IN BLOCK 4 IN BENEDICT'S SUBDIVISION AND  
THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF THE 14 WIDE ALLEY EAST OF  
SANGAMON STREET;  
THENCE SOUTH ALONG SAID EAST LINE OF THE 14 WIDE ALLEY EAST OF SANGAMON STREET TO  
THE NORTHWEST CORNER OF LOT 22 IN BLOCK 4 IN BENEDICT'S SUBDIVISION;  
THENCE EAST ALONG THE NORTH LINE OF SAID LOT 22 IN BLOCK 4 IN BENEDICT'S SUBDIVISION TO  
THE WEST LINE OF PEORIA STREET;  
THENCE NORTH ALONG SAID WEST LINE OF PEORIA STREET TO THE WESTERLY EXTENSION OF  
THE NORTH LINE OF LOT 72 IN BLOCK 3 IN BENEDICT'S SUBDIVISION;

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THENCE EAST ALONG SAID WESTERLY EXTENSION AND SAID NORTH LINE OF LOT 72 IN BLOCK 3 IN  
BENEDICT'S SUBDIVISION AND THE EASTERLY EXTENSION THEREOF TO A POINT ON THE WEST LINE OF  
GREEN STREET, SAID POINT BEING ALSO THE NORTHEAST CORNER OF LOT 67 IN BLOCK 3 IN BENEDICT'S  
SUBDIVISION;  
THENCE NORTH ALONG SAID WEST LINE OF GREEN STREET TO A POINT ON THE SOUTH LINE OF  
MARQUETTE ROAD, SAID POINT BEING ALSO THE NORTHEAST CORNER OF LOT 47 IN BLOCK 1 IN BENEDICT'S  
SUBDIVISION;  
THENCE EAST ALONG SAID SOUTH LINE OF MARQUETTE ROAD TO A POINT ON THE EAST LINE OF STATE  
STREET, SAID POINT BEING ALSO THE NORTHWEST CORNER OF LOT 24 IN BLOCK 3 IN N. LANCASTER'S  
SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 22;  
THENCE SOUTH ALONG SAID EAST LINE OF STATE STREET TO THE SOUTH LINE OF THE NORTH 24 FEET OF  
LOT 13 IN BLOCK 4 IN N. LANCASTER'S SUBDIVISION, BEING ALSO THE NORTH LINE OF 69<sup>th</sup> STREET AS  
WIDENED;  
THENCE EAST ALONG SAID SOUTH LINE OF THE NORTH 24 FEET OF LOT 13 IN BLOCK 4 IN N. LANCASTER'S  
SUBDIVISION; AND SAID NORTH LINE OF 69<sup>th</sup> STREET AS WIDENED TO THE EAST LINE OF THE 20 FOOT WIDE  
ALLEY EAST OF STATE STREET;  
THENCE SOUTH ALONG SAID 20 FOOT WIDE ALLEY EAST OF STATE STREET TO A POINT ON THE NORTH LINE  
OF 69<sup>th</sup> STREET, SAID POINT BEING ALSO THE SOUTHWEST CORNER OF LOT 12 IN BLOCK 4 IN N.  
LANCASTER'S SUBDIVISION;  
THENCE EAST ALONG SAID NORTH LINE OF 69<sup>th</sup> STREET TO THE INTERSECTION OF SAID NORTH LINE OF  
69<sup>th</sup> STREET WITH THE SOUTHWESTERLY LINE OF ANTHONY AVENUE AND ALSO THE NORTHWESTERLY LINE  
OF KEEFE AVENUE, SAID INTERSECTION BEING ALSO THE SOUTHEAST CORNER OF LOT 14 IN BLOCK 9 IN  
JOHNSTON & CLEMENT'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 22;  
THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF KEEFE AVENUE TO A POINT ON THE  
SOUTHWESTERLY LINE OF THE PENNSYLVANIA RAILROAD, SAID POINT BEING ALSO THE SOUTHEASTERLY  
CORNER OF BLOCK 8 IN JOHNSTON & CLEMENT'S SUBDIVISION;  
THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF THE PENNSYLVANIA RAILROAD TO A  
POINT ON THE EAST LINE OF STATE STREET, SAID POINT BEING ALSO THE NORTHWEST CORNER OF LOT 3 IN  
64<sup>th</sup> AND STATE STREETS SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE NORTHWEST  
QUARTER OF SECTION 22;  
THENCE NORTH ALONG SAID EAST LINE OF STATE STREET TO THE NORTHEASTERLY LINE OF THE NEW  
YORK CENTRAL RAILROAD;  
THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF THE NEW YORK CENTRAL RAILROAD TO  
THE NORTHWESTERLY LINE OF THE PARCEL OF LAND BEARING TAX IDENTIFICATION NUMBER 20-22-407-056;  
THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID PARCEL OF LAND BEARING TAX  
IDENTIFICATION NUMBER 20-22-407-056 TO THE SOUTHWESTERLY LINE THEREOF;

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THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL OF LAND BEARING TAX IDENTIFICATION NUMBER 20-22-407-056 TO THE SOUTHEASTERLY LINE THEREOF;  
THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL J-OF LAND BEARING TAX IDENTIFICATION NUMBER 20-22-407-056 TO SAID NORTHEASTERLY LINE OF THE NEW YORK CENTRAL RAILROAD;  
THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF THE NEW YORK CENTRAL RAILROAD TO A POINT ON THE EAST LINE OF ST. LAWRENCE AVENUE, SAID POINT BEING ALSO THE MOST SOUTHERLY SOUTHWEST CORNER OF LOT 80 IN SUPERIOR COURT PARTITION SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22;  
THENCE NORTH ALONG SAID EAST LINE OF ST. LAWRENCE AVENUE TO THE INTERSECTION OF SAID EAST LINE OF ST. LAWRENCE AVENUE WITH THE SOUTH LINE OF 68<sup>TH</sup> STREET, SAID INTERSECTION BEING ALSO THE NORTHWEST CORNER OF LOT 48 IN BLOCK 3 IN A.J. HAWTHE'S SOUTH PARK SUBDIVISION IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22;  
THENCE EAST ALONG SAID SOUTH LINE OF 68<sup>TH</sup> STREET TO A POINT ON THE EAST LINE OF CHAMPLAIN AVENUE, SAID POINT BEING ALSO THE NORTHWEST CORNER OF LOT 48 IN BLOCK 4 IN A.J. HAWTHE'S SOUTH PARK SUBDIVISION;  
THENCE NORTH ALONG SAID EAST LINE OF CHAMPLAIN AVENUE TO A POINT ON THE SOUTH LINE OF 67<sup>TH</sup> STREET;  
THENCE EAST ALONG SAID SOUTH LINE OF 67<sup>TH</sup> STREET TO A POINT ON THE WEST LINE OF EVANS AVENUE, SAID POINT BEING ALSO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 2 OF A.J. HAWTHE'S SOUTH PARK SUBDIVISION;  
THENCE SOUTH ALONG SAID WEST LINE OF EVANS AVENUE TO A POINT ON THE SOUTH LINE OF 68<sup>TH</sup> STREET, SAID POINT BEING ALSO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 5 IN A.J. HAWTHE'S SOUTH PARK SUBDIVISION;  
THENCE EAST ALONG SAID SOUTH LINE OF 68<sup>TH</sup> STREET AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF COTTAGE GROVE AVENUE;  
THENCE SOUTH ALONG SAID EAST LINE OF COTTAGE GROVE AVENUE TO THE NORTH LINE OF 71 ST STREET;  
THENCE WEST ALONG SAID NORTH LINE OF 71 ST STREET TO THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF THE 16 FOOT WIDE ALLEY SOUTHWEST OF AND ADJOINING THE SOUTHWESTERLY LINE OF THE PENNSYLVANIA RAILROAD;  
THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF THE 16 FOOT WIDE ALLEY SOUTHWEST OF AND ADJOINING THE SOUTHWESTERLY LINE OF THE PENNSYLVANIA RAILROAD TO THE EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF LANGLEY AVENUE;  
THENCE SOUTH ALONG SAID EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF LANGLEY AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 49 IN BLOCK 3 IN W.V. JACOB'S SUBDIVISION OF BLOCK 1 IN NORTON'S SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27;

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THENCE WEST ALONG SAID EASTERLY EXTENSION AND SAID SOUTH LINE OF LOT 49 IN BLOCK 3 IN W.V. JACOB'S SUBDIVISION; TO THE EAST LINE OF LANGLEY AVENUE;  
THENCE SOUTH ALONG SAID EAST LINE OF LANGLEY AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 4 IN WITHERILL'S SUBDIVISION OF BLOCK 2 IN NORTON'S SUBDIVISION OF THE NORTHEAST . QUARTER OF THE NORTHEAST QUARTER OF SECTION 27;  
THENCE WEST ALONG SAID EASTERLY EXTENSION AND SAID SOUTH LINE OF LOT 4 IN WITHERILL'S SUBDIVISION TO THE EAST LINE OF THE 14 FOOT WIDE ALLEY EAST OF CHAMPLAIN AVENUE;  
THENCE SOUTH ALONG SAID EAST LINE OF THE 14 FOOT WIDE ALLEY EAST OF CHAMPLAIN AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 44 IN WITHERILL'S SUBDIVISION;  
THENCE WEST ALONG SAID EASTERLY EXTENSION AND SAID SOUTH LINE OF LOT 44 IN

WITHERILL'S SUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF CHAMPLAIN AVENUE;  
THENCE NORTH ALONG SAID WEST LINE OF CHAMPLAIN AVENUE TO THE SOUTHEAST CORNER OF LOT 51 IN WITHERILL'S SUBDIVISION;  
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 51 IN WITHERILL'S SUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF THE 14 FOOT WIDE ALLEY EAST OF ST. LAWRENCE AVENUE;  
THENCE NORTH ALONG SAID 14 FOOT WIDE ALLEY EAST OF ST. LAWRENCE AVENUE TO THE SOUTHEAST CORNER OF LOT 95 IN WITHERILL'S SUBDIVISION;  
THENCE WEST ALONG THE SOUTH LINE OF LOT 95 IN WITHERILL'S SUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF ST. LAWRENCE AVENUE;  
THENCE SOUTH ALONG SAID WEST LINE OF ST. LAWRENCE AVENUE TO THE SOUTHEAST CORNER OF LOT 4 IN BLOCK 1 IN WALTER S. DRAY'S ADDITION TO PARK, MANOR IN THE NORTHEAST QUARTER OF SECTION 27;  
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 4 IN BLOCK 1 IN WALTER S. DRAY'S ADDITION AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF RHODES AVENUE;  
THENCE NORTH ALONG SAID WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF RHODES AVENUE TO THE NORTH LINE OF THE SOUTH 2.4 FEET OF LOT 48 IN BLOCK 1 IN WALTER S. DRAY'S ADDITION;  
THENCE WEST ALONG THE NORTH LINE OF THE SOUTH 2.4 FEET OF LOT 48 IN BLOCK 1 IN WALTER S. DRAY'S ADDITION TO THE EAST LINE OF RHODES AVENUE;  
THENCE SOUTH ALONG SAID EAST LINE OF RHODES AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 4 IN BLOCK 2 IN WALTER S. DRAY'S ADDITION;  
THENCE WEST ALONG SAID EASTERLY EXTENSION AND SAID SOUTH LINE OF LOT 4 IN BLOCK 2 IN WALTER S. DRAY'S ADDITION AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF EBERHART AVENUE;

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THENCE NORTH ALONG SAID WEST LINE OF, THE 16 FOOT WIDE ALLEY EAST OF EBERHART AVENUE TO THE SOUTHEAST CORNER OF LOT 47 IN BLOCK 2 IN WALTER S. DRAY'S ADDITION;  
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 47 IN BLOCK 2 IN WALTER S. DRAY'S ADDITION AND THE WESTERLY EXTENSION THEREOF TO THE SOUTHEAST CORNER OF THE NORTH 49.62 FEET OF LOTS 1 THRU 5, BOTH INCLUSIVE, OF AUSTRIAN'S SUBDIVISION OF LOTS 45 TO 48 OF BLOCK 3 IN WALTER S. DRAY'S ADDITION;  
THENCE WEST ALONG THE SOUTH LINE OF SAID NORTH 49.62 FEET OF LOTS 1 THRU 5, BOTH INCLUSIVE, OF AUSTRIAN'S SUBDIVISION TO THE EAST LINE OF VERNON AVENUE;  
THENCE SOUTH ALONG SAID EAST LINE OF VERNON AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH HALF OF LOT 5 IN BLOCK 4 IN WALTER S. DRAY'S ADDITION;  
THENCE WEST ALONG SAID EASTERLY EXTENSION AND SAID SOUTH LINE OF THE NORTH HALF OF LOT 5 IN BLOCK 4 IN WALTER S. DRAY'S ADDITION AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF SOUTH PARK AVENUE;  
THENCE NORTH ALONG SAID WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF SOUTH PARK AVENUE TO THE SOUTHEAST CORNER OF LOT 45 IN BLOCK 4 IN WALTER S. DRAY'S ADDITION;  
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 45 IN BLOCK 4 IN WALTER S. DRAY'S ADDITION AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SOUTH PARK AVENUE;  
THENCE SOUTH ALONG SAID WEST LINE OF SOUTH PARK AVENUE TO THE SOUTH LINE OF THE NORTH 5 FEET OF LOT 2 IN BLOCK 1 IN PRESCOTT'S SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 27;  
THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 5 FEET OF LOT 2 IN BLOCK 1 IN PRESCOTT'S SUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF THE 20 FOOT WIDE ALLEY EAST OF CALUMET AVENUE;  
THENCE NORTH ALONG SAID WEST LINE OF THE 20 FOOT WIDE ALLEY EAST OF CALUMET AVENUE TO THE SOUTH LINE OF THE NORTH 54.82 FEET OF LOT 12 IN BLOCK 1 IN PRESCOTT'S SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 54.82 FEET OF LOT 12 IN BLOCK 1 IN PRESCOTT'S SUBDIVISION TO THE EAST LINE OF CALUMET AVENUE;  
THENCE SOUTH ALONG SAID EAST LINE OF CALUMET AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 23 FEET OF LOT 6 IN BLOCK 2 IN PRESCOTT'S SUBDIVISION;  
THENCE WEST ALONG SAID EASTERLY EXTENSION AND SAID SOUTH LINE OF THE NORTH 23 FEET OF LOT 6 IN BLOCK 2 IN PRESCOTT'S SUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF THE 20 FOOT WIDE ALLEY EAST OF PRAIRIE AVENUE;  
THENCE NORTH ALONG SAID WEST LINE OF THE 20 FOOT WIDE ALLEY EAST OF PRAIRIE AVENUE TO THE SOUTH LINE OF THE NORTH 69.33 FEET OF LOT 12 IN BLOCK 2 IN PRESCOTT'S SUBDIVISION;

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THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 69.33 FEET OF LOT 12 IN BLOCK 2 IN PRESCOTT'S SUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF PRAIRIE AVENUE;  
THENCE NORTH ALONG SAID WEST LINE OF PRAIRIE AVENUE TO THE SOUTHEAST CORNER OF LOT 2 IN THE SUBDIVISION OF LOT 1 EXCEPT THE WEST 50 FEET THEREOF IN BLOCK 3 IN PRESCOTT'S SUBDIVISION;  
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2 IN THE SUBDIVISION OF LOT 1 TO THE SOUTHWEST CORNER OF SAID LOT 2;  
THENCE SOUTH ALONG THE WEST LINE OF LOTS 3 AND 4 IN THE SUBDIVISION OF LOT 1 TO THE SOUTHWEST CORNER OF SAID LOT 4 IN THE SUBDIVISION OF LOT 1, BEING ALSO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN BLOCK 3 IN PRESCOTT'S SUBDIVISION;  
THENCE WEST ALONG SAID EASTERLY EXTENSION AND SAID SOUTH LINE OF LOT 1 IN BLOCK 3 IN PRESCOTT'S SUBDIVISION; TO THE SOUTHEAST CORNER OF LOT 12 IN BLOCK 3 IN PRESCOTT'S SUBDIVISION;  
THENCE WEST ALONG SAID SOUTH LINE OF LOT 12 IN BLOCK 3 IN PRESCOTT'S SUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF INDIANA AVENUE;  
THENCE NORTH ALONG SAID WEST LINE OF INDIANA AVENUE TO THE SOUTH LINE OF THE NORTH 94.9 FEET OF LOTS 1 THRU 4, BOTH INCLUSIVE, IN BLOCK 1 IN D.B. SCULLY'S SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27;  
THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 94.9 FEET OF LOTS 1 THRU 4, BOTH INCLUSIVE, IN BLOCK 1 IN D.B. SCULLY'S SUBDIVISION TO THE WEST LINE OF THE EAST 50 FEET OF LOTS 1 THRU 4, BOTH INCLUSIVE, IN BLOCK 1 IN D.B. SCULLY'S SUBDIVISION;  
THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 50 FEET OF LOTS 1 THRU 4, BOTH INCLUSIVE, IN BLOCK 1 IN D.B. SCULLY'S SUBDIVISION TO THE SOUTH LINE OF SAID LOT 4 IN BLOCK 1 IN D.B. SCULLY'S SUBDIVISION;  
THENCE WEST ALONG SAID SOUTH LINE OF SAID LOT 4 IN BLOCK 1 IN D.B. SCULLY'S SUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF THE 20 FOOT WIDE ALLEY EAST OF MICHIGAN AVENUE;  
THENCE NORTH ALONG SAID WEST LINE OF THE 20 FOOT WIDE ALLEY EAST OF MICHIGAN AVENUE TO THE SOUTHEAST CORNER OF LOT 4 IN THE SUBDIVISION OF LOTS 45, 46, 47 & 48 IN BLOCK 1 IN D.B. SCULLY'S SUBDIVISION;  
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 4 IN THE SUBDIVISION OF LOTS 45, 46, 47 & 48 IN BLOCK 1 IN D.B. SCULLY'S SUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF THE 16 FOOT WIDE ALLEY WEST OF SAID LOT 4 IN THE SUBDIVISION OF LOTS 45, 46, 47 & 48 IN BLOCK 1 IN D.B. SCULLY'S SUBDIVISION;  
THENCE NORTH ALONG SAID WEST LINE OF THE 16 FOOT WIDE ALLEY WEST OF SAID LOT 4 IN THE SUBDIVISION OF LOTS 45, 46, 47 & 48 IN BLOCK 1 IN D.B. SCULLY'S SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 1 IN THE SUBDIVISION OF LOTS 45, 46, 47 & 48 IN BLOCK 1 IN D.B. SCULLY'S SUBDIVISION;

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THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 IN THE SUBDIVISION OF LOTS 45, 46, 47 & 48 IN BLOCK

1 IN D.B. SCULLY'S SUBDIVISION TO THE EAST LINE OF MICHIGAN AVENUE;  
THENCE SOUTH ALONG SAID. EAST LINE OF MICHIGAN AVENUE TO THE EASTERLY EXTENSION OF THE  
SOUTH LINE OF THE NORTH 8.34 FEET OF LOT 6 IN BLOCK 2 IN D.B. SCULLY'S SUBDIVISION;  
THENCE WEST ALONG SAID EASTERLY EXTENSION AND SAID SOUTH LINE OF THE NORTH 8.34 FEET OF LOT 6  
IN BLOCK 2 IN D.B. SCULLY'S SUBDIVISION TO THE WEST LINE OF THE 20 FOOT WIDE ALLEY EAST OF  
WABASH AVENUE;  
THENCE NORTH ALONG SAID 20 FOOT WIDE ALLEY EAST OF WABASH AVENUE TO THE SOUTHEAST CORNER  
OF LOT 44 IN BLOCK 2 IN D.B. SCULLY'S SUBDIVISION;  
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 44 IN BLOCK 2 IN D.B. SCULLY'S SUBDIVISION AND THE  
WESTERLY EXTENSION THEREOF TO A POINT ON THE EAST LINE OF THE 20 FOOT WIDE ALLEY EAST OF  
STATE STREET, SAID POINT BEING ALSO THE SOUTHWEST CORNER OF LOT 5 IN BLOCK 3 IN D.B. SCULLY'S  
SUBDIVISION;  
THENCE SOUTH ALONG SAID EAST LINE OF THE 20 FOOT WIDE ALLEY EAST OF STATE STREET TO THE  
NORTHWEST CORNER OF LOT 13 IN BLOCK 4 IN D.B. SCULLY'S SUBDIVISION;  
THENCE EAST ALONG THE NORTH LINE OF SAID LOT 13 IN BLOCK 4 IN D.B. SCULLY'S SUBDIVISION AND THE  
EASTERLY EXTENSION THEREOF TO THE EAST LINE OF WABASH AVENUE;  
THENCE SOUTH ALONG SAID EAST LINE OF WABASH AVENUE TO THE SOUTH LINE OF 73<sup>rd</sup> STREET;  
THENCE WEST ALONG SAID SOUTH LINE OF 73<sup>rd</sup> STREET TO THE EAST LINE OF THE 20 FOOT WIDE ALLEY  
EAST OF STATE STREET;  
THENCE SOUTH ALONG SAID 20 FOOT WIDE ALLEY EAST OF STATE STREET TO THE SOUTHWEST CORNER OF  
LOT 5 IN BLOCK 4 IN HERMAN'S SUBDIVISION;  
THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 5 IN HERMAN'S SUBDIVISION AND THE EASTERLY  
EXTENSION THEREOF TO THE NORTHWEST CORNER. OF LOT 6 IN BLOCK 6 IN HERMAN'S SUBDIVISION;  
THENCE EAST ALONG THE NORTH LINE OF SAID LOT 6 IN BLOCK 6 IN HERMAN'S SUBDIVISION AND THE  
EASTERLY EXTENSION THEREOF TO THE EAST LINE OF INDIANA AVENUE;  
THENCE NORTH ALONG SAID EAST LINE OF INDIANA AVENUE TO THE NORTH LINE OF THE 16 FOOT WIDE  
ALLEY NORTH OF 75<sup>TH</sup> STREET;  
THENCE EAST ALONG SAID NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 75<sup>TH</sup> STREET AND THE  
EASTERLY EXTENSION THEREOF TO THE EAST LINE OF CALUMET AVENUE;  
THENCE SOUTH ALONG SAID EAST LINE OF CALUMET AVENUE TO THE NORTHWEST CORNER OF LOT 7 IN  
BLOCK 12 IN PRESCOTT'S SUBDIVISION;  
THENCE EAST ALONG THE NORTH LINE OF SAID LOT 7 IN BLOCK 12 IN PRESCOTT'S SUBDIVISION AND THE  
EASTERLY EXTENSION THEREOF TO THE EAST LINE OF SOUTH PARK AVENUE;

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THENCE NORTH ALONG SAID EAST LINE OF SOUTH PARK AVENUE TO THE NORTH LINE OF THE 16  
FOOT WIDE ALLEY NORTH OF 75<sup>TH</sup> STREET;  
THENCE EAST ALONG SAID NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 75<sup>TH</sup> STREET AND  
THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF RHODES AVENUE;  
THENCE NORTH ALONG SAID WEST LINE OF RHODES AVENUE TO THE WESTERLY EXTENSION OF  
THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 75<sup>TH</sup> STREET IN BLOCK 4 IN WILLIAM  
FLEMING'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF  
SECTION 27;  
THENCE EAST ALONG SAID NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 75<sup>TH</sup> STREET IN  
BLOCK 4 IN WILLIAM FLEMING'S SUBDIVISION AND THE EASTERLY EXTENSION THEREOF TO THE  
EAST LINE OF ST. LAWRENCE AVENUE;  
THENCE SOUTH ALONG SAID EAST LINE OF ST> LAWRENCE AVENUE TO THE NORTH LINE OF THE  
14 FOOT WIDE ALLEY NORTH OF 75<sup>TH</sup> STREET IN PEIRCE & NORTON'S SUBDIVISION OF THE  
SOUTHWEST QUARTER OF BLOCK 3 IN BROOKLINE SUBDIVISION BY CHAS. A. NORTON OF THE  
SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27;  
THENCE EAST ALONG SAID NORTH LINE OF THE 14 FOOT WIDE ALLEY NORTH OF 75<sup>TH</sup> STREET AND  
THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF CHAMPLAIN AVENUE;  
THENCE SOUTH ALONG SAID EAST LINE OF CHAMPLAIN AVENUE TO THE NORTHWEST CORNER OF  
LOT 15 IN CORNELL, NORTON & SIMONS SUBDIVISION OF BLOCK 3 IN BROOKLINE SUBDIVISION;  
THENCE EAST ALONG THE NORTH LINE OF SAID LOT 15 IN CORNELL, NORTON & SIMONS

SUBDIVISION AND THE EASTERLY EXTENSION THEREOF TO A POINT ON THE WEST LINE OF LANGLEY AVENUE, SAID POINT BEING ALSO THE NORTHEAST CORNER OF LOT 10 IN CORNELL, NORTON & SIMONS SUBDIVISION;  
THENCE NORTH ALONG SAID WEST LINE OF LANGLEY AVENUE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 75<sup>TM</sup> STREET IN ASHFORD'S SUBDIVISION OF THE SOUTH HALF OF BLOCK 4 IN BROOKLINE SUBDIVISION;  
THENCE EAST ALONG SAID WESTERLY EXTENSION AND SAID NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 75<sup>TM</sup> STREET AND THE WEST LINE OF THE 16 FOOT WIDE ALLEY WEST OF COTTAGE GROVE AVENUE, SAID POINT BEING ALSO THE SOUTHEAST CORNER OF LOT 18 IN ASHFORD'S SUBDIVISION OF THE SOUTH HALF OF BLOCK 4 IN BROOKLINE SUBDIVISION;  
THENCE SOUTH ALONG SAID WEST LINE OF THE 16 FOOT WIDE ALLEY WEST OF COTTAGE GROVE AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 75<sup>TM</sup> STREET IN WAKEFORD 4<sup>TM</sup> ADDITION, BEING A SUBDIVISION OF BLOCK 2 IN WAKEMAN'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 27;  
THENCE WEST ALONG SAID EASTERLY EXTENSION AND SAID SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 75<sup>TM</sup> STREET AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST LINE OF LANGLEY AVENUE, SAID PONT BEING ALSO THE NORTHEAST CORNER OF LOT 1 IN THE SUBDIVISION OF THE SOUTH HALF

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OF THE WEST HALF OF WAKEMAN'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 27;  
THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN THE SUBDIVISION OF THE SOUTH HALF OF THE WEST HALF OF WAKEMAN'S SUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 75<sup>TM</sup> STREET, SAID POINT BEING ALSO THE NORTHEAST CORNER OF THE LOT 6 IN WAKEFORD 17<sup>TM</sup> ADDITION BEING A SUBDIVISION OF BLOCK 3 IN WAKEMAN'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 27;  
THENCE WEST ALONG SAID SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 75<sup>TM</sup> STREET AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SOUTH PARK AVENUE;  
THENCE SOUTH ALONG SAID WEST LINE OF SOUTH PARK AVENUE TO THE SOUTH LINE OF THE 15.5 FOOT WIDE ALLEY SOUTH OF 75TH STREET;  
THENCE<sup>J</sup>WEST ALONG SAID SOUTH LINE OF THE 15.5 FOOT WIDE ALLEY SOUTH OF 75TH STREET AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF CALUMET AVENUE;  
THENCE NORTH ALONG SAID WEST LINE OF CALUMET AVENUE TO THE SOUTH LINE OF LOT 1 IN BLOCK 2 IN PITNER'S SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 27;  
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 IN BLOCK 2 IN PITNER'S SUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE EAST LINE OF INDIANA AVENUE, SAID POINT BEING ALSO THE SOUTHWEST CORNER OF LOT 12 IN BLOCK 3 IN PITNER'S SUBDIVISION;  
THENCE SOUTH ALONG SAID EAST LINE OF INDIANA AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 75<sup>TM</sup> STREEET IN THORNTON & CHANCELLOR'S SUBDIVISION OF BLOCK 4 IN PITNER'S SUBDIVISION;  
THENCE WEST ALONG SAID EASTERLY EXTENSION AND SAID SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 75<sup>TM</sup> STREEET AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF MICHIGAN AVENUE;  
THENCE NORTH ALONG SAID WEST LINE OF MICHIGAN AVENUE TO THE SOUTH LINE OF LOT 1 IN BLOCK 5 IN PITNER'S SUBDIVISION;  
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 IN BLOCK 5 IN PITNER'S SUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO A POINT IN THE EAST LINE OF WABASH AVENUE, SAID POINT BEING ALSO THE SOUTHWEST CORNER OF LOT 12 IN BLOCK 5 IN PITNER'S SUBDIVISION;  
THENCE NORTH ALONG SAID EAST LINE OF WABASH AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 78.4 FEET OF LOT 1 IN BLOCK 6 IN PITNER'S SUBDIVISION;  
THENCE WEST ALONG SAID EASTERLY EXTENSION AND SAID SOUTH LINE OF THE NORTH 78.4 FEET OF LOT 1 IN BLOCK 6 IN PITNER'S SUBDIVISION TO THE EAST LINE OF THE 20 FOOT WIDE ALLEY EAST OF STATE STREET;  
THENCE SOUTH ALONG SAID EAST LINE OF THE 20 FOOT WIDE ALLEY EAST OF STATE STREET TO THE SOUTH LINE OF LOT 5 IN BLOCK 19 IN PITNER'S SUBDIVISION;

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THENCE EAST ALONG SAID SOUTH LINE OF LOT 5 IN BLOCK 19 IN PITNER'S SUBDIVISION AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF WABASH AVENUE;  
THENCE NORTH ALONG SAID EAST LINE OF WABASH AVENUE TO THE NORTHWEST CORNER OF LOT 8 IN BLOCK 20 IN PITNER'S SUBDIVISION;  
THENCE EAST ALONG THE NORTH LINE OF LOT 8 IN BLOCK 20 IN PITNER'S SUBDIVISION AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF THE 20 FOOT WIDE ALLEY WEST OF MICHIGAN AVENUE;  
THENCE SOUTH ALONG SAID EAST LINE OF THE 20 FOOT WIDE ALLEY WEST OF MICHIGAN AVENUE TO THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 79<sup>th</sup> STREET;  
THENCE EAST ALONG SAID NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 79<sup>th</sup> STREET AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF MICHIGAN AVENUE;  
THENCE SOUTH ALONG SAID EAST LINE OF MICHIGAN AVENUE TO THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 79<sup>th</sup> STREET;  
THENCE EAST ALONG SAID NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 79<sup>th</sup> STREET AND THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF INDIANA AVENUE;  
THENCE NORTH ALONG SAID WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF INDIANA AVENUE TO THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 79<sup>th</sup> STREET;  
THENCE EAST ALONG SAID NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 79<sup>th</sup> STREET TO THE EAST LINE OF THE 16 FOOT WIDE ALLEY WEST OF PRAIRIE AVENUE;  
THENCE SOUTH ALONG SAID EAST LINE OF THE 16 FOOT WIDE ALLEY WEST OF PRAIRIE AVENUE TO THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 79<sup>th</sup> STREET;  
THENCE EAST ALONG SAID NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 79<sup>th</sup> STREET TO THE WEST LINE OF PRAIRIE AVENUE;  
THENCE NORTH ALONG SAID WEST LINE OF PRAIRIE AVENUE AND THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF 78<sup>th</sup> STREET;  
THENCE EAST ALONG SAID NORTH LINE OF 78<sup>th</sup> STREET TO THE EAST LINE OF CALUMET AVENUE;  
THENCE SOUTH ALONG SAID EAST LINE OF CALUMET AVENUE TO THE NORTH LINE OF LOT 7 IN BLOCK 24 IN PITNER'S SUBDIVISION;  
THENCE EAST ALONG SAID NORTH LINE OF LOT 7 IN BLOCK 24 IN PITNER'S SUBDIVISION TO THE WEST LINE OF THE 20 FOOT WIDE ALLEY WEST OF SOUTH PARK AVENUE;  
THENCE NORTH ALONG SAID WEST LINE OF THE 20 FOOT WIDE ALLEY WEST OF SOUTH PARK AVENUE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 20 FEET OF LOT 5 IN BLOCK 24 IN PITNER'S SUBDIVISION;

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THENCE EAST ALONG SAID WESTERLY EXTENSION AND SAID NORTH LINE OF THE SOUTH 20 FEET OF LOT 5 IN BLOCK 24 IN PITNER'S SUBDIVISION TO THE WEST LINE OF SOUTH PARK AVENUE;  
THENCE SOUTH ALONG SAID WEST LINE OF SOUTH PARK AVENUE TO THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 79<sup>th</sup> STREET;  
THENCE WEST ALONG SAID SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 79<sup>th</sup> STREET TO THE EAST LINE OF CALUMET AVENUE;  
THENCE SOUTH ALONG SAID EAST LINE OF CALUMET AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 79<sup>th</sup> STREET;  
THENCE WEST ALONG SAID EASTERLY EXTENSION AND SAID SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 79<sup>th</sup> STREET TO THE EAST LINE OF PRAIRIE AVENUE;  
THENCE NORTH ALONG SAID EAST LINE OF PRAIRIE AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 79<sup>th</sup> STREET;  
THENCE WEST ALONG SAID SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 79<sup>th</sup> STREET TO THE EAST LINE OF THE 18 FOOT WIDE ALLEY EAST OF INDIANA AVENUE;  
THENCE SOUTH ALONG SAID EAST LINE OF THE 18 FOOT WIDE ALLEY EAST OF INDIANA AVENUE TO



THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 79<sup>TM</sup> STREET'  
THENCE WEST ALONG SAID SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF, 79<sup>TM</sup> STREET TO THE EAST LINE OF MICHIGAN AVENUE;  
THENCE SOUTH ALONG SAID EAST LINE OF MICHIGAN AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 79<sup>TM</sup> STREET;  
THENCE WEST ALONG SAID EASTERLY EXTENSION AND SAID SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 79<sup>TM</sup> STREET AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF THE 20 FOOT WIDE ALLEY EAST OF STATE STREET;  
THENCE SOUTH ALONG SAID WEST LINE OF THE 20 FOOT WIDE ALLEY EAST OF STATE STREET TO THE SOUTH LINE OF<sup>1</sup> THE NORTH 9 FEET OF LOT 45 IN BLOCK 6 IN CRAMER'S SUBDIVISION;  
THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 9 FEET OF LOT 45 IN BLOCK 6 IN CRAMER'S SUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF STATE STREET;  
THENCE NORTH ALONG SAID WEST LINE OF STATE STREET TO A POINT ON THE SOUTH LINE OF 79<sup>TM</sup> STREET, SAID POINT BEING ALSO THE NORTHEAST CORNER OF LOT 34 IN THOMAS J. MCNALLY'S ADDITION IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33;  
THENCE WEST ALONG SAID SOUTH LINE OF 79<sup>TM</sup> STREET TO THE EAST LINE OF LAFAYETTE AVENUE;

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THENCE NORTH ALONG THE NORTHERLY EXTENSION OF SAID EAST LINE OF LAFAYETTE AVENUE TO THE NORTH LINE OF 79<sup>TM</sup> STREET;  
THENCE WEST ALONG SAID NORTH LINE OF 79<sup>TM</sup> STREET TO THE WEST LINE OF LOT 29 IN BLOCK 4 IN CARELIN'S SUBDIVISION IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28;  
THENCE NORTH ALONG SAID WEST LINE OF LOT 29 IN BLOCK 4 IN CARELIN'S SUBDIVISION TO THE NORTH LINE OF 79<sup>TM</sup> STREET;  
THENCE SOUTHWESTERLY ALONG SAID NORTH LINE OF 79<sup>TM</sup> STREET TO THE EAST LINE OF LOT 22 IN BLOCK 4 IN CARELIN'S SUBDIVISION;  
THENCE SOUTH ALONG SAID EAST LINE OF LOT 22 IN BLOCK 4 IN CARELIN'S SUBDIVISION TO THE NORTH LINE OF 79<sup>TM</sup> STREET;  
THENCE WEST ALONG SAID NORTH LINE OF 79<sup>TM</sup> STREET TO THE EAST LINE OF PERRY AVENUE;  
THENCE NORTH ALONG SAID EAST LINE OF PERRY AVENUE AND THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF 77<sup>TM</sup> STREET;  
THENCE WEST ALONG SAID NORTH LINE OF 77<sup>TM</sup> STREET TO THE EAST LINE OF PERRY AVENUE;  
THENCE NORTH ALONG SAID EAST LINE OF PERRY AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 22 IN BLOCK 10 IN BANKER'S RESUBDIVISION OF BLOCKS 3 AND 10 OF STEWART'S SUBDIVISION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28;  
THENCE WEST ALONG SAID SOUTH LINE OF LOT 22 IN BLOCK 10 IN BANKER'S RESUBDIVISION TO THE EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF WENTWORTH AVENUE;  
THENCE NORTH ALONG SAID EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF WENTWORTH AVENUE TO THE NORTH LINE OF THE 20 FOOT WIDE ALLEY NORTH OF 77<sup>TM</sup> STREET, BEING ALSO THE SOUTH LINE OF LOT 18 IN BLOCK 10 IN BANKER'S .RESUBDIVISION;  
THENCE WEST ALONG SAID NORTH LINE OF THE 20 FOOT WIDE ALLEY NORTH OF 77<sup>TM</sup> STREET TO THE EAST LINE OF THE 20 FOOT WIDE ALLEY EAST OF WENTWORTH AN/ENUE;  
THENCE NORTH ALONG SAID EAST LINE OF THE 20 FOOT WIDE ALLEY EAST OF WENTWORTH AVENUE TO THE NORTH LINE OF THE 20 FOOT WIDE ALLEY SOUTH OF 76<sup>TM</sup> STREET, BEING ALSO THE SOUTH LINE OF LOT 54 IN BLOCK 10 IN BANKER'S RESUBDIVISION;  
THENCE WEST ALONG SAID NORTH LINE OF THE 20 FOOT WIDE ALLEY SOUTH OF 76<sup>TM</sup> STREET TO THE EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF WENTWORTH AVENUE, BEING ALSO THE

WEST LINE OF LOT 53 IN BLOCK 10 IN BANKER'S RESUBDIVISION;  
THENCE NORTH ALONG SAID EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF WENTWORTH AVENUE AND THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF 76<sup>TM</sup> STREET, BEING ALSO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 22 IN BLOCK 3 IN BANKER'S RESUBDIVISION;

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THENCE WEST ALONG SAID NORTH LINE OF 76<sup>TM</sup> STREET TO THE EAST LINE OF YALE AVENUE;  
THENCE NORTH ALONG SAID EAST LINE OF YALE AVENUE AND THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF 75<sup>TM</sup> STREET;  
THENCE WEST ALONG SAID NORTH LINE OF 75<sup>TM</sup> STREET TO THE WEST LINE OF HARVARD AVENUE;  
THENCE SOUTH ALONG SAID WEST LINE OF HARVARD AVENUE TO THE SOUTH LINE OF THE NORTH HALF OF LOT 2 IN BLOCK 6 IN SEWART'S SUBDIVISION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28;  
THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH HALF OF LOT 2 IN BLOCK 6 IN SEWART'S SUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF STEWART AVENUE;  
THENCE NORTH ALONG SAID WEST LINE OF STEWART AVENUE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 1 IN COUNTY CLERK'S DIVISION OF THE SOUTH 10 ACRES OF THE NORTHEAST QUARTER OF SECTION 28;  
THENCE EAST ALONG SAID WESTERLY EXTENSION AND SAID NORTH LINE OF LOT 1 IN COUNTY CLERK'S DIVISION AND THE NORTH LINE OF LOTS IN COUNTY CLERK'S DIVISION, TO THE SOUTHWEST CORNER OF LOT 54 IN REYEL'S ADDITION TO AUBURN PARK SUBDIVISION OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 28;  
THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF LOTS IN SAID REYEL'S ADDITION TO AUBURN PARK SUBDIVISION TO THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 75<sup>TM</sup> STREET;  
THENCE WEST ALONG SAID SOUTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 75<sup>TM</sup> STREET TO THE WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF PRINCETON AVENUE;  
THENCE NORTH ALONG SAID WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF PRINCETON AVENUE TO THE NORTH LINE OF 74<sup>TM</sup> STREET;  
THENCE EAST ALONG SAID NORTH LINE OF 74<sup>TM</sup> STREET TO THE WEST LINE OF YALE AVENUE;  
THENCE NORTH ALONG SAID WEST LINE OF YALE AVENUE TO THE NORTH LINE OF 73<sup>rd</sup> STREET;  
THENCE EAST ALONG SAID NORTH LINE OF 73<sup>rd</sup> STREET TO THE WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF YALE AVENUE;  
THENCE NORTH ALONG SAID WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF YALE AVENUE TO THE SOUTH LINE OF 72<sup>ND</sup> STREET;  
THENCE WEST ALONG SAID SOUTH LINE OF 72<sup>nd</sup> STREET TO THE EASTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILROAD;  
THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILROAD TO THE NORTH LINE OF 71<sup>ST</sup> STREET;  
THENCE WEST ALONG SAID NORTH LINE OF 71<sup>st</sup> STREET TO THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILROAD;

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THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILROAD TO THE SOUTH LINE OF 72<sup>nd</sup> STREET;  
THENCE WEST ALONG SAID SOUTH LINE OF 72<sup>ND</sup> STREET TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 28;  
THENCE NORTH ALONG SAID EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 28 TO THE CENTERLINE OF 71<sup>st</sup> STREET, BEING ALSO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 28;

THENCE WEST ALONG SAID CENTERLINE OF 71<sup>st</sup> STREET TO THE NORTHERLY EXTENSION OF A LINE 33 FEET WEST FROM AND PARALLEL WITH SAID EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 28;  
THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND SAID LINE 33 FEET WEST FROM AND PARALLEL WITH SAID EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 28 TO THE SOUTH LINE OF 72<sup>nd</sup> STREET;  
THENCE WEST ALONG SAID SOUTH LINE OF 72<sup>nd</sup> STREET TO THE EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF HALSTED STREET;  
THENCE SOUTH ALONG SAID EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF HALSTED STREET AND THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF 73<sup>rd</sup> STREET;  
THENCE WEST ALONG SAID SOUTH LINE OF 73<sup>rd</sup> STREET TO THE EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF HALSTED STREET;  
THENCE SOUTH ALONG SAID EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF HALSTED STREET TO THE SOUTHWEST CORNER OF LOT 8 IN BLOCK 6 IN B.W. WOOD'S NORMAL PARK SUBDIVISION IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28;  
THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 8 IN BLOCK 6 IN B.W. WOOD'S NORMAL PARK SUBDIVISION TO THE NORTHWEST CORNER OF LOT 9 IN BLOCK 6 IN B.W. WOOD'S NORMAL PARK SUBDIVISION;  
THENCE SOUTH ALONG THE WEST LINE OF LOT 9 IN BLOCK 6 IN B.W. WOOD'S NORMAL PARK SUBDIVISION TO THE SOUTHWEST CORNER OF SAID LOT 9;  
THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 9 IN BLOCK 6 IN B.W. WOOD'S NORMAL PARK SUBDIVISION AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF EMERALD AVENUE;  
THENCE SOUTH ALONG SAID EAST LINE OF EMERALD AVENUE TO THE SOUTH LINE OF BLOCK 7 IN B.W. WOOD'S NORMAL PARK SUBDIVISION; '  
THENCE EAST ALONG SAID SOUTH LINE OF BLOCK 7 IN B.W. WOOD'S NORMAL PARK SUBDIVISION AND THE EASTERLY EXTENSION THEREOF TO THE SOUTHWEST CORNER OF LOT 11 BLOCK 8 IN B.W. WOOD'S NORMAL PARK SUBDIVISION, BEING ALSO THE NORTHERLY LINE OF THE BELT RAILROAD AND THE NORTHEASTERLY LINE OF THE PARCEL OF LAND BEARING TAX IDENTIFICATION NUMBER 20-28-501-001;  
THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF THE PARCEL OF LAND BEARING TAX IDENTIFICATION NUMBER 20-28-501-001 TO THE SOUTHEASTERLY LINE THEREOF;  
THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE OF THE PARCEL OF LAND BEARING TAX IDENTIFICATION NUMBER 20-28-501-001 TO THE SOUTH LINE OF

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THE BELT RAILROAD, BEING ALSO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 28;  
THENCE WEST ALONG SAID SOUTH LINE OF THE BELT RAILROAD, BEING ALSO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 28, TO THE WEST LINE OF NORTHWEST QUARTER OF SECTION 28;  
THENCE NORTH ALONG SAID WEST LINE OF NORTHWEST QUARTER OF SECTION 28 TO THE SOUTH LINE OF 75<sup>th</sup> STREET;  
THE WEST ALONG SAID SOUTH LINE OF 75<sup>th</sup> STREET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF GREEN STREET;  
THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND SAID WEST LINE OF GREEN STREET TO THE NORTH LINE OF 74<sup>th</sup> STREET;  
THENCE EAST ALONG SAID NORTH LINE OF 74<sup>th</sup> STREET TO THE WEST LINE OF THE 16 FOOT WIDE ALLEY WEST OF HALSTED STREET;  
THENCE NORTH ALONG SAID WEST LINE OF THE 16 FOOT WIDE ALLEY WEST OF HALSTED STREET TO THE SOUTH LINE OF 72<sup>nd</sup> STREET;  
THENCE WEST ALONG SAID SOUTH LINE OF 72<sup>nd</sup> STREET TO THE WEST LINE OF GREEN STREET;  
THENCE NORTH ALONG SAID WEST LINE OF GREEN STREET TO THE SOUTH LINE OF THE 16 FOOT

WIDE ALLEY SOUTH OF 69<sup>TH</sup> STREET;  
THENCE WEST ALONG SAID SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 69<sup>TH</sup> STREET AND  
THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF CARPENTER STREET;  
THENCE NORTH ALONG SAID WEST LINE OF CARPENTER STREET TO THE SOUTH LINE OF LOT 4 IN  
BLOCK 10 IN LEE'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION  
20;  
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 4 IN BLOCK 10 IN LEE'S SUBDIVISION TO THE  
EAST LINE OF THE 16 FOOT WIDE ALLEY WEST OF CARPENTER STREET;  
THENCE SOUTH ALONG SAID EAST LINE OF THE 16 FOOT WIDE ALLEY WEST OF CARPENTER  
STREET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 43 IN BLOCK 10 IN LEE'S  
SUBDIVISION;  
THENCE WEST ALONG SAID EASTERLY EXTENSION AND SAID SOUTH LINE OF LOT 43 IN BLOCK 10  
IN LEE'S SUBDIVISION AND THE WESTERLY EXTENSION THEREOF \_TO THE WEST LINE OF  
ABERDEEN STREET;  
THENCE NORTH ALONG SAID WEST LINE OF ABERDEEN STREET TO THE SOUTH LINE LOT 3 IN  
BLOCK 11 IN LEE'S SUBDIVISION;  
THENCE WEST ALONG SAID SOUTH LINE LOT 3 IN BLOCK 11 IN LEE'S SUBDIVISION TO THE EAST  
LINE OF THE 16 FOOT WIDE ALLEY WEST OF ABERDEEN STREET; -  
THENCE SOUTH ALONG SAID EAST LINE OF THE 16 FOOT WIDE ALLEY WEST OF ABERDEEN STREET  
TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 45 IN BLOCK 11 IN LEE'S SUBDIVISION;  
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THENCE WEST ALONG SAID EASTERLY EXTENSION AND SAID SOUTH LINE OF LOT 45 IN BLOCK 11  
IN LEE'S SUBDIVISION TO THE EAST LINE OF MAY STREET;  
THENCE SOUTH ALONG SAID EAST LINE OF MAY STREET TO EASTERLY EXTENSION OF THE SOUTH  
LINE OF LOT 5 IN BLOCK 12 IN LEE'S SUBDIVISION;  
THENCE WEST ALONG SAID EASTERLY EXTENSION AND SAID SOUTH LINE OF LOT 5 IN BLOCK 12 IN  
LEE'S SUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE EAST LINE OF  
RACINE AVENUE, SAID POINT BEING ALSO THE SOUTHWEST CORNER OF LOT 44 IN BLOCK 12 IN  
LEE'S SUBDIVISION;  
THENCE SOUTH ALONG SAID EAST LINE OF RACINE AVENUE TO THE EASTERLY EXTENSION OF THE  
SOUTH LINE OF LOT 562 IN WEDDELL & COX'S ADDITION TO ENGLEWOOD;  
THENCE WEST ALONG SAID EASTERLY EXTENSION AND SAID SOUTH LINE OF LOT 562 IN WEDDELL  
& COX'S ADDITION TO ENGLEWOOD AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE  
OF THE 16 FOOT WIDE ALLEY WEST OF RACINE AVENUE;  
THENCE NORTH ALONG SAID WEST LINE OF THE 16 FOOT WIDE ALLEY WEST OF RACINE AVENUE  
TO THE NORTH LINE OF LOT 526 IN WEDDELL & COX'S ADDITION TO ENGLEWOOD;  
THENCE WEST ALONG SAID NORTH LINE OF LOT 526 IN WEDDELL & COX'S ADDITION TO  
ENGLEWOOD AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST LINE OF  
LOOMIS STREET, SAID POINT BEING ALSO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 1 IN  
MARSTON & AUGUR'S SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE  
NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20;  
THENCE SOUTH ALONG SAID WEST LINE OF LOOMIS STREET TO THE SOUTH LINE OF THE 16 FOOT  
WIDE ALLEY SOUTH OF 69<sup>TH</sup> STREET;  
THENCE WEST ALONG SAID SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 69<sup>TH</sup> STREET TO  
THE EAST LINE OF JUSTINE STREET;  
THENCE NORTH ALONG SAID EAST LINE OF JUSTINE STREET TO THE NORTH LINE OF 69<sup>TH</sup> STREET;  
THENCE WEST ALONG SAID NORTH LINE OF 69<sup>TH</sup> STREET TO THE POINT OF BEGINNING ON WEST  
LINE OF LOT 252 ENGLEWOOD ON THE HILL IN THE SOUTHWEST QUARTER OF SECTION 20;  
ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

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#### **EXHIBIT D TO THE ORDINANCE**

