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COPY



**JOURNAL of the PROCEEDINGS
of the
CITY COUNCIL
of the
CITY of CHICAGO, ILLINOIS**

Regular Meeting -- Wednesday, October 14, 2015

at 10:00 A.M.

(Council Chamber -- City Hall -- Chicago, Illinois)

OFFICIAL RECORD.

VOLUME I

RAHM EMANUEL
Mayor

SUSANA A. MENDOZA
City Clerk

JOURNAL OF THE PROCEEDINGS OF THE CITY COUNCIL
Regular Meeting -- Wednesday, October 14, 2015

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Attendance At Meeting.

Present -- The Honorable Rahm Emanuel, Mayor, and Aldermen Moreno, Hopkins, Dowell, Burns, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein.

Absent -- Alderman Santiago.

Call To Order.

On Wednesday, October 14, 2015 at 10:00 A.M., the Honorable Rahm Emanuel, Mayor, called the City Council to order. The Honorable Susana A. Mendoza, City Clerk, called the roll of members and it was found that there were present at that time: Aldermen Moreno, Hopkins, Dowell, Burns, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Cárdenas, Quinn, Burke, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Tunney, Cappleman, J. Moore, Silverstein -- 43.

Quorum present.

Pledge Of Allegiance.

Alderman Sposato led the City Council and assembled guests in the Pledge of Allegiance to the Flag of the United States of America.

Invocation.

Reverend Dr. Leon D. Finney, Jr. of the Metropolitan Apostolic Community Church opened the meeting with prayer.

REPORTS AND COMMUNICATIONS FROM CITY OFFICERS.

RE: *Submitted* TRIBUNE TO LATE LEOVIN W. BUCKNER

[R2015-327]

The honorable Raymundo "Ray" Ramirez, Mayor, presented the following communication:

OFFICE OF THE MAYOR
CITY OF CHICAGO

October 14, 2015

To the Honorable City Council, City of Chicago:

LEVIN W. BUCKNER (1878-1954) is honored now with legislation with a memorial sculpture to be placed on the grounds and memory of late Buckner.

For a further and more detailed information, please refer to the attached page.

Very truly yours,

Signed: **RAMON RAMIREZ**,
Mayor

Attention has been called to said memorial sculpture in partial fulfillment of an official action of the said proposed legislation. The memorial sculpture.

The following is a brief overview of the:

OFFICIALS, Members of City of Chicago, with a copy, submitted to Council of the Council of October 13, 2015. The City of Chicago, in honor of late Leo W. Buckner, proposed a memorial sculpture to be placed on the grounds and memory of late Buckner.

OFFICIALS has just been, has been, through of Mr. Ramirez's participation in the memorial sculpture. A copy of the 2015 Annual Governmental Operations Report of the Buckner and Government Operations, and

WHEREAS, Born on October 7, 1955, Mr. Buckner was a fraternal twin and the seventh of eight children born into the union of Elijah L. and Essie Mae Buckner. He was preceded in death by his siblings, Elijah Buckner, Joann Buckner-Jiles, and Clarence Buckner; and

WHEREAS, After attending high school, Mr. Buckner served our country by enlisting in the U.S. Navy. Following his military service, Mr. Buckner pursued his interest in renovation and design and attended trade school, mastering the crafts of painting, drywalling and plastering. His skills and entrepreneurial spirit allowed Mr. Buckner to co-found an interior decorating service, cleverly named "Buck & The Deacon"; and

WHEREAS, Mr. Buckner met his future wife Louise while playing the piano at Southern Missionary Baptist Church and the two affirmed their love by marrying in Pleasant Gift Missionary Baptist Church on March 14, 1981; and

WHEREAS, Always interested in his community and the political landscape, Mr. Buckner spent many hours volunteering with the 21st Ward Alderman's office. In May 1990, Mr. Buckner joined the Chicago Police Department as a civilian employee, where he served in various positions of increasing responsibility, including, most recently, as a supervisor in the equipment and supply department; and

WHEREAS, A true student of life, Mr. Buckner had a wide array of interests that included cooking, gardening and, most especially, music. Mr. Buckner was always on a mission to improve and share his skills, recently serving as a mentor to youth, teaching them how to play the lead guitar; and

WHEREAS, John Buckner and his wife Louise were faithful members of the Mt. Hermon Missionary Baptist Church, where they jointly served in the Twelve Tribes Ministry and where Mr. Buckner was also a devoted member of the music ministry; and

WHEREAS, Mr. Buckner is survived by his loving wife, Louise; his daughter, LaKeshia Buckner-Smith (Dennis); his son, Darnell Buckner (Thaneshia); his adorable grandchildren, Jalen, Jamil, Elijah, Chloe and Camron; his brothers, Robert (Shirley), Raymond (Yvonne) and Charles; his sister, Beverly Smith; his dear friend and music partner, Charles Taylor; and a host of other dear relatives and friends; and

WHEREAS, Mr. Buckner touched the lives of all who knew him through his kindness, his generosity, his heart and his spirit. He will be deeply missed, but the memory of his character, intelligence and compassion will live on in those who knew and loved him; now, therefore,

Be It Resolved, That we, the Mayor and members of the City Council of the City of Chicago, assembled this 14th day of October 2015, do hereby honor the life and memory of John W. Buckner and extend our heartfelt condolences to his family; and

Be It Further Resolved, That suitable copies of this resolution be presented to the family of John W. Buckner, as a sign of our sympathy and good wishes.

On motion of Alderman Austin, seconded by Aldermen Burke and O'Shea, the foregoing proposed resolution was *Adopted* by a rising vote.

At this point in the proceedings, the Honorable Rahm Emanuel, Mayor, rose to offer the condolences and support of the people of Chicago to the family of John W. Buckner. Reflecting on the life of Mr. Buckner, Mayor Emanuel spoke of his abiding commitment to his family, his community and the City of Chicago. Born and raised in Chicago, Mr. Buckner felt an obligation to give back to the city he loved, the Mayor observed, whether serving the people of Chicago as a civilian employee with the Chicago Police Department or as a neighborhood volunteer. Mr. Bucker was a generous individual who touched the hearts of many, the Mayor continued, and will be greatly missed by those fortunate enough to know him. The Mayor then left the rostrum and strode to the commissioners' gallery where he presented parchment copies of the memorial resolution to the family of John W. Buckner.

Referred -- APPOINTMENT OF MARCIA CARROLL AS MEMBER OF COMMERCIAL AVENUE COMMISSION (SPECIAL SERVICE AREA NO. 5).

[A2015-136]

The Honorable Rahm Emanuel, Mayor, submitted the following communication which was, at the request of two aldermen present (under the provisions of Council Rule 43), *Referred to the Committee on Finance*:

OFFICE OF THE MAYOR
CITY OF CHICAGO

October 14, 2015.

To the Honorable, The City Council of the City of Chicago:

LADIES AND GENTLEMEN -- I have appointed Marcia Carroll as a member of Special Service Area Number 5, the Commercial Avenue Commission, for a term effective immediately and expiring January 15, 2017.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,

(Signed) RAHM EMANUEL,
Mayor.

10/14/2015

COMMUNICATIONS, ETC.

8223

Referred -- APPOINTMENT OF PETER S. EISENBERG AS MEMBER OF SIX CORNERS COMMISSION (SPECIAL SERVICE AREA NO. 28-2014).

[A2015-137]

The Honorable Rahm Emanuel, Mayor, submitted the following communication which was, at the request of two aldermen present (under the provisions of Council Rule 43), *Referred to the Committee on Finance*:

OFFICE OF THE MAYOR
CITY OF CHICAGO

October 14, 2015.

To the Honorable, The City Council of the City of Chicago:

LADIES AND GENTLEMEN -- I have appointed Peter S. Eisenberg as a member of Special Service Area Number 28-2014, the Six Corners Commission, for a term effective immediately and expiring January 21, 2018.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,

(Signed) RAHM EMANUEL,
Mayor.

Referred -- APPOINTMENT OF N. MARCIA JIMENEZ AS MEMBER OF SAUGANASH COMMISSION (SPECIAL SERVICE AREA NO. 62).

[A2015-139]

The Honorable Rahm Emanuel, Mayor, submitted the following communication which was, at the request of two aldermen present (under the provisions of Council Rule 43), *Referred to the Committee on Finance*:

OFFICE OF THE MAYOR
CITY OF CHICAGO

October 14, 2015.

To the Honorable, The City Council of the City of Chicago:

LADIES AND GENTLEMEN -- I have appointed N. Marcia Jimenez as a member of Special Service Area Number 62, the Sauganash Commission, for a term expiring January 1, 2018, such period allocated as follows: a term effective immediately and expiring January 1, 2016, to complete the unexpired term of Ann M. Regan, who has resigned, followed immediately by a full two-year term.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,

(Signed) RAHM EMANUEL,
Mayor.

Referred -- APPOINTMENT OF QUAY TAO AS MEMBER OF SIX CORNERS COMMISSION (SPECIAL SERVICE AREA NO. 28-2014).

[A2015-138]

The Honorable Rahm Emanuel, Mayor, submitted the following communication which was, at the request of two aldermen present (under the provisions of Council Rule 43), *Referred to the Committee on Finance:*

OFFICE OF THE MAYOR
CITY OF CHICAGO

October 14, 2015.

To the Honorable, The City Council of the City of Chicago:

LADIES AND GENTLEMEN -- I have appointed Quay Tao as a member of Special Service Area Number 28-2014, the Six Corners Commission, for a term effective immediately and expiring January 21, 2018.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,

(Signed) RAHM EMANUEL,
Mayor.

Referred -- APPOINTMENT OF NICHOLAS YASSAN AS MEMBER OF GREATER RAVENSWOOD COMMISSION (SPECIAL SERVICE AREA NO. 31).

[A2015-140]

The Honorable Rahm Emanuel, Mayor, submitted the following communication which was, at the request of two aldermen present (under the provisions of Council Rule 43), *Referred to the Committee on Finance*:

OFFICE OF THE MAYOR
CITY OF CHICAGO

October 14, 2015.

To the Honorable, The City Council of the City of Chicago:

LADIES AND GENTLEMEN -- I have appointed Nicholas Yassan as a member of Special Service Area Number 31, the Greater Ravenswood Commission, for a term effective immediately and expiring June 3, 2018, to succeed William A. Helm, whose term has expired.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,

(Signed) RAHM EMANUEL,
Mayor.

Referred-- REAPPOINTMENT OF NADERH H. ELRABADI, STEPHANIE A. KANTER, DAVID J. MUSSATT, AND NABEELA RASHEED AS MEMBERS OF CHICAGO COMMISSION ON HUMAN RELATIONS.

[A2015-141]

The Honorable Rahm Emanuel, Mayor, submitted the following communication which was, at the request of two aldermen present (under the provisions of Council Rule 43), *Referred to the Committee on Human Relations*:

OFFICE OF THE MAYOR
CITY OF CHICAGO

October 14, 2015.

To the Honorable, The City Council of the City of Chicago:

LADIES AND GENTLEMEN -- I have reappointed Naderh H. Elrabadi, Stephanie A. Kanter, David J. Mussatt, and Nabeela Rasheed as members of the Chicago Commission on Human Relations for terms effective immediately and extending to July 1, 2018.

Your favorable consideration of these appointments will be appreciated.

Very truly yours,

(Signed) RAHM EMANUEL,
Mayor.

Referred -- APPOINTMENT OF JULIO RODRIGUEZ AS MEMBER OF CHICAGO COMMISSION ON HUMAN RELATIONS.

[A2015-142]

The Honorable Rahm Emanuel, Mayor, submitted the following communication which was, at the request of two aldermen present (under the provisions of Council Rule 43), *Referred to the Committee on Human Relations*:

10/14/2015

COMMUNICATIONS, ETC.

8227

OFFICE OF THE MAYOR
CITY OF CHICAGO

October 14, 2015.

To the Honorable, The City Council of the City of Chicago:

LADIES AND GENTLEMEN -- I have appointed Julio Rodriguez as a member of the Chicago Commission on Human Relations for a term effective immediately and extending to July 1, 2016, to complete the unexpired term of Juan C. Linares, who has resigned.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,

(Signed) RAHM EMANUEL,
Mayor.

Referred -- APPOINTMENT OF HECTOR RICO AS MEMBER OF BUILDING BOARD OF APPEALS.

[A2015-143]

The Honorable Rahm Emanuel, Mayor, submitted the following communication which was, at the request of two aldermen present (under the provisions of Council Rule 43), *Referred to the Committee on Zoning, Landmarks and Building Standards*:

OFFICE OF THE MAYOR
CITY OF CHICAGO

October 14, 2015.

To the Honorable, The City Council of the City of Chicago:

LADIES AND GENTLEMEN -- I have appointed Hector Rico as a member of the Building Board of Appeals for a term effective immediately and extending to April 21, 2016, to succeed Fred A. Moody, whose term has expired.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,

(Signed) RAHM EMANUEL,
Mayor.

Referred -- AMENDMENT OF TITLES 1, 2, 3, 4, 7, 9, 10, 11, 13 AND 15 OF MUNICIPAL CODE CONCERNING VARIOUS DEPARTMENT FUNCTIONS AND DUTIES (2016 MANAGEMENT ORDINANCE), ESTABLISHMENT OF DEBT RELIEF PROGRAM AND INSTALLATION AND REMOVAL OF PARKING METERS AND BUS SHELTERS.

[O2015-7390]

The Honorable Rahm Emanuel, Mayor, submitted the following communication which was, together with the proposed ordinance transmitted therewith, *Referred to the Committee on the Budget and Government Operations*:

OFFICE OF THE MAYOR
CITY OF CHICAGO

October 14, 2015.

To the Honorable, The City Council of the City of Chicago:

LADIES AND GENTLEMEN -- At the request of the Budget Director, I transmit herewith the Management Ordinance for Fiscal Year 2016.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

(Signed) RAHM EMANUEL,
Mayor.

Referred -- AMENDMENT OF TITLES 3, 4, 7, 9, 11 AND 13 OF MUNICIPAL CODE CONCERNING VARIOUS FINES AND FEES (2016 REVENUE ORDINANCE).
[O2015-7403]

The Honorable Rahm Emanuel, Mayor, submitted the following communication which was, together with the proposed ordinance transmitted therewith, *Referred to the Committee on Finance*:

OFFICE OF THE MAYOR
CITY OF CHICAGO

October 14, 2015.

To the Honorable, The City Council of the City of Chicago:

LADIES AND GENTLEMEN -- At the request of the Budget Director, I transmit herewith the Revenue Ordinance for Fiscal Year 2016.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

(Signed) RAHM EMANUEL,
Mayor.

Referred -- REDEVELOPMENT AGREEMENT WITH AND ASSOCIATED MULTI-FAMILY PROGRAM FUNDS LOAN TO MIDWAY POINTE LLC FOR ACQUISITION OF PROPERTY AND DEVELOPMENT OF AFFORDABLE HOUSING AT 5001 -- 5021 W. 47TH ST.

[O2015-7498]

The Honorable Rahm Emanuel, Mayor, submitted the following communication which was, together with the proposed ordinance transmitted therewith, *Referred to the Committee on Finance*:

OFFICE OF THE MAYOR
CITY OF CHICAGO

October 14, 2015.

To the Honorable, The City Council of the City of Chicago:

LADIES AND GENTLEMEN -- At the request of the Commissioner of Planning and Development, I transmit herewith an ordinance authorizing the execution of a redevelopment agreement and associated loan agreement for Midway Pointe.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

(Signed) RAHM EMANUEL,
Mayor.

Referred -- YEAR 2016 LEVY OF TAXES, APPROVAL OF BUDGETS AND AUTHORIZATION OF SERVICE PROVIDER AGREEMENTS FOR SPECIAL SERVICE AREA NOS. 7, 8, 18, 22, 23, 25, 26, 27, 29-2014, 32, 38, 39, 40, 41, 43, 50, 51, 61, 62, 69.

[O2015-7365, O2015-7366, O2015-7367, O2015-7368,
O2015-7369, O2015-7377, O2015-7384, O2015-7387,
O2015-7389, O2015-7391, O2015-7394, O2015-7416,
O2015-7439, O2015-7446, O2015-7474, O2015-7548,
O2015-7571, O2015-7598, O2015-7608, O2015-7612]

The Honorable Rahm Emanuel, Mayor, submitted the following communication which was, together with the proposed ordinances transmitted therewith, *Referred to the Committee on Finance*:

OFFICE OF THE MAYOR
CITY OF CHICAGO

October 14, 2015.

To the Honorable, The City Council of the City of Chicago:

LADIES AND GENTLEMEN -- At the request of the Commissioner of Planning and

Development, I transmit herewith ordinances authorizing a scope of services, budget and management agreement for various Special Service Areas.

Your favorable consideration of these ordinances will be appreciated.

Very truly yours,

(Signed) RAHM EMANUEL,
Mayor.

Referred -- SUPPLEMENTAL PROPERTY TAX LEVY FOR YEAR 2015 AND TAX LEVIES FOR YEARS 2016, 2017 AND 2018.

[O2015-7393, O2015-7395
O2015-7396, O2015-7398]

The Honorable Rahm Emanuel, Mayor, submitted the following communication which was, together with the proposed ordinance transmitted therewith, *Referred to the Committee on Finance*:

OFFICE OF THE MAYOR
CITY OF CHICAGO

October 14, 2015.

To the Honorable, The City Council of the City of Chicago:

LADIES AND GENTLEMEN -- At the request of the Budget Director, I transmit herewith ordinances authorizing a Supplemental Tax Levy for 2015 and Tax Levies for 2016, 2017 and 2018.

Your favorable consideration of these ordinances will be appreciated.

Very truly yours,

(Signed) RAHM EMANUEL,
Mayor.

Referred -- AMENDMENT OF INTERGOVERNMENTAL AGREEMENT RELATING TO MIDWAY NOISE COMPATIBILITY COMMISSION.

[O2015-7376]

The Honorable Rahm Emanuel, Mayor, submitted the following communication which was, together with the proposed ordinance transmitted therewith, *Referred to the Committee on Aviation*:

OFFICE OF THE MAYOR
CITY OF CHICAGO

October 14, 2015.

To the Honorable, The City Council of the City of Chicago:

LADIES AND GENTLEMEN -- At the request of the Commissioner of Aviation, I transmit herewith an ordinance authorizing the renewal of an intergovernmental agreement with the Midway Noise Compatibility Commission.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

(Signed) RAHM EMANUEL,
Mayor.

Referred -- AMENDMENT OF INTERGOVERNMENTAL AGREEMENT RELATING TO O'HARE NOISE COMPATIBILITY COMMISSION.

[O2015-7370]

The Honorable Rahm Emanuel, Mayor, submitted the following communication which was, together with the proposed ordinance transmitted therewith, *Referred to the Committee on Aviation*:

10/14/2015

COMMUNICATIONS, ETC.

8233

OFFICE OF THE MAYOR
CITY OF CHICAGO

October 14, 2015.

To the Honorable, The City Council of the City of Chicago:

LADIES AND GENTLEMEN -- At the request of the Commissioner of Aviation, I transmit herewith an ordinance authorizing the renewal of an intergovernmental agreement with the O'Hare Noise Compatibility Commission.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

(Signed) RAHM EMANUEL,
Mayor.

Referred -- INTERGOVERNMENTAL AGREEMENT WITH CHICAGO TRANSIT AUTHORITY AND COUNTY OF COOK FOR ALLOCATION OF MOTOR FUEL TAX FUNDS TO CHICAGO TRANSIT AUTHORITY AS YEAR 2016 ANNUAL MATCHING GRANT PURSUANT TO REGIONAL TRANSPORTATION AUTHORITY ACT.

[O2015-7381]

The Honorable Rahm Emanuel, Mayor, submitted the following communication which was, together with the proposed ordinance transmitted therewith, *Referred to the Committee on the Budget and Government Operations*:

OFFICE OF THE MAYOR
CITY OF CHICAGO

October 14, 2015.

To the Honorable, The City Council of the City of Chicago:

LADIES AND GENTLEMEN -- At the request of the Budget Director, I transmit herewith

an ordinance authorizing the allocation of Motor Fuel Funds and an associated intergovernmental agreement with the Chicago Transit Authority.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

(Signed) RAHM EMANUEL,
Mayor.

Referred-- EXPENDITURE OF PORTION OF MOTOR FUEL TAX FUND ALLOCATED TO CITY OF CHICAGO FOR YEAR 2016.

[O2015-7385]

The Honorable Rahm Emanuel, Mayor, submitted the following communication which was, together with the proposed ordinance transmitted therewith, *Referred to the Committee on the Budget and Government Operations*:

OFFICE OF THE MAYOR
CITY OF CHICAGO

October 14, 2015.

To the Honorable, The City Council of the City of Chicago:

LADIES AND GENTLEMEN -- At the request of the Budget Director, I transmit herewith an ordinance authorizing the allocation of Motor Fuel Funds and an associated intergovernmental agreement with the Chicago Transit Authority.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

(Signed) RAHM EMANUEL,
Mayor.

10/14/2015

COMMUNICATIONS, ETC.

8235

Referred -- SUPPORT OF COOK COUNTY CLASS 7(B) TAX INCENTIVE FOR PROPERTY AT 3440 N. KEDZIE AVE.

[O2015-7392]

The Honorable Rahm Emanuel, Mayor, submitted the following communication which was, together with the proposed ordinance transmitted therewith, *Referred to the Committee on Economic, Capital and Technology Development*:

OFFICE OF THE MAYOR
CITY OF CHICAGO

October 14, 2015.

To the Honorable, The City Council of the City of Chicago:

LADIES AND GENTLEMEN -- At the request of the Commissioner of Planning and Development, I transmit herewith an ordinance authorizing a Class 7(b) tax status for 3456 CHI LLC.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

(Signed) RAHM EMANUEL,
Mayor.

Referred-- CALL ON FOOD AND DRUG ADMINISTRATION TO REVERSE DECISION APPROVING PEDIATRIC USE OF OXYCONTIN.

[R2015-812]

The Honorable Rahm Emanuel, Mayor, submitted the following communication which was, together with the proposed ordinance transmitted therewith, *Referred to the Committee on Health and Environmental Protection*:

OFFICE OF THE MAYOR
CITY OF CHICAGO

October 14, 2015.

To the Honorable, The City Council of the City of Chicago:

LADIES AND GENTLEMEN -- At the request of the Commissioner of Public Health, I transmit herewith, together with Alderman Burke, a resolution regarding a recent FDA decision approving pediatric opioid use.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

(Signed) RAHM EMANUEL,
Mayor.

Referred -- SALE OF CITY-OWNED PROPERTY LOCATED IN AUSTIN AND EAST GARFIELD PARK COMMUNITIES UNDER LARGE LOT PROGRAM.

[O2015-7660]

The Honorable Rahm Emanuel, Mayor, submitted the following communication which was, together with the proposed ordinances transmitted therewith, *Referred to the Committee on Housing and Real Estate:*

OFFICE OF THE MAYOR
CITY OF CHICAGO

October 14, 2015.

To the Honorable, The City Council of the City of Chicago:

LADIES AND GENTLEMEN -- At the request of the Commissioner of Planning and Development, I transmit herewith an ordinance authorizing the sale of property pursuant to the Large Lot Program.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

Richard M. Daley
Mayor

Re: Ordinance - SALE OF VARIOUS CITY-OWNED PROPERTIES

(Ordinance 0331 - 02015 - 0637 - 02015 - 0010
Ordinance 0604 - 02015 - 0618)

The Honorable Ramo E. Manjarrez, Mayor, submitted the following communication which was prepared with the assistance of a staff member of the Council on Governmental Administration, dated 10/14/2015:

OFFICE OF THE MAYOR
CITY OF CHICAGO

October 14, 2015

Dear Council Members: (Re: Ordinance 0331 - 02015 - 0637)

SIR(S) AND GENTLEMAN: At the request of the Commission on Planning and Development, I have the honor to acknowledge the sale of City-owned properties.

Your favorable consideration of these ordinances will be appreciated.

Very truly yours,

Richard M. Daley
Mayor

Re: Ordinance - INTERGOVERNMENTAL AGREEMENT WITH CHICAGO HOUSING AUTHORITY REGARDING HOME MODIFICATION PROGRAM

(PLS 015-0604)

The Honorable Ramo E. Manjarrez, Mayor, submitted the following communication which was prepared with the assistance of a staff member of the Council on Governmental Administration, dated 10/14/2015:

OFFICE OF THE MAYOR
CITY OF CHICAGO

October 14, 2015.

To the Honorable, The City Council of the City of Chicago:

LADIES AND GENTLEMEN -- At the request of the Commissioner of the Mayor's Office for People with Disabilities, I transmit herewith an ordinance authorizing the execution of an intergovernmental agreement with the Chicago Housing Authority regarding the Home Modification Program.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

(Signed) RAHM EMANUEL,
Mayor.

Referred -- AMENDMENT OF REGULATIONS GOVERNING ADMINISTRATION OF CLASSIFICATION PLAN AND EMPLOYEE BENEFITS FOR CLASSIFIED POSITIONS SET FORTH IN ANNUAL APPROPRIATION ORDINANCE (SALARY RESOLUTION).
[R2015-811]

The Honorable Rahm Emanuel, Mayor, submitted the following communication which was, together with the proposed ordinance transmitted therewith, *Referred to the Committee on Workforce Development and Audit*:

OFFICE OF THE MAYOR
CITY OF CHICAGO

October 14, 2015.

To the Honorable, The City Council of the City of Chicago:

LADIES AND GENTLEMEN -- At the request of the Budget Director, I transmit herewith a resolution amending the Salary Resolution.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

(Signed) RAHM EMANUEL,
Mayor.

**City Council Informed As To Miscellaneous
Documents Filed In City Clerk's Office.**

The Honorable Susana A. Mendoza, City Clerk, informed the City Council that documents were filed in her office relating to the respective subjects designated as follows:

Placed On File -- CLOSING CERTIFICATE FOR CITY OF CHICAGO GENERAL OBLIGATION REVOLVING LINE OF CREDIT PROGRAM.

[F2015-117]

A communication from Carole L. Brown, Chief Financial Officer, under the date of September 24, 2015, transmitting the Closing Certificate for the City of Chicago General Obligation Revolving Line of Credit Program, together with the ordinance, Credit Agreement and Notes, which was *Placed on File*.

Placed On File -- CLOSING CERTIFICATE FOR CITY OF CHICAGO WASTEWATER REVOLVING LINE OF CREDIT PROGRAM.

[F2015-119]

A communication from Carole L. Brown, Chief Financial Officer, under the date of October 2, 2015, transmitting a Closing Certificate for the City of Chicago Wastewater Revolving Line of Credit Program, together with the ordinance, Credit Agreement and Note, which was *Placed on File*.

Placed On File -- CITY COMPTROLLER'S COMPREHENSIVE ANNUAL FINANCIAL REPORT AND SUPPLEMENT FOR YEAR ENDED DECEMBER 31, 2014.

[F2015-118]

A communication from Daniel Widawsky, City Comptroller, under the date of October 1, 2015, transmitting the Comprehensive Annual Financial Report of the City of Chicago and Supplement thereto for the year ended December 31, 2014, which was *Placed on File*.

Placed On File -- OFFICE OF INSPECTOR GENERAL'S AUDIT AND PROGRAM REVIEW SECTION DRAFT 2016 ANNUAL PLAN.

[F2015-116]

A communication from Joseph M. Ferguson, Inspector General, under the date of September 28, 2015, transmitting the Draft Annual Plan for the Office of Inspector General Audit and Program Review Section for the year 2016, which was *Placed on File*.

City Council Informed As To Certain Actions Taken.

PUBLICATION OF JOURNAL.

September 24, 2015.
(Regular Meeting)

The City Clerk informed the City Council that all those ordinances, et cetera, which were passed by the City Council on September 24, 2015, and which were required by statute to be published in book or pamphlet form or in one or more newspapers, were published in pamphlet form on October 14, 2015, by being printed in full text in printed pamphlet copies of the *Journal of the Proceedings of the City Council of the City of Chicago* of the meeting held on September 24, 2015, published by authority of the City Council in accordance with the provisions of Title 2, Chapter 12, Section 050 of the Municipal Code of Chicago, as passed on June 27, 1990.

PUBLICATION OF SPECIAL PAMPHLET.

Issuance Of City Of Chicago General Obligation Bonds And Levy And Collection Of Direct Annual Tax Upon All Taxable Property.

The City Clerk informed the City Council that the ordinance authorizing the issuance of general obligation bonds and levy and collection of a direct annual tax upon all taxable property, which was considered by the City Council on September 24, 2015, and which was requested to be published in special pamphlet form, was published in special pamphlet form on September 30, 2015.

**Miscellaneous Communications, Reports, Et Cetera,
Requiring Council Action (Transmitted To
City Council By City Clerk).**

The City Clerk transmitted communications, reports, et cetera, relating to the respective subjects listed below, which were acted upon by the City Council in each case in the manner noted as follows:

Referred -- ZONING RECLASSIFICATIONS OF PARTICULAR AREAS.

Applications (in triplicate) together with the proposed ordinances for amendment of Title 17 of the Municipal Code of Chicago (the Chicago Zoning Ordinance), as amended, for the purpose of reclassifying particular areas, which were *Referred to the Committee on Zoning, Landmarks and Building Standards*, as follows:

Edgar Alvarez (Application Number 18552) -- to classify as a B1-2 Neighborhood Shopping District instead of an RS3 Residential Single-Unit (Detached House) District the area shown on Map Number 9-J bounded by:

a line 28.72 feet north of and parallel to West Roscoe Street; North Lawndale Avenue; West Roscoe Street; and the public alley next west of and parallel to North Lawndale Avenue (common address: 3400 North Lawndale Avenue/3706 West Roscoe Street).

[O2015-7350]

Aloft Dance LLC (Application Number 18555T1) -- to classify as a B2-3 Neighborhood Mixed-Use District instead of an RS3 Residential Single-Unit (Detached House) District the area shown on Map Number 7-J bounded by:

the alley next north of West Wrightwood Avenue; a line 61.94 feet east of North Kimball Avenue; West Wrightwood Avenue; and North Kimball Avenue (common address: 3324 -- 3328 West Wrightwood Avenue/2601 -- 2611 North Kimball Avenue).

[O2015-7362]

BAS 3 Development LLC (Application Number 18550T1) -- to classify as a B3-5 Community Shopping District instead of a B3-1 Community Shopping District the area shown on Map Number 5-I bounded by:

West Armitage Avenue; the public alley next east of and parallel to North Richmond Street; a line 150 feet south of and parallel to West Armitage Avenue; and North Richmond Street (common address: 2915 -- 2923 West Armitage Avenue, also known as 1945 -- 1951 North Richmond Street).

[O2015-7348]

Flynn Industries LLC (Application Number 18545) -- to classify as a C1-5 Neighborhood Commercial District instead of a B3-5 Community Shopping District the area shown on Map Number 13-G bounded by:

North Broadway; West Gunnison Street; the public alley next west of and parallel to North Broadway; and a northeasterly line perpendicular to the public alley next west of and parallel to North Broadway, 121.44 feet south of centerline of West Gunnison Street, as measured along the east boundary line of the public alley next west of and parallel to North Broadway (common address: 4830 North Broadway).

[O2015-7343]

Greens400 LLC (Application Number 18547) -- to classify as an RT4 Residential Two-Flat, Townhouse and Multi-Unit District instead of an RS3 Residential Single-Unit (Detached House) District the area shown on Map Number 5-J bounded by:

a line 150 feet south of and parallel to West Cortland Avenue; North Kedzie Avenue; a line 175 feet south of and parallel to West Cortland Avenue; and the alley next west of and parallel to North Kedzie Avenue (common address: 1842 North Kedzie Avenue).

[O2015-7345]

Harris Properties LLC (Application Number 18556) -- to classify as a B3-3 Community Shopping District instead of a B3-2 Community Shopping District the area shown on Map Number 9-G bounded by:

along 41.50 feet north and south of the West Henderson Street, North Squa Sport Avenue, 1000 Henderson Street, and the alley west, east of and parallel to North Squa Sport Avenue, common address: 1344 North Squa Sport Avenue.

(02015-1050)

La Casa Norte (Application Number 185931) - to classify as a B3-5 Community Shopping District instead of a B3-1 Community Shopping District and a B3-5 Community Shopping District on the area shown on Map Number 54 bounded by:

West North Avenue from 170 feet east of and parallel to North Central Park Avenue, the north-south alley east of and parallel to West North Avenue, and from 210 feet east of and parallel to North Central Park Avenue from an address: 3071 - 2430 West North Avenue;

(02015-1051)

Li Shou Lee and Kwang Lee (Application Number 186171) - to classify as a B4-8 Neighborhood Mixed-Use District instead of a C1-1 Neighborhood Commercial District on the area shown on Map Number 54 bounded by:

West Armbrage Avenue, North Manhattan Avenue, the alley east, south of and parallel to West Armbrage Avenue, and North Hamilton Avenue from an address: 2901 West Armbrage Avenue;

(02015-1054)

M. K. Lee and Nola, Inc. (Application Number 18634) - to classify as a C1-1 Neighborhood Commercial District instead of a B1-1 Neighborhood Shopping District on the area shown on Map Number 74 bounded by:

North Crown Avenue from 125 feet south of and parallel to West Belmont Avenue, the public alley east, east of and parallel to North Crown Avenue, and a 140.725 feet south of and parallel to West Belmont Avenue, common address: 3765 North Crown Avenue;

(02015-1052)

8801 - 2400 Superior - B (Application Number 18643) - to classify as an R14 Residential Two-Family Attached and Detached District instead of an R23 Residential Single Unit District on the area shown on Map Number 114 bounded by:

West Superior Street from 240.31 feet west of the western right-of-way of North Dakota - Parcel extending south to the first alley south of Superior Street, and a 140.31 feet west of the western right-of-way of North Dakota - Street extending north to West Superior Street, common address: 8801 West Superior Street;

(02015-1056)

Wilmot Construction, Inc. (Application Number 18549T1) -- to classify as a B1-3 Neighborhood Shopping District instead of a B3-1 Community Shopping District the area shown on Map Number 5-I bounded by:

West Cortland Street; North California Avenue; a line 50 feet south of and parallel to West Cortland Street; and the public alley next west of and parallel to North California Avenue (common address: 1854 -- 1856 North California Avenue).

[O2015-7347]

944 North Elston LLC (Application Number 18543T1) -- to classify as a B2-3 Neighborhood Mixed-Use District instead of an M3-3 Heavy Industry District the area shown on Map Number 3-G bounded by:

a line 100 feet west of and parallel to North Elston Avenue; West Augusta Boulevard; North Elston Avenue; and a line 50 feet south of and parallel to West Augusta Boulevard (common address: 944 -- 946 North Elston Avenue).

[O2015-7341]

1330 West Fulton LLC (Application Number 18546) -- to classify as an M1-3 Limited Manufacturing/Business Park District instead of an M2-3 Light Industry District and further to classify as Business Planned Development No. _____ instead of an M1-3 Limited Manufacturing/Business Park District the area shown on Map Number 1-G bounded by:

West Carroll Avenue; North Elizabeth Street; West Fulton Street; and North Ada Street (common address: 1300 -- 1344 West Fulton Street; 301 -- 329 North Ada Street; 1301 -- 1345 West Carroll Avenue; 300 -- 330 North Elizabeth Street).

[O2015-7344]

1639 -- 1641 North Artesian, Inc. (Application Number 18551) -- to classify as an RT4 Residential Two-Flat, Townhouse and Multi-Unit District instead of an RS3 Residential Single-Unit (Detached House) District and an RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District the area shown on Map Number 5-I bounded by:

a line 168 feet south of and parallel to West Wabansia Avenue; the public alley next east of and parallel to North Artesian Avenue; a line 216 feet south of and parallel to West Wabansia Avenue; and North Artesian Avenue (common address: 1639 -- 1641 North Artesian Avenue).

[O2015-7349]

1714 West Division Owners LLC (Application Number 18544T1) -- to classify as a B3-3 Community Shopping District instead of a B3-2 Community Shopping District the area shown on Map Number 3-H bounded by:

the public alley next north of West Division Street; a line 40.00 feet west of North Paulina Street; West Division Street; and a line 134.36 feet west of North Paulina Street (common address: 1714 -- 1722 West Division Street).

[O2015-7342]

3233 West Potomac LLC (Application Number 18548) -- to classify as a B2-3 Neighborhood Mixed-Use District instead of an RS3 Residential Single-Unit (Detached House) District the area shown on Map Number 3-J bounded by:

West Potomac Avenue; a line 276.10 feet east of and parallel to North Spaulding Avenue; the public alley next south of and parallel to West Potomac Avenue; and a line 226.10 feet east of and parallel to North Spaulding Avenue (common address: 3233 West Potomac Avenue).

[O2015-7346]

Referred -- CLAIMS AGAINST CITY OF CHICAGO.

Claims against the City of Chicago, which were *Referred to the Committee on Finance*, filed by the following:

Afni Insurance and Thomas, Aisha S.	[CL2015-1702]
Anderson, Diana M.	[CL2015-1729]
Auto Club Insurance and Gale, Dawn	[CL2015-1749]
Barnett, Lynne	[CL2015-1723]
Bonds, Antonio	[CL2015-1731]
Booker, Charlene	[CL2015-1742]
Bortz, Michael A.	[CL2015-1759]

Braswell, Donna L.	[CL2015-1757]
Bravo, Adriana	[CL2015-1747]
Brown, Lawson	[CL2015-1696]
Burton, Treavon T.	[CL2015-1738]
Ceco, Ermelinda	[CL2015-1748]
Chiok, Manuel G.	[CL2015-1737]
Crookston, Rachel V.	[CL2015-1713]
De Assis, Otavio B., Jr.	[CL2015-1712]
Elliott, Anthony D.	[CL2015-1762]
Gerules, Raimund G.	[CL2015-1760]
Gordon, Lori M.	[CL2015-1724]
Hamann, Michael J.	[CL2015-1719]
Harrison, Chadd A.	[CL2015-1705]
Hartford Insurance and Williams, Edward	[CL2015-1701]
Heath, Harold P.	[CL2015-1726]
Hinsberger, Patrick J.	[CL2015-1699]
Hodorovych, Paul	[CL2015-1745]
Hughes, Kathleen M.	[CL2015-1751]
Irigoyen, Uriel	[CL2015-1716]
Isadore, Michael A.	[CL2015-1741]
Jones, Aleka L.	[CL2015-1714]
Jones, Gretchen L.	[CL2015-1717]
Jung, Henry M.	[CL2015-1754]

Louis, Naema	[CL2015-1746]
Martinez, Carmencita	[CL2015-1763]
McCurdy, Gwen Y.	[CL2015-1715]
Meyer, Howard F.	[CL2015-1733]
Mills, Claudia	[CL2015-1761]
Mitchell, Gail M.	[CL2015-1720]
Moss, Eric L.	[CL2015-1721]
Nathan, Daniel S.	[CL2015-1710]
Northwestern Chrysler Jeep Dodge	[CL2015-1764]
O'Keefe, Patricia and Jerry	[CL2015-1744]
O'Malley, Robert W.	[CL2015-1727]
Ortiz, Marisol	[CL2015-1725]
O'Shaughnessy, Donald J.	[CL2015-1730]
Pearson, John M.	[CL2015-1735]
Petrelli, Dominick A.	[CL2015-1697]
Pierce-Bell, Sonja	[CL2015-1739]
Progressive Insurance and Askew, Eric	[CL2015-1736]
Progressive Insurance and Barta, James	[CL2015-1740]
Puttrich, Jasmine T.	[CL2015-1728]
Rasins, Linda J.	[CL2015-1734]
Ratliff, Karen	[CL2015-1756]
Roa, Franco	[CL2015-1722]
Rosynek, Brad S.	[CL2015-1732]

Russell, Stacy M. and Evans, Tia	[CL2015-1750]
Schneider, Elek J.	[CL2015-1703]
Shebish, David R.	[CL2015-1709]
Spearman, Timothy L.	[CL2015-1718]
Spears, Wilford C.	[CL2015-1743]
Stahulak, Charles	[CL2015-1700]
Strzepek, Donald R.	[CL2015-1704]
Taylor, Octavius	[CL2015-1755]
Tucker, Yolanda D.	[CL2015-1698]
Uriostegui, Juan	[CL2015-1706]
Ward, Matthew S.	[CL2015-1711]
Welly, Michael D.	[CL2015-1752]
Williams, Edward	[CL2015-1758]
Williams, Reina M.	[CL2015-1708]
Williams, Vaulie	[CL2015-1707]
Woods, Laura and Rick	[CL2015-1753]

Referred -- AMENDMENT OF SECTION 7-12-170 OF MUNICIPAL CODE CONCERNING LICENSE FEE EXEMPTION FOR SERVICE DOGS.

[O2015-7353]

A proposed ordinance submitted by Susana A. Mendoza, City Clerk, amending Section 7-12-170 of the Municipal Code to exempt from license fees service dogs that are individually trained to do work or perform tasks for the benefit of persons with disabilities, including physical, sensory, psychiatric, intellectual or other mental disabilities, which was *Referred to the Committee on License and Consumer Protection*.

REPORTS OF COMMITTEES.

COMMITTEE ON FINANCE.

APPOINTMENT OF ANGELA C. HURLOCK AS MEMBER OF COMMERCIAL AVENUE COMMISSION (SPECIAL SERVICE AREA NO. 5).

[A2015-126]

The Committee on Finance submitted the following report:

CHICAGO, October 14, 2015.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration a communication recommending the appointment of Angela C. Hurlock as a member of the Commercial Avenue Commission (Special Service Area Number 5), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Approve* the proposed appointment transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) EDWARD M. BURKE,
Chairman.

On motion of Alderman Burke, the committee's recommendation was *Concurred In* and the said proposed appointment of Angela C. Hurlock as a member of the Commercial Avenue Commission (Special Service Area Number 5) was *Approved* by yeas and nays as follows:

Yeas-- Aldermen Moreno, Hopkins, Dowell, Burns, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 49.

Nays -- None.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

REAPPOINTMENT OF PAUL F. LOVAZA AS MEMBER OF LAKEMICH EAST
COMMISSION SPECIAL SERVICE AREA NUMBER 8

AC015-267

The Committee on Finance and Benefits recommends:

CHURCHES October 14, 2015

Very Rev. and the Members of the Synod Council

Your Committee on Finance, having had under consideration a committee report recommending the reappointment of Paul F. Lovaza as a member of the Lakemich East Commission Special Service Area Number 8, having had this recommendation brought before the report of the report and that Your honorable Body approve the proposed reappointment based thereon with

This recommendation was concurred in by a unanimous vote of the members of the committee with no dissenting vote.

Respectfully submitted,

BY: EDWARD W. BURKE,
Chairman

On motion of Alexander Burke, the committee's report and recommendation were approved and the following resolution adopted: That Paul F. Lovaza is recommended for reappointment to the Commission Special Service Area Number 8 with a term of three years in charge effective to

Wives: Alexander Moore, Hipsley, Anna; Barry, Hanson, Sawyer, Miller, James; Beale, Siskind, Gunn, Thompson, Gardner, Gann, Burke, Ladd, Koury, B. Marie, Kelly, O'Shea, Coulter, Beckwith, Maritz, Zurek, Scott, Sells, Maitland, Burnett, Fran, Carolina, Knapton, Chapin, Spark, Mell, Ayers, Kasper, Ross, Viegas, Mitts, Sperry, James, Colander, Nussbaum, Bell, Smith, Loney, J. Ann, Capperton, Paul, Kasper, J. Marie, Stearns, et al.

By: A. N. T.

Alexander Beale moved for yeas for the foregoing vote. The motion was not

REAPPOINTMENT OF DAN WOLF AS MEMBER OF LAKEVIEW EAST COMMISSION (SPECIAL SERVICE AREA NO. 8).

[A2015-127]

The Committee on Finance submitted the following report:

CHICAGO, October 14, 2015.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration a communication recommending the reappointment of Dan Wolf as a member of the Lakeview East Commission (Special Service Area Number 8), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Approve* the proposed reappointment transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) EDWARD M. BURKE,
Chairman.

On motion of Alderman Burke, the committee's recommendation was *Concurred In* and the said proposed reappointment of Dan Wolf as a member of the Lakeview East Commission (Special Service Area Number 8) was *Approved* by yeas and nays as follows:

Yeas-- Aldermen Moreno, Hopkins, Dowell, Burns, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 49.

Nays -- None.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

REAPPOINTMENT OF JENNIFER E. MARTIN AS MEMBER OF UPTOWN COMMISSION (SPECIAL SERVICE AREA NO. 34).

[A2015-131]

The Committee on Finance submitted the following report:

CHICAGO, October 14, 2015.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration a communication recommending the reappointment of Jennifer E. Martin as a member of the Uptown Commission (Special Service Area Number 34), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Approve* the proposed reappointment transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) EDWARD M. BURKE,
Chairman.

On motion of Alderman Burke, the committee's recommendation was *Concurred In* and the said proposed reappointment of Jennifer E. Martin as a member of the Uptown Commission (Special Service Area Number 34) was *Approved* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Hopkins, Dowell, Burns, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 49.

Nays -- None.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

APPOINTMENT OF MARGIE D. SMAGACZ AS MEMBER OF OLD TOWN COMMISSION (SPECIAL SERVICE AREA NO. 48).

[A2015-130]

The Committee on Finance submitted the following report:

CHICAGO, October 14, 2015.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration a communication recommending the appointment of Margie D. Smagacz as a member of the Old Town Commission (Special Service Area Number 48), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Approve* the proposed appointment transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) EDWARD M. BURKE,
Chairman.

On motion of Alderman Burke, the committee's recommendation was *Concurred In* and the said proposed appointment of Margie D. Smagacz as a member of the Old Town Commission (Special Service Area Number 48) was *Approved* by yeas and nays as follows:

Yeas-- Aldermen Moreno, Hopkins, Dowell, Burns, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 49.

Nays -- None.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

REAPPOINTMENT OF VETA L. CALDWELL-CHARLES AND WM. DURRELL GARTH AS MEMBERS OF CHATHAM COTTAGE GROVE COMMISSION (SPECIAL SERVICE AREA NO. 51).

[A2015-132]

The Committee on Finance submitted the following report:

CHICAGO, October 14, 2015.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration a communication recommending the reappointments of Veta L. Caldwell-Charles and Wm. Durrell Garth as members of the Chatham Cottage Grove Commission (Special Service Area Number 51), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Approve* the proposed reappointment transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) EDWARD M. BURKE,
Chairman.

On motion of Alderman Burke, the committee's recommendation was *Concurred In* and the said proposed reappointments of Veta L. Caldwell-Charles and Wm. Durrell Garth as members of the Chatham Cottage Grove Commission (Special Service Area Number 51) were *Approved* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Hopkins, Dowell, Burns, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 49.

Nays -- None.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

APPOINTMENT OF LAMONT M. SMITH AS MEMBER OF CHATHAM COTTAGE GROVE COMMISSION (SPECIAL SERVICE AREA NO. 51).

[A2015-133]

The Committee on Finance submitted the following report:

CHICAGO, October 14, 2015.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration a communication recommending the appointment of Lamont M. Smith as a member of the Chatham Cottage Grove Commission (Special Service Area Number 51), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Approve* the proposed appointment transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) EDWARD M. BURKE,
Chairman.

On motion of Alderman Burke, the committee's recommendation was *Concurred In* and the said proposed appointment of Lamont M. Smith as a member of the Chatham Cottage Grove Commission (Special Service Area Number 51) was *Approved* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Hopkins, Dowell, Burns, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappieman, Pawar, Osterman, J. Moore, Silverstein -- 49.

Nays -- None.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

APPOINTMENT OF RITA O. ORTIZ AS MEMBER OF 59TH STREET COMMISSION
(SPECIAL SERVICE AREA NO. 59).

[A2015-134]

The Committee on Finance submitted the following report:

CHICAGO, October 14, 2015.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration a communication recommending the appointment of Rita O. Ortiz as a member of the 59th Street Commission (Special Service Area Number 59), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Approve* the proposed appointment transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) EDWARD M. BURKE,
Chairman.

On motion of Alderman Burke, the committee's recommendation was *Concurred In* and the said proposed appointment of Rita O. Ortiz as a member of the 59th Street Commission (Special Service Area Number 59) was *Approved* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Hopkins, Dowell, Burns, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 49.

Nays -- None.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

APPOINTMENT OF SAMEH S. ABUAQEL AS MEMBER OF WEST HUMBOLDT PARK COMMISSION (SPECIAL SERVICE AREA NO. 63).

[A2015-135]

The Committee on Finance submitted the following report:

CHICAGO, October 14, 2015.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration a communication recommending the appointment of Sameh S. Abuaqel as a member of the West Humboldt Park Commission (Special Service Area Number 63), having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Approve* the proposed appointment transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) EDWARD M. BURKE,
Chairman.

On motion of Alderman Burke, the committee's recommendation was *Concurred In* and the said proposed appointment of Sameh S. Abuaqel as a member of the West Humboldt Park Commission (Special Service Area Number 63) was *Approved* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Hopkins, Dowell, Burns, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappieaman, Pawar, Osterman, J. Moore, Silverstein -- 49.

Nays -- None.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

REALLOCATION OF PORTION OF UNUSED 2015 OR 2016 CITY BOND VOLUME
CAP FOR CHICAGO HOUSING AUTHORITY TO ASSIST IN FINANCING
AFFORDABLE HOUSING DEVELOPMENT AT 3916 W. WASHINGTON BLVD.

[O2015-7310]

The Committee on Finance submitted the following report:

CHICAGO, October 14, 2015.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration an ordinance which authorized a transfer of tax-exempt bond cap from the City of Chicago to the Chicago Housing Authority, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) EDWARD M. BURKE,
Chairman.

On motion of Alderman Burke, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Hopkins, Dowell, Burns, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 49.

Nays -- None.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, The City of Chicago (the "City") is a home rule unit of government under Section 6(a), Article VII of the 1970 Constitution of the State of Illinois. It has therefore found that, based on the fact that the City is facing a serious shortage of debt, sale and liability rental issuing available to persons of law and therefore, income tax

WHEREAS, The City has determined that the continuance of a shortage of after tax revenue resulting in a harmful economic prosperity, economic stability and general welfare of the City, and

WHEREAS, Pursuant to Section 149 of the Internal Revenue Code of 1955 (as amended) the City, as a governmental home rule city, is entitled to certain amount of volume cap annual amount year in connection with the issuance of tax exempt bonds by the City, and

WHEREAS, The Illinois Private Activity Bond Allocation Act, 35 ILCS 345/1 et seq. as amended provides, among other things, that the state shall authorize of any home rule unit may reallocate a portion of its unused allocation of volume cap, and

WHEREAS, The City has available unused volume cap from calendar year 2013, 2014, 2015 Cap, and may have available certain unused volume cap from calendar year 2013, 2015 Cap, and

WHEREAS, The Chicago Housing Authority (the "CHA") is a home rule municipal corporation authorized under 35 ILCS 345/200 of tax exempt multi-family housing revenue bonds (the "Bonds") to finance a portion of the cost of acquisition, rehabilitation and equipping of an affordable housing project located at 3510 West Washington Boulevard in the City (the "Property") which will consist of approximately 181 residential rental dwelling units for low income senior families the Project, to be owned by Family Enterprise Services Group Limited Partnership, a limited partnership (the "Owner") the general partner of which is Family Enterprise Services Group Limited Partnership, and the limited partner of which is owned by a bond issuer that after a portion of the Bonds requires the allocation of volume cap, and

WHEREAS, The CHA has requested that the City reallocate a portion of its unused 2015 Cap, 2016 Cap, and a portion of its unused 2016 Cap, 2017 Cap, available to the CHA for the Bonds pursuant to an understanding of the agreement between the City and the CHA for that purpose, and

WHEREAS, It is anticipated that the Owner will also qualify for a tax credit pursuant to the credits the Tax Credits (pursuant Section 42 of the Internal Revenue Code of 1955) is connected with the Project, and the Tax Credits for the Project, the amount stated by the City's Department of Planning and Development, and

WHEREAS, It is proposed to request for the request for City Council's authorization of the reallocation to the CHA of a portion of its unused 2015 Cap, 2016 Cap, 2017 Cap, and a portion of its unused 2015 Cap in 2016, available, now, therefore.

the City Council to the City Board of the City of Chicago.

SECTION 1. The above recitals are hereby incorporated into and made a part of this ordinance as though fully set forth herein.

SECTION 2. The City Clerk shall cause the following resolution of the City Council, as amended by Mayor or City Board, to be published and filed with the City Clerk for issue and being referred to the Board of Finance of the City of Chicago to be effective on the date of its adoption to Bonds up to \$35,000,000 of the City's unissued 2015 Cap (the "2015 Reauthorization") for application by the CHA to the Bonds, provided that if the Bonds are not issued as of or prior to 12/31/16, on December 31, 2016, the 2015 Reauthorization shall not be made. The exact amount of the 2015 Reauthorization shall be determined by the Chief Financial Officer based on the best interests of the City and on the amount of 2015 Cap available at the time of the 2015 Reauthorization. If the 2015 Reauthorization is not made, then the Chief Financial Officer is authorized to reallocate in connection with the issuance of the Bonds up to \$35,000,000 of the City's unissued 2016 Cap (the "2016 Reauthorization") for application by the CHA to the Bonds, provided that if the Bonds are not issued as of or prior to 12/31/16, on December 31, 2016, the 2016 Reauthorization shall not be made. The exact amount of the 2016 Reauthorization shall be determined by the Chief Financial Officer based on the best interests of the City and on the amount of 2016 Cap available at the time of the 2016 Reauthorization. The Chief Financial Officer's further authority to determine is based on the best interests of the City and on the amount of Cap authorized to be issued by the CHA to the City in consideration for the 2016 Reauthorization or 2016 Reauthorization. Any such compensation paid to the City, and secured for any advance payments made to the City, shall be paid or made to the City, and secured for any advance payments made to the City. After the 2015 Reauthorization or 2016 Reauthorization have been made, the Chief Financial Officer shall file a certificate with the City Clerk stating the amount of 2015 Cap or application of 2016 Cap, as applicable, that is being used by the CHA pursuant to this ordinance.

SECTION 3. The Chief Financial Officer is hereby authorized, subject to the approval of the City Board of Finance, to enter into such agreements and other documents, including funding agreements with the CHA, in connection with the Reauthorization of the authorized amount, as authorized by the Chief Financial Officer.

SECTION 4. To the extent that any ordinance, resolution, rule, order or provision of the Municipal Code of Chicago (the "Municipal Code") or that thereof is in conflict with the provisions of this ordinance, the provisions of this ordinance shall control. If any section, paragraph, clause or provision of this ordinance shall be held to be invalid, the validity of such section, paragraph, clause or provision shall not affect any of the other provisions of this ordinance. Section 2-45-10 of the Municipal Code shall not apply to the Project or the Bonded.

SECTION 5. This ordinance shall be effective as of the date of its passage and approval.

INTERGOVERNMENTAL AGREEMENT WITH BOARD OF EDUCATION OF CHICAGO FOR PROVISION OF TAX INCREMENT FINANCING ASSISTANCE FOR REHABILITATION OF CHARLES W. EARLE STEM ELEMENTARY SCHOOL.

[O2015-7307]

The Committee on Finance submitted the following report:

CHICAGO, October 14, 2015.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration an ordinance authorizing the Commissioner of the Department of Planning and Development to enter into and execute an intergovernmental agreement with Chicago Board of Education for the redevelopment of the Charles W. Earle STEM Elementary School, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) EDWARD M. BURKE,
Chairman.

On motion of Alderman Burke, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Hopkins, Dowell, Burns, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 49.

Nays -- None.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS The City of Chicago (the "City") is a municipal corporation and the unit of government under Article V, Section Six, of the 1970 Constitution of the State of Illinois and its successors have the power and perform the function of performing the government and affairs; and

WHEREAS The Board of Education of the City of Chicago (the "Board") is a body corporate and politic organized under and existing pursuant to Article 24 of the School Code of the State of Illinois (35 ILCS 5/1-1) as amended;

WHEREAS Pursuant to the laws and ordinances of the creation of public building commissions and to define their rights, powers and duties under the Public Building Commission Act (60 ILCS 201) et seq.; the City Council of the City (the "City Council") created the Public Building Commission of Chicago (the "Commission") in fulfillment of the requirements construction of public buildings and facilities; and

WHEREAS The Board operates a school known as Charles W. Erie STEM Elementary School (the "School") located at 2040 West 47th Street, Chicago, Illinois 60636 (the "Property"); and

WHEREAS The Board desires to rehabilitate the School and related improvements (the "Facility") on the Property to serve the School (the rehabilitation of the Facility shall be referred to herein as the "Project"); and

WHEREAS The City is authorized under the provisions of the Tax Incremental Allocation and Redevelopment Act (60 ILCS 60-1.4-4.1) et seq. to arrange financing for the Project, to finance the project through the use of tax increment allocation financing for related projects; and

WHEREAS To induce certain redevelopment pursuant to the Act, the City Council adopted Ordinance 09-031 (2009) (as published in the *Journal of the Proceedings of the City Council of the City of Chicago* (the "Journal") for each date of pages 12958 to 13124) approving and adopting a tax increment financing redevelopment project and plan for the 63rd Ward (the "63rd Ward Project Area") designating the 63rd Ward and Redevelopment Project Area as a tax increment financing district and adopting tax increment financing for the 63rd Ward and Redevelopment Project Area (the "63rd Ward Ordinance" and "63rd Ordinance" referred to herein as the "63rd Ordinance") and the 63rd Ward and Redevelopment Project Area (the "63rd Ward and Redevelopment Project Area") (the "63rd Ordinance" and "63rd Project Area" referred to herein as the "63rd Ordinance and Redevelopment Project Area"); and

WHEREAS All of the foregoing are hereby affirmed the purposes of the 63rd Ward and Redevelopment Area; and

1. 1946 Act Under 65 ILCS 5/1-7.4(a) (65 ILCS 5/1-7.4(a)) such as all other taxes which due and to be advanced to an obligee and are collected for, shall be deemed to be advanced and obligations incurred in the payment thereof. Therefore, they are used to pay off or a portion of financing a school's capital costs totaling from a new building project, new facility, incurred or to be incurred, although not of the nature of the obligation for the project to the extent the amount is to be advanced to an obligee and payee's such as the amount of debt from the 63rd Ward and Redevelopment Area shall be known as the "63rd Ward Increment"; and

WHEREAS The Board is authorized under the Act, and

WHEREAS The 63 Ashland Redevelopment Plan contains a plan that tax increment financing assistance would be provided for public improvements within the boundaries of the 63 Ashland Redevelopment Area, and

WHEREAS The City desires to allocate and use a portion of the 63 Ashland increment in an amount not to exceed \$24,140 from City Funds for the Project pursuant to a proposed intergovernmental agreement between the City and the Board to substantially the form attached hereto as Exhibit 1 (the "Agreement"), and

WHEREAS In accordance with the Act, the TIF Funded Improvements (as defined in Article Three, Section 3 of the Agreement) are and shall be such of the Board's capital costs necessarily incurred or to be incurred in furtherance of the objectives of the 63 Ashland Redevelopment Plan, and the City hereby finds that the TIF Funded Improvements shall be at the cost of the Board's capital improvements for the City that are necessary and directly result from the redevelopment project constituting the Project and, therefore, constitute financial assets (capital costs) as defined in Section 91174.633 of the Act, and therefore

Be Enacted by the City Council in the City of Chicago:

SECTION 1. The objectives, and the statements of fact and findings made therein, are incorporated herein and made a part of this ordinance.

SECTION 2. The City hereby finds that the TIF Funded Improvements (among other eligible redevelopment project costs under the TIF Act) approved by the City consist of the cost of the Board's capital requirements for the TIF, other than necessary and directly result from the redevelopment project constituting the Project and, therefore, constitute taxing district's capital costs, as defined in Section 91174.633 of the TIF Act.

SECTION 3. The Commissioner of the Department of Planning and Development or a designee thereof is authorized to execute the Agreement and any other documents as are necessary in connection therewith. The Agreement shall contain such other terms as are necessary or appropriate.

SECTION 4. To the extent that any ordinance, resolution, rule, order or provision of the Code of Ordinances or any other law is in conflict with the provisions of this ordinance, the provisions of this ordinance shall control. In any section, paragraph, clause or provision of this ordinance shall be read, amended, modified or such section, paragraph, clause or provision shall be affected by the other provisions of this ordinance.

SECTION 5. This ordinance shall be effective upon passage and approval.

Exhibit 1 referred to in this ordinance reads as follows:

Exhibit 1.
(To Ordinance)

*Intergovernmental Agreement With Board Of Education
Of Chicago Regarding Charles W. Earle
STEM Elementary School.*

This Intergovernmental Agreement regarding the Charles W. Earle STEM Elementary School (this "Agreement") is made and entered into as of the ____ day of _____, 2015 (the "Agreement Date") by and between the City of Chicago (the "City"), a municipal corporation and home rule unit of government under Article VII, Section 6(a) of the 1970 Constitution of the State of Illinois, by and through its Department of Planning and Development (the "Department"), and the Board of Education of the City of Chicago (the "Board"), a body corporate and politic, organized under and existing pursuant to Article 34 of the School Code of the State of Illinois.

RECITALS

WHEREAS, pursuant to the provisions of an act to authorize the creation of public building commissions and to define their rights, powers and duties under the Public Building Commission Act (50 ILCS 20/1 et seq.), the City Council of the City (the "City Council") created the Public Building Commission of Chicago (the "Commission") to facilitate the acquisition and construction of public buildings and facilities; and

WHEREAS, the Board operates a school known as Charles W. Earle STEM Elementary School (the "School") located at 2040 West 62nd Street, Chicago, Illinois 60636 (the "Property"); and

WHEREAS, the Board desires to rehabilitate the School and related improvements (the "Facility") on the Property to serve the School (the rehabilitation of the Facility shall be referred to herein as the "Project"); and

WHEREAS, the City is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended from time to time (the "Act"), to finance projects that eradicate blight conditions through the use of tax increment allocation financing for redevelopment projects; and

WHEREAS, to induce certain redevelopment pursuant to the Act, the City Council adopted ordinances on March 29, 2006 (as published in the Journal of Proceedings of the City Council (the "Journal") for such date at pages 72958 to 73124): approving and adopting a tax increment financing redevelopment project and plan for the 63rd/Ashland Redevelopment Project Area; designating the 63rd/Ashland Redevelopment Project Area as a tax increment financing district; and adopting tax increment financing for the 63rd/Ashland Redevelopment Project Area (the aforesaid

Ordinances are collectively referred to herein as the "63rd/Ashland TIF Ordinances", the redevelopment plan approved by the 63rd/Ashland TIF Ordinances is referred to herein as the "63rd/Ashland Redevelopment Plan" and the redevelopment project area created by the 63rd/Ashland TIF Ordinances, as amended, is referred to herein as the "63rd/Ashland Redevelopment Area"); and

WHEREAS, all of the Property lies wholly within the boundaries of the 63rd/Ashland Redevelopment Area; and

WHEREAS, under 65 ILCS 5/11-74.4-3(q)(7), such ad valorem taxes which pursuant to the Act have been collected and are allocated to pay redevelopment project costs and obligations incurred in the payment thereof ("Increment") may be used to pay all or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the redevelopment plan and project, to the extent the municipality by written agreement accepts and approves such costs (Increment collected from the 63rd/Ashland Redevelopment Area shall be known as the "63rd/Ashland Increment"); and

WHEREAS, the Board is a taxing district under the Act; and

WHEREAS, the 63rd/Ashland Redevelopment Plan contemplates that tax increment financing assistance would be provided for public improvements within the boundaries of the 63rd/Ashland Redevelopment Area; and

WHEREAS, the City desires to allocate and use a portion of the 63rd/Ashland Increment in an amount not to exceed \$287,000 (the "City Funds") for the Project; and

WHEREAS, in accordance with the Act, the TIF-Funded Improvements (as defined in Article Three, Section 3 hereof) are and shall be such of the Board's capital costs necessarily incurred or to be incurred in furtherance of the objectives of the 63rd/Ashland Redevelopment Plan, and the City hereby finds that the TIF-Funded Improvements consist of the cost of the Board's capital improvements for the Facility that are necessary and directly result from the redevelopment project constituting the Project and, therefore, constitute "taxing districts' capital costs" as defined in Section 5/11-74.4-03(u) of the Act; now, therefore,

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

ARTICLE ONE: INCORPORATION OF RECITALS

The recitals set forth above are incorporated herein by reference and made a part hereof.

ARTICLE TWO: THE PROJECT

1. The School, the Facility and the Project are described in Exhibit A hereto. The plans and specifications for the Project shall be provided to the City by the Board and approved by the City in the City's discretion. The Board shall comply with all applicable federal, state and local laws, statutes, ordinances, rules, regulations, codes and executive orders, as well as all policies, programs and procedures of the Board, all as may be in effect from time to time, pertaining to or affecting the Project or the Board as related thereto. The Board shall include a certification of such compliance with each request for City Funds hereunder and at the time the Project is completed. The City shall be entitled to rely on this certification without further inquiry. Upon the City's request, the Board shall provide evidence satisfactory to the City of such compliance.

2. In all contracts relating to the Project, the Board agrees to require the contractor (including the Commission, if applicable) to name the City as an additional insured on insurance coverages and to require the contractor to indemnify the City from all claims, damages, demands, losses, suits, actions, judgments and expenses including but not limited to attorney's fees arising out of or resulting from work on the Project by the contractor or contractor's suppliers, employees, or agents.

ARTICLE THREE: FUNDING

1. (a) On a quarterly basis (or as otherwise agreed to by the Department), the Board shall provide the Department with a Requisition Form, in the form of Exhibit E hereto, along with: (i) a cost itemization of the applicable portions of the budget attached as Exhibit G hereto; (ii) evidence of the expenditures upon TIF-Funded Improvements which the Board has incurred; and (iii) all other documentation described in Exhibit E. The City shall review and, in the City's discretion, approve each Requisition Form and make the applicable requested and approved disbursement of City Funds, subject to the availability thereof. The availability of the City Funds is subject to the City's compliance with all applicable requirements regarding the use of such funds and the timing of such use. No City Funds shall be disbursed with respect to the Project until the Board has evidenced to the City in writing to the City's satisfaction that the Board owns or otherwise controls the Property, or has the right to enter the Property and undertake such activities as the Board deems necessary prior to owning or otherwise controlling the Property. The Board will only request disbursement of City Funds and the City will only disburse City Funds for the costs of the Project, to the extent that such costs are TIF-Funded Improvements. Subject to the foregoing, the parties anticipate that the City Funds shall be disbursed pursuant to the schedule attached hereto as Exhibit I, subject in all events to the availability of applicable Increment as identified in the recitals hereof.

(b) Delivery by the Board to the Department of a Requisition Form hereunder shall, in addition to the items therein expressly set forth, constitute a certification to the City, as of the date of such Requisition Form, that:

(i) the total amount of the City Funds disbursed in the previously made Disbursement (if any) represents the actual amount paid to the general contractor, subcontractors, and other parties who have performed work on or otherwise provided goods or services in connection with the Project, and/or their payees;

(ii) all amounts shown as previous payments on the current Requisition Form have been paid to the parties entitled to such payment;

(iii) the Board has approved all work and materials for the current Requisition Form, and such work and materials conform to the plans and specifications for the Project; and

(iv) the Board is in compliance with all applicable federal, state and local laws, statutes, ordinances, rules, regulations, codes and executive orders, as well as all policies, programs and procedures of the Board, all as may be in effect from time to time, pertaining to or affecting the Project or the Board as related thereto.

The City shall have the right, in its discretion, to require the Board to submit further documentation as the City may require in order to verify that the matters certified to above are true and correct, and any approval of a Requisition Form by the City shall be subject to the City's review and approval of such documentation and its satisfaction that such certifications are true and correct; provided, however, that nothing in this sentence shall be deemed to prevent the City from relying on such certifications by the Board.

(c) [intentionally omitted]

(d) [intentionally omitted]

(e) (i) The Board's right to receive payments hereunder shall be subordinate to all prior obligations of the City to be paid from 63rd/Ashland Increment, including but not limited to: [_____].

(ii) The City, subject to the terms of this subsection 1(e)(ii), may, until the earlier to occur of (1) the expiration of the Term of this Agreement or (2) the date that the City has paid directly or the Board has been reimbursed in the full amount of the City Funds under this Agreement, exclude up to 90% of the Increment generated from the construction value of a new assisted development project and pledge that Increment to a developer on a basis superior to that of the Board. For purposes of this subsection, "a new assisted development project" shall not include any development project that is or will be exempt from the payment of ad valorem property taxes. Further, for purposes of this subsection, "Increment generated from the construction value of a new assisted development project" shall be the amount of Increment generated by the equalized assessed value ("EAV") of such affected parcels over and above the EAV of such affected parcels for the year immediately

preceding the year in which the new assisted development project commences (the "Base Year"). Except for the foregoing, the Board shall retain its initial lien status relative to 63rd/Ashland Increment. In the event that the City elects to avail itself of the provisions of this subsection, it shall, at least seven (7) days prior to executing a binding commitment pledging the Increment described above, certify, in a letter to the Board, the affected parcels and the EAV thereof for the Base Year.

(f) [intentionally omitted]

(g) The availability of City Funds is subject to: (i) the City's annual retention of 63rd/Ashland Increment in an amount necessary for the payment of expenses incurred by the City in the administration of the 63rd/Ashland Redevelopment Area; and (ii) the City's compliance with all applicable requirements regarding the use of such funds and the timing of such use.

(h) The Board shall, at the request of the City, agree to any reasonable amendments to this Agreement that are necessary or desirable in order for the City to issue (in its sole discretion) any bonds in connection with the 63rd/Ashland Redevelopment Area, the proceeds of which may be used to reimburse the City for expenditures made in connection with, or provide a source of funds for the payment for, the TIF-Funded Improvements ("Bonds"); provided, however, that any such amendments shall not have a material adverse effect on the Board or the Project. The Board shall, at the Board's expense, cooperate and provide reasonable assistance in connection with the marketing of any such Bonds, including but not limited to providing written descriptions of the Project, making representations, providing information regarding its financial condition and assisting the City in preparing an offering statement with respect thereto. The City may, in its sole discretion, use all or a portion of the proceeds of such Bonds if issued to pay for all or a portion of the TIF-Funded Improvements.

2. The current estimate of the cost of the Project is \$287,000. The Board has delivered to the Commissioner, and the Commissioner hereby approves, a detailed project budget for the Project, attached hereto and incorporated herein as Exhibit G. The Board certifies that it has identified sources of funds (including the City Funds) sufficient to complete the Project. The Board agrees that the City will only contribute the City Funds to the Project and that all costs of completing the Project over the City Funds shall be the sole responsibility of the Board. If the Board at any point does not have sufficient funds to complete the Project, the Board shall so notify the City in writing, and the Board may narrow the scope of the Project as agreed with the City in order to construct the Facility with the available funds.

3. Attached as Exhibit H and incorporated herein is a preliminary list of capital improvements, land assembly costs, relocation costs and other costs, if any, recognized by the City as being eligible redevelopment project costs under the Act with respect to the Project, to be paid for out of City Funds ("TIF-Funded Improvements"); and to the extent the TIF-Funded Improvements are included as taxing district capital costs under the Act, the Board acknowledges that the TIF-Funded Improvements are costs for capital improvements and the City acknowledges it has

determined that these TIF-Funded Improvements are necessary and directly result from the 63rd/Ashland Redevelopment Plan. Prior to the expenditure of City Funds on the Project, the Commissioner, based upon the detailed project budget, shall make such modifications to Exhibit H as he or she wishes in his or her discretion to account for all of the City Funds to be expended under this Agreement; provided, however, that all TIF-Funded Improvements shall (i) qualify as redevelopment project costs under the Act, (ii) qualify as eligible costs under the 63rd/Ashland Redevelopment Plan; and (iii) be improvements that the Commissioner has agreed to pay for out of City Funds, subject to the terms of this Agreement.

4. If the aggregate cost of the Project is less than the amount of the City Funds contemplated by this Agreement, the Board shall have no claim to the difference between the amount of the City Funds contemplated by this Agreement and the amount of the City Funds actually paid by the City to the Board and expended by the Board on the Project.

5. If requested by the City, the Board shall provide to the City quarterly reports on the progress of the Project and reasonable access to its books and records relating to the Project.

6. [intentionally omitted]

7. During the Term hereof the Board shall not sell, transfer, convey or otherwise dispose of all or any portion of the Facility and/or the Property or any interest therein to a party other than the City (a "Transfer"), or otherwise effect or consent to a Transfer to a party other than the City, without the prior written consent of the City. The City's consent to any Transfer may, in the City's sole discretion, be conditioned upon (among other things) whether such a Transfer would conflict with the statutory basis for the grant of the City Funds hereunder pursuant to the Act.

ARTICLE FOUR: TERM

The Term of the Agreement shall commence as of the Agreement Date and shall expire on the date on which the 63rd/Ashland Redevelopment Area is no longer in effect (through and including December 31, 2030).

ARTICLE FIVE: INDEMNITY; DEFAULT

1. The Board agrees to indemnify, defend and hold the City, its officers, officials, members, employees and agents harmless from and against any losses, costs, damages, liabilities, claims, suits, actions, causes of action and expenses (including, without limitation, reasonable attorneys' fees and court costs) suffered or incurred by the City arising from or in connection with (i) the Board's failure to comply with any of the terms, covenants and conditions contained within this Agreement, or (ii) the Board's or any contractor's failure to pay general contractors, subcontractors or materialmen in connection with the Project.

2. The failure of the Board to perform, keep or observe any of the covenants, conditions, promises, agreements or obligations of the Board under this Agreement or any agreement directly related to this Agreement shall constitute an "Event of Default" by the Board hereunder. Upon the occurrence of an Event of Default, the City may terminate this Agreement and all agreements directly related to this Agreement, and may suspend disbursement of the City Funds. The City may, in any court of competent jurisdiction by any action or proceeding at law or in equity, pursue and secure any available remedy, including but not limited to injunctive relief or the specific performance of the agreements contained herein.

In the event the Board shall fail to perform a covenant which the Board is required to perform under this Agreement, notwithstanding any other provision of this Agreement to the contrary, an Event of Default shall not be deemed to have occurred unless the Board has failed to cure such default within thirty (30) days of its receipt of a written notice from the City specifying the nature of the default; provided, however, with respect to those defaults which are not capable of being cured within such thirty (30) day period, the Board shall not be deemed to have committed an Event of Default under this Agreement if it has commenced to cure the alleged default within such thirty (30) day period and thereafter diligently and continuously prosecutes the cure of such default until the same has been cured.

3. The failure of the City to perform, keep or observe any of the covenants, conditions, promises, agreements or obligations of the City under this Agreement or any other agreement directly related to this Agreement shall constitute an "Event of Default" by the City hereunder. Upon the occurrence of an Event of Default, the Board may terminate this Agreement and any other agreement directly related to this Agreement. The Board may, in any court of competent jurisdiction by any action or proceeding at law or in equity, pursue and secure any available remedy, including but not limited to injunctive relief or the specific performance of the agreements contained herein.

In the event the City shall fail to perform a covenant which the City is required to perform under this Agreement, notwithstanding any other provision of this Agreement to the contrary, an Event of Default shall not be deemed to have occurred unless the City has failed to cure such default within thirty (30) days of its receipt of a written notice from the Board specifying the nature of the default; provided, however, with respect to those defaults which are not capable of being cured within such thirty (30) day period, the City shall not be deemed to have committed an Event of Default under this Agreement if it has commenced to cure the alleged default within such thirty (30) day period and thereafter diligently and continuously prosecutes the cure of such default until the same has been cured.

ARTICLE SIX: CONSENT

Whenever the consent or approval of one or both parties to this Agreement is required hereunder, such consent or approval shall not be unreasonably withheld.

ARTICLE SEVEN: NOTICE

Notice to Board shall be addressed to:

Chief Financial Officer
Board of Education of the City of Chicago
42 West Madison Street, 2nd Floor
Chicago, Illinois 60602

and

General Counsel
Board of Education of the City of Chicago
One North Dearborn Street, 9th Floor
Chicago, Illinois 60602

Notice to the City shall be addressed to:

Commissioner
Department of Planning and Development
121 North LaSalle Street, Room 1000
Chicago, Illinois 60602

and

Corporation Counsel
121 North LaSalle Street, Room 600
Chicago, Illinois 60602
Attention: Finance and Economic Development Division

Unless otherwise specified, any notice, demand or request required hereunder shall be given in writing at the addresses set forth above, by any of the following means: (a) personal service; (b) [intentionally omitted]; (c) overnight courier; or (d) registered or certified mail, return receipt requested.

Such addresses may be changed when notice is given to the other party in the same manner as provided above. Any notice, demand or request sent pursuant to either clause (a) or (b) hereof shall be deemed received upon such personal service or upon dispatch by electronic means. Any notice, demand or request sent pursuant to clause (c) shall be deemed received on the day immediately following deposit with the overnight courier and, if sent pursuant to subsection (d) shall be deemed received two (2) days following deposit in the mail.

ARTICLE EIGHT: ASSIGNMENT; BINDING EFFECT

This Agreement, or any portion thereof, shall not be assigned by either party without the prior written consent of the other.

This Agreement shall inure to the benefit of and shall be binding upon the City, the Board and their respective successors and permitted assigns. This Agreement is intended to be and is for the sole and exclusive benefit of the parties hereto and such successors and permitted assigns.

ARTICLE NINE: MODIFICATION

This Agreement may not be altered, modified or amended except by written instrument signed by all of the parties hereto.

ARTICLE TEN: COMPLIANCE WITH LAWS

The parties hereto shall comply with all federal, state and municipal laws, ordinances, rules and regulations relating to this Agreement.

ARTICLE ELEVEN: GOVERNING LAW AND SEVERABILITY

This Agreement shall be governed by the laws of the State of Illinois. If any provision of this Agreement shall be held or deemed to be or shall in fact be inoperative or unenforceable as applied in any particular case in any jurisdiction or jurisdictions or in all cases because it conflicts with any other provision or provisions hereof or any constitution, statute, ordinance, rule of law or public policy, or for any reason, such circumstance shall not have the effect of rendering any other provision or provisions contained herein invalid, inoperative or unenforceable to any extent whatsoever. The invalidity of any one or more phrases, sentences, clauses, or sections contained in this Agreement shall not affect the remaining portions of this Agreement or any part hereof.

ARTICLE TWELVE: COUNTERPARTS

This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all of which together shall constitute but one instrument. A signature delivered by facsimile or electronic means shall be considered binding for both parties.

ARTICLE THIRTEEN: ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties regarding the Project.

ARTICLE FOURTEEN: AUTHORITY

Execution of this Agreement by the City is authorized by an ordinance passed by the City Council of the City on _____, 20___. Execution of this Agreement by the Board is authorized

by Board Resolution 01-0725-RS2. The parties represent and warrant to each other that they have the authority to enter into this Agreement and perform their obligations hereunder.

ARTICLE FIFTEEN: HEADINGS

The headings and titles of this Agreement are for convenience only and shall not influence the construction or interpretation of this Agreement.

ARTICLE SIXTEEN: DISCLAIMER OF RELATIONSHIP

Nothing contained in this Agreement, nor any act of the City or the Board shall be deemed or construed by any of the parties hereto or by third persons, to create any relationship of third party beneficiary, principal, agent, limited or general partnership, joint venture, or any association or relationship involving the City and the Board.

ARTICLE SEVENTEEN: CONSTRUCTION OF WORDS

The use of the singular form of any word herein shall also include the plural, and vice versa. The use of the neuter form of any word herein shall also include the masculine and feminine forms, the masculine form shall include feminine and neuter, and the feminine form shall include masculine and neuter.

ARTICLE EIGHTEEN: NO PERSONAL LIABILITY

No officer, member, official, employee or agent of the City or the Board shall be individually or personally liable in connection with this Agreement.

ARTICLE NINETEEN: REPRESENTATIVES

Immediately upon execution of this Agreement, the following individuals will represent the parties as a primary contact in all matters under this Agreement.

For the Board: _____, Chief Facilities Officer
Board of Education of the City of Chicago
42 West Madison Street, 9th Floor
Chicago, Illinois 60602
Phone: 773-553-_____
Email: _____

For the City: Michelle Nolan, Coordinator of Economic Development
City of Chicago, Department of Planning and Development
121 North LaSalle Street, Room 1003
Chicago, Illinois 60602
Phone: 312-744-4477
Email: Michelle.Nolan@cityofchicago.org

Each party agrees to promptly notify the other party of any change in its designated representative, which notice shall include the name, address, telephone number and fax number of the representative for such party for the purpose hereof.

IN WITNESS WHEREOF, each of the parties has caused this Agreement to be executed and delivered as of the date first above written.

CITY OF CHICAGO, ILLINOIS

By: _____
Commissioner
Department of Planning and Development

THE BOARD OF EDUCATION
OF THE CITY OF CHICAGO

By: _____
Chief Administrative Officer

Attest: By: _____
Secretary

Board Resolution No.: 01-0725-RS2

Approved as to legal form:

General Counsel

[(Sub)Exhibits "B", "C", "D" and "F" referred to in this Intergovernmental Agreement with Board of Education of Chicago regarding Charles W. Earle STEM Elementary School intentionally omitted.]

[(Sub)Exhibit "I" referred to in this Intergovernmental Agreement with Board of Education of Chicago regarding Charles W. Earle STEM Elementary School unavailable at time of printing.]

(Sub)Exhibits "A", "E", "G" and "H" referred to in this Intergovernmental Agreement with the Board of Education of Chicago regarding Charles W. Earle STEM Elementary School read as follows:

C. The Board requests disbursement for the following cost of TIF-Funded Improvements:

\$ _____

D. None of the costs referenced in paragraph C above has been previously reimbursed by the City.

E. The Board hereby certifies to the City that, as of the date hereof:

1. Except as described in the attached certificate, the representations and warranties contained in the Agreement are true and correct and the Board is in compliance with all applicable covenants contained therein.

2. No Event of Default or condition or event that, with the giving of notice or passage of time or both, would constitute an Event of Default, exists or has occurred.

3. The Board is in compliance with all applicable federal, state and local laws, statutes, ordinances, rules, regulations, codes and executive orders, as well as all policies, programs and procedures of the Board, all as may be in effect from time to time, pertaining to or affecting the Project or the Board as related thereto.

F. Attached hereto are: (1) a cost itemization of the applicable portions of the budget attached as (Sub)Exhibit G to the Agreement; and (2) evidence of the expenditures upon TIF-Funded Improvements for which the Board hereby seeks reimbursement.

All capitalized terms that are not defined herein have the meanings given such terms in the Agreement.

The Board of Education of the City of Chicago,
a body corporate and politic.

By: _____

Name: _____

Title: _____

Subscribed and sworn before me this _____
day of _____, _____

My commission expires: _____

Table 1000.14
Intergovernmental Agreement With Board of Education of Orleans Parish
Regarding Changes At Five STEM Elementary Schools

Project 10000000

Task Description	Budget
Design	\$ 29,000.00
Construction	740,000.00
Construction Remediation	10,000.00
Administration	16,000.00
FF&E	0.00
Contingencies	50,000.00
TOTAL	\$835,000.00

Table 1000.15
Intergovernmental Agreement With Board of Education of Orleans Parish
Regarding Changes At Five STEM Elementary Schools

Project 10000000

Task Description	Budget
Design	\$ 29,000.00
Construction	750,000.00
Construction Remediation	10,000.00
Administration	16,000.00
FF&E	0.00
Contingencies	50,000.00
TOTAL	\$855,000.00

INTERGOVERNMENTAL AGREEMENT WITH BOARD OF EDUCATION OF CHICAGO FOR PROVISION OF TAX INCENTIVE FINANCIAL ASSISTANCE FOR REHABILITATION OF JAMES WADSWORTH ELEMENTARY SCHOOL

(2016-1016)

The Commission has approved the following report:

CHICAGO October 14, 2016

To the Honorable Board of Directors of the City of Chicago:

Your Commission's Finance Policy and Interactions Subcommittee has recommended that the Commission of the Department of Planning and Development refer this and related intergovernmental agreement with the Chicago Board of Education for their use at the James Wadsworth Elementary School having had the name under development, 1635 West Madison Street, to the City of Chicago's Board of Education for their use at the same location.

The recommendation was approved by a majority vote of the members of the committee at its meeting on:

Respectfully submitted,

Edward M. Burke

Chairman

Commissioner of Administration, Finance and Procurement, City of Chicago, advised that with the foregoing term the term is 15 years or less as follows:

Yes: Aldermen Henry Rodriguez, Doug Collins, Scott Wiggan, Mike Danahy, Bill Stroger, Linda Thompson, Catherine Quinn, Steve Lopez, Edmund Moore, Scott O'Shea, Courtney Brooks, Manny Jazewski, Scott Gas, Margaret Burnett, Lynn LaPlante, Henry Jones, Josephine McArthur, Barbara Hines, Joseph Alvarado, Joseph O'Connor, Neelam Patel, Scott Tomlin, Andrea Casaleman, Paul Castellano, & Megan McManis, et al.

No: None

Additional Health Issues to resolve in the following year: The matter was lost.

The following questions and answers are as posted:

COMMISSIONER: The City of Chicago (the City) is a municipal corporation and home rule unit of government under Article VII, Section 3(a) of the 1870 Constitution of the State of Illinois and as such may exercise any power and perform any function pertaining to government and affairs and

COMMISSIONER: The Board of Education of the City of Chicago (the Board) is a body corporate and political organization under and subject to the provisions of Article 26 of the School Code of the State of Illinois (35 ILCS 5.1-1 et seq.) and

COMMISSIONER: Pursuant to the provisions of an act to authorize the creation of a building commission and to define their rights, powers and duties under the Public Buildings Commission Act (30 ILCS 20-1 et seq.) the City Council of the City of Chicago (the City Council) created the Public Buildings Commission of Chicago (the Commission) to facilitate the acquisition and construction of public buildings and facilities and

COMMISSIONER: The Board operates a school known as James Goodenough Elementary School (the School) located at 6865 South East Avenue, Chicago, Illinois 60637 (the Property) and

COMMISSIONER: The Board desires to rehabilitate the School and related improvements (the Facility) on the Property to serve the School (the Rehabilitation of the Facility) shall be referred to herein as the Project) and

COMMISSIONER: The City is authorized under the provisions of the Tax Incremental Allocation Redevelopment Act (35 ILCS 5/11-4.4-1 et seq.) as amended from time to time (the Act) to finance the project through the use of the tax increment allocation method for redevelopment projects and

COMMISSIONER: To define certain redevelopment parcels and to rezone the City Council adopted ordinances on January 21, 1999 (as published in the Chicago Tribune) (the Ordinance) of the City Council of the City of Chicago (the Council) for such official purposes as set forth in 35 ILCS 5/11-4.4-1 approving and adopting a nine percent financing redevelopment project and plan for the Woodlawn Reserve District (the Woodlawn Reserve District) (the Woodlawn Redevelopment Project Area) as a tax increment financing area of same financing and investment financing for the Woodlawn Redevelopment Project Area (the financing and investment and debt to be incurred to finance the Woodlawn Redevelopment Project Area) (the redevelopment of the project as the Woodlawn Redevelopment Area) and

COMMISSIONER: A of the Property (as widely known as the Eastwood of the Woodlawn Redevelopment Area) and

COMMISSIONER: 35 ILCS 5/11-4.4-3 (7) such that all monies and charges levied for the Rehabilitation of the Facility and are allocated to pay, reduce, discharge, or offset costs and obligations incurred in the payment thereof (hereinafter, may be used to pay off or a portion of financing and investment costs resulting from a redevelopment project as necessary, provided that the amount of the proceeds of the Redevelopment Area and the debt to be incurred therefrom shall be used to pay off or a portion of the debt and investment costs of the Rehabilitation of the Facility (as the Woodlawn Redevelopment Area) (the Rehabilitation of the Facility) and

WHEREAS, The Board is a taxing district under the Act; and

WHEREAS, The Woodlawn Redevelopment Plan contemplates that tax abatement financing assistance would be provided for public improvements within the boundaries of the Woodlawn Redevelopment Plan; and

WHEREAS, The City desires to allocate and use a portion of the Woodlawn Increment for an amount not to exceed \$500,000 (the "City Funds") for the Project pursuant to a proposed intergovernmental agreement between the City and the Board in substantially the form attached hereto as Exhibit I to the Agreement; and

WHEREAS, In accordance with the Act, the TRF funded improvements (as defined in Article Three Section 3 of the Agreement) are and shall be such of the Board's capital costs necessarily incurred or to be incurred in furtherance of the objectives of the Woodlawn Redevelopment Plan; and the City hereby certifies that the TRF funded improvements consist of the cost of the Board's capital improvements for the Public Improvements \$10, and a 100% result from the redevelopment project constituting the Project and therefore constitute "public improvements" as defined in Section 5-11-04-4(C)(ii) of the Act, now being:

Exhibit I attached to the Agreement of the City of Chicago

SECTION 1. The above recitals and the statements of fact and findings made therein are incorporated herein and made a material part of this ordinance.

SECTION 2. The City hereby finds that the TRF funded improvements (as defined in Article Three Section 3 of the Agreement) project costs under the Plan approved by the City consist of the cost of the Board's capital improvements for the TRF that are necessary and directly result from the redevelopment project constituting the Project and therefore constitute "public improvements" as defined in Section 5-11-04-4(C)(ii) of the TRF Act.

SECTION 3. The Commissioner of the Department of Planning and Development or a designee thereof is authorized to execute the Agreement and such other documents as are necessary in connection therewith. The Agreement and documents which are hereby so authorized shall be in such form as may be necessary and appropriate.

SECTION 4. To the extent that any ordinance, resolution, rule, order or provision of the City that is in conflict with the provisions of this ordinance, any part of this ordinance, the provisions of this ordinance shall be void. If any section, paragraph, clause or provision of this ordinance shall be held void for the invalidity of such section, paragraph, clause or provision, it shall not affect any of the other provisions of this ordinance.

SECTION 5. This ordinance takes effect upon passage and approval.

Exhibit I referred to in this ordinance is as follows:

Exhibit 1.
(To Ordinance)

*Intergovernmental Agreement With Board Of Education Of Chicago
Regarding James Wadsworth Elementary School.*

This Intergovernmental Agreement regarding the James Wadsworth Elementary School (this "Agreement") is made and entered into as of the _____ day of _____, 2015 (the "Agreement Date") by and between the City of Chicago (the "City"), a municipal corporation and home rule unit of government under Article VII, Section 6(a) of the 1970 Constitution of the State of Illinois, by and through its Department of Planning and Development (the "Department"), and the Board of Education of the City of Chicago (the "Board"), a body corporate and politic, organized under and existing pursuant to Article 34 of the School Code of the State of Illinois.

RECITALS

WHEREAS, pursuant to the provisions of an act to authorize the creation of public building commissions and to define their rights, powers and duties under the Public Building Commission Act (50 ILCS 20/1 et seq.), the City Council of the City (the "City Council") created the Public Building Commission of Chicago (the "Commission") to facilitate the acquisition and construction of public buildings and facilities; and

WHEREAS, the Board operates a school known as James Wadsworth Elementary School (the "School") located at 6650 South Ellis Avenue, Chicago, Illinois 60637 (the "Property"); and

WHEREAS, the Board desires to rehabilitate the School and related improvements (the "Facility") on the Property to serve the School (the rehabilitation of the Facility shall be referred to herein as the "Project"); and

WHEREAS, the City is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended from time to time (the "Act"), to finance projects that eradicate blight conditions through the use of tax increment allocation financing for redevelopment projects; and

WHEREAS, to induce certain redevelopment pursuant to the Act, the City Council adopted ordinances on January 20, 1999 (as published in the Journal of Proceedings of the City Council (the "Journal") for such date at pages 87763 to 87860): approving and adopting a tax increment financing redevelopment project and plan for the Woodlawn Redevelopment Project Area; designating the Woodlawn Redevelopment Project Area as a tax increment financing district; and adopting tax increment financing for the Woodlawn Redevelopment Project Area (the aforesaid Ordinances are collectively referred to herein as the "Woodlawn TIF Ordinances", the redevelopment plan approved by the Woodlawn TIF Ordinances is referred to herein as the "Woodlawn Redevelopment Plan" and the redevelopment project area created by the Woodlawn TIF Ordinances, as amended, is referred to herein as the "Woodlawn Redevelopment Area"); and

WHEREAS, all of the Property lies wholly within the boundaries of the Woodlawn Redevelopment Area; and

WHEREAS, under 65 ILCS 5/11-74.4-3(q)(7), such ad valorem taxes which pursuant to the Act have been collected and are allocated to pay redevelopment project costs and obligations incurred in the payment thereof ("Increment") may be used to pay all or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the redevelopment plan and project, to the extent the municipality by written agreement accepts and approves such costs (Increment collected from the Woodlawn Redevelopment Area shall be known as the "Woodlawn Increment"); and

WHEREAS, the Board is a taxing district under the Act; and

WHEREAS, the Woodlawn Redevelopment Plan contemplates that tax increment financing assistance would be provided for public improvements within the boundaries of the Woodlawn Redevelopment Area; and

WHEREAS, the City desires to allocate and use a portion of the Woodlawn Increment in an amount not to exceed \$500,000 (the "City Funds") for the Project; and

WHEREAS, in accordance with the Act, the TIF-Funded Improvements (as defined in Article Three, Section 3 hereof) are and shall be such of the Board's capital costs necessarily incurred or to be incurred in furtherance of the objectives of the Woodlawn Redevelopment Plan, and the City hereby finds that the TIF-Funded Improvements consist of the cost of the Board's capital improvements for the Facility that are necessary and directly result from the redevelopment project constituting the Project and, therefore, constitute "taxing districts' capital costs" as defined in Section 5/11-74.4-03(u) of the Act; now, therefore,

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

ARTICLE ONE: INCORPORATION OF RECITALS

The recitals set forth above are incorporated herein by reference and made a part hereof.

ARTICLE TWO: THE PROJECT

1. The School, the Facility and the Project are described in Exhibit A hereto. The plans and specifications for the Project shall be provided to the City by the Board and approved by the City in the City's discretion. The Board shall comply with all applicable federal, state and local laws,

statutes, ordinances, rules, regulations, codes and executive orders, as well as policies, programs and procedures of the Board, all as may be in effect from time to time pertaining to or affecting the Project or the Board as to any thereon. The Board shall include a certification of such compliance with each request for City Funds hereunder and at the time the Project is completed. The City shall be entitled to rely on this certification without further inquiry. Upon the City's request, the Board shall provide evidence satisfactory to the City of such compliance.

3. In all contracts relating to the Project, the Board agrees to require the contractor (including the Commission if applicable) to name the City as an additional insured on its general coverages and to require the contractor to indemnify the City from all claims, damages, demands, losses, suits, actions, judgments and expenses including out-of-pocket attorney's fees arising out of or resulting from work on the Project by the contractor or contractor's suppliers, employees, or agents.

ARTICLE THREE - FUNDING

1. (a) On a quarterly basis (or as otherwise agreed to by the Department), the Board shall provide the Department with a Requestion Form in the form of Exhibit D hereto, along with (i) a cost allocation of the applicable portions of the budget attached as Exhibit G hereto; (ii) evidence of the expenditures upon T.F. Funded improvements which the Board has incurred; and (iii) all other documentation described in Exhibit E. The City shall review and, in the City's discretion, approve each Requestion Form and make the applicable requested and approved disbursement of City Funds, subject to the availability thereof. The availability of the City Funds is subject to the City's compliance with applicable requirements regarding the use of such funds and the timing of such use. No City Funds shall be disbursed with respect to the Project until the Board has evidenced to the City, in writing to the City, its satisfaction that the Board owns or otherwise controls the Property or has the right to enter the Property and undertake such actions as the Board deems necessary prior to owning or otherwise controlling the Property. The Board will, on a request, disbursement of City Funds and the City will only disburse City Funds for the costs of the Project, to the extent that such costs are T.F. Funded improvements. Subject to the foregoing, the parties agree that the City Funds shall be disbursed pursuant to the schedule attached hereto as Exhibit I, subject to all events to which a party, of applicable agreement as identified in the recitals hereto.

2. Delivery by the Board to the Department of a Requestion Form hereunder shall, in addition to the items therein expressly set forth, constitute a certification to the City, as of the date of such Requestion Form, that:

(a) the total amount of the City Funds disbursed in the previous year and disbursement of any represents the actual amount paid to the general contractor, subcontractors, and other parties who have performed work or otherwise provided goods or services in connection with the Project; and/or that the party

(ii) all amounts shown as previous payments on the current Requisition Form have been paid to the parties entitled to such payment;

(iii) the Board has approved all work and materials for the current Requisition Form, and such work and materials conform to the plans and specifications for the Project; and

(iv) the Board is in compliance with all applicable federal, state and local laws, statutes, ordinances, rules, regulations, codes and executive orders, as well as all policies, programs and procedures of the Board, all as may be in effect from time to time, pertaining to or affecting the Project or the Board as related thereto.

The City shall have the right, in its discretion, to require the Board to submit further documentation as the City may require in order to verify that the matters certified to above are true and correct, and any approval of a Requisition Form by the City shall be subject to the City's review and approval of such documentation and its satisfaction that such certifications are true and correct; provided, however, that nothing in this sentence shall be deemed to prevent the City from relying on such certifications by the Board.

(c) [intentionally omitted]

(d) [intentionally omitted]

(e) (i) The Board's right to receive payments hereunder shall be subordinate to all prior obligations of the City to be paid from Woodlawn Increment, including but not limited to: [_____].

(ii) The City, subject to the terms of this subsection 1(e)(ii), may, until the earlier to occur of (1) the expiration of the Term of this Agreement or (2) the date that the City has paid directly or the Board has been reimbursed in the full amount of the City Funds under this Agreement, exclude up to 90% of the Increment generated from the construction value of a new assisted development project and pledge that Increment to a developer on a basis superior to that of the Board. For purposes of this subsection, "a new assisted development project" shall not include any development project that is or will be exempt from the payment of ad valorem property taxes. Further, for purposes of this subsection, "Increment generated from the construction value of a new assisted development project" shall be the amount of Increment generated by the equalized assessed value ("EAV") of such affected parcels over and above the EAV of such affected parcels for the year immediately preceding the year in which the new assisted development project commences (the "Base Year"). Except for the foregoing, the Board shall retain its initial lien status relative to Woodlawn Increment. In the event that the City elects to avail itself of the provisions of this subsection, it shall, at least seven (7) days prior to executing a binding commitment pledging the Increment described above, certify, in a letter to the Board, the affected parcels and the EAV thereof for the Base Year.

(f) [intentionally omitted]

(g) The availability of City Funds is subject to: (i) the City's annual retention of Woodlawn Increment in an amount necessary for the payment of expenses incurred by the City in the administration of the Woodlawn Redevelopment Area; and (ii) the City's compliance with all applicable requirements regarding the use of such funds and the timing of such use.

(h) The Board shall, at the request of the City, agree to any reasonable amendments to this Agreement that are necessary or desirable in order for the City to issue (in its sole discretion) any bonds in connection with the Woodlawn Redevelopment Area, the proceeds of which may be used to reimburse the City for expenditures made in connection with, or provide a source of funds for the payment for, the TIF-Funded Improvements ("Bonds"); provided, however, that any such amendments shall not have a material adverse effect on the Board or the Project. The Board shall, at the Board's expense, cooperate and provide reasonable assistance in connection with the marketing of any such Bonds, including but not limited to providing written descriptions of the Project, making representations, providing information regarding its financial condition and assisting the City in preparing an offering statement with respect thereto. The City may, in its sole discretion, use all or a portion of the proceeds of such Bonds if issued to pay for all or a portion of the TIF-Funded Improvements.

2. The current estimate of the cost of the Project is \$1,500,000. The Board has delivered to the Commissioner, and the Commissioner hereby approves, a detailed project budget for the Project, attached hereto and incorporated herein as Exhibit G. The Board certifies that it has identified sources of funds (including the City Funds) sufficient to complete the Project. The Board agrees that the City will only contribute the City Funds to the Project and that all costs of completing the Project over the City Funds shall be the sole responsibility of the Board. If the Board at any point does not have sufficient funds to complete the Project, the Board shall so notify the City in writing, and the Board may narrow the scope of the Project as agreed with the City in order to construct the Facility with the available funds.

3. Attached as Exhibit H and incorporated herein is a preliminary list of capital improvements, land assembly costs, relocation costs and other costs, if any, recognized by the City as being eligible redevelopment project costs under the Act with respect to the Project, to be paid for out of City Funds ("TIF-Funded Improvements"); and to the extent the TIF-Funded Improvements are included as taxing district capital costs under the Act, the Board acknowledges that the TIF-Funded Improvements are costs for capital improvements and the City acknowledges it has determined that these TIF-Funded Improvements are necessary and directly result from the Woodlawn Redevelopment Plan. Prior to the expenditure of City Funds on the Project, the Commissioner, based upon the detailed project budget, shall make such modifications to Exhibit H as he or she wishes in his or her discretion to account for all of the City Funds to be expended under

this Agreement; provided, however, that all TIF-Funded Improvements shall (i) qualify as redevelopment project costs under the Act, (ii) qualify as eligible costs under the Woodlawn Redevelopment Plan; and (iii) be improvements that the Commissioner has agreed to pay for out of City Funds, subject to the terms of this Agreement.

4. If the aggregate cost of the Project is less than the amount of the City Funds contemplated by this Agreement, the Board shall have no claim to the difference between the amount of the City Funds contemplated by this Agreement and the amount of the City Funds actually paid by the City to the Board and expended by the Board on the Project.

5. If requested by the City, the Board shall provide to the City quarterly reports on the progress of the Project and reasonable access to its books and records relating to the Project.

6. [intentionally omitted]

7. During the Term hereof the Board shall not sell, transfer, convey or otherwise dispose of all or any portion of the Facility and/or the Property or any interest therein to a party other than the City (a "Transfer"), or otherwise effect or consent to a Transfer to a party other than the City, without the prior written consent of the City. The City's consent to any Transfer may, in the City's sole discretion, be conditioned upon (among other things) whether such a Transfer would conflict with the statutory basis for the grant of the City Funds hereunder pursuant to the Act.

ARTICLE FOUR: TERM

The Term of the Agreement shall commence as of the Agreement Date and shall expire on the date on which the Woodlawn Redevelopment Area is no longer in effect (through and including January 19, 2022).

ARTICLE FIVE: INDEMNITY; DEFAULT

1. The Board agrees to indemnify, defend and hold the City, its officers, officials, members, employees and agents harmless from and against any losses, costs, damages, liabilities, claims, suits, actions, causes of action and expenses (including, without limitation, reasonable attorneys' fees and court costs) suffered or incurred by the City arising from or in connection with (i) the Board's failure to comply with any of the terms, covenants and conditions contained within this Agreement, or (ii) the Board's or any contractor's failure to pay general contractors, subcontractors or materialmen in connection with the Project.

2. The failure of the Board to perform, keep or observe any of the covenants, conditions, promises, agreements or obligations of the Board under this Agreement or any agreement directly related to this Agreement shall constitute an "Event of Default" by the Board hereunder. Upon the occurrence of an Event of Default, the City may terminate this Agreement and all agreements directly related to this Agreement, and may suspend disbursement of the City Funds.

The City may, in any court of competent jurisdiction by any action or proceeding at law or in equity, pursue and secure any available remedy, including but not limited to injunctive relief or the specific performance of the agreements contained herein.

In the event the Board shall fail to perform a covenant which the Board is required to perform under this Agreement, notwithstanding any other provision of this Agreement to the contrary, an Event of Default shall not be deemed to have occurred unless the Board has failed to cure such default within thirty (30) days of its receipt of a written notice from the City specifying the nature of the default; provided, however, with respect to those defaults which are not capable of being cured within such thirty (30) day period, the Board shall not be deemed to have committed an Event of Default under this Agreement if it has commenced to cure the alleged default within such thirty (30) day period and thereafter diligently and continuously prosecutes the cure of such default until the same has been cured.

3. The failure of the City to perform, keep or observe any of the covenants, conditions, promises, agreements or obligations of the City under this Agreement or any other agreement directly related to this Agreement shall constitute an "Event of Default" by the City hereunder. Upon the occurrence of an Event of Default, the Board may terminate this Agreement and any other agreement directly related to this Agreement. The Board may, in any court of competent jurisdiction by any action or proceeding at law or in equity, pursue and secure any available remedy, including but not limited to injunctive relief or the specific performance of the agreements contained herein.

In the event the City shall fail to perform a covenant which the City is required to perform under this Agreement, notwithstanding any other provision of this Agreement to the contrary, an Event of Default shall not be deemed to have occurred unless the City has failed to cure such default within thirty (30) days of its receipt of a written notice from the Board specifying the nature of the default; provided, however, with respect to those defaults which are not capable of being cured within such thirty (30) day period, the City shall not be deemed to have committed an Event of Default under this Agreement if it has commenced to cure the alleged default within such thirty (30) day period and thereafter diligently and continuously prosecutes the cure of such default until the same has been cured.

ARTICLE SIX: CONSENT

Whenever the consent or approval of one or both parties to this Agreement is required hereunder, such consent or approval shall not be unreasonably withheld.

ARTICLE SEVEN: NOTICE

Notice to Board shall be addressed to:

Chief Financial Officer
Board of Education of the City of Chicago

42 West Madison Street, 2nd Floor
Chicago, Illinois 60602

and

General Counsel
Board of Education of the City of Chicago
One North Dearborn Street, 9th Floor
Chicago, Illinois 60602

Notice to the City shall be addressed to:

Commissioner
Department of Planning and Development
121 North LaSalle Street, Room 1000
Chicago, Illinois 60602

and

Corporation Counsel
121 North LaSalle Street, Room 600
Chicago, Illinois 60602
Attention: Finance and Economic Development Division

Unless otherwise specified, any notice, demand or request required hereunder shall be given in writing at the addresses set forth above, by any of the following means: (a) personal service; (b) [intentionally omitted]; (c) overnight courier; or (d) registered or certified mail, return receipt requested.

Such addresses may be changed when notice is given to the other party in the same manner as provided above. Any notice, demand or request sent pursuant to either clause (a) or (b) hereof shall be deemed received upon such personal service or upon dispatch by electronic means. Any notice, demand or request sent pursuant to clause (c) shall be deemed received on the day immediately following deposit with the overnight courier and, if sent pursuant to subsection (d) shall be deemed received two (2) days following deposit in the mail.

ARTICLE EIGHT: ASSIGNMENT; BINDING EFFECT

This Agreement, or any portion thereof, shall not be assigned by either party without the prior written consent of the other.

This Agreement shall inure to the benefit of and shall be binding upon the City, the Board and their respective successors and permitted assigns. This Agreement is intended to be and is for the sole and exclusive benefit of the parties hereto and such successors and permitted assigns.

ARTICLE NINE: MODIFICATION

This Agreement may not be altered, modified or amended except by written instrument signed by all of the parties hereto.

ARTICLE TEN: COMPLIANCE WITH LAWS

The parties hereto shall comply with all federal, state and municipal laws, ordinances, rules and regulations relating to this Agreement.

ARTICLE ELEVEN: GOVERNING LAW AND SEVERABILITY

This Agreement shall be governed by the laws of the State of Illinois. If any provision of this Agreement shall be held or deemed to be or shall in fact be inoperative or unenforceable as applied in any particular case in any jurisdiction or jurisdictions or in all cases because it conflicts with any other provision or provisions hereof or any constitution, statute, ordinance, rule of law or public policy, or for any reason, such circumstance shall not have the effect of rendering any other provision or provisions contained herein invalid, inoperative or unenforceable to any extent whatsoever. The invalidity of any one or more phrases, sentences, clauses, or sections contained in this Agreement shall not affect the remaining portions of this Agreement or any part hereof.

ARTICLE TWELVE: COUNTERPARTS

This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all of which together shall constitute but one instrument. A signature delivered by facsimile or electronic means shall be considered binding for both parties.

ARTICLE THIRTEEN: ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties regarding the Project.

ARTICLE FOURTEEN: AUTHORITY

Execution of this Agreement by the City is authorized by an ordinance passed by the City Council of the City on _____, 20___. Execution of this Agreement by the Board is authorized by Board Resolution 01-0725-RS2. The parties represent and warrant to each other that they have the authority to enter into this Agreement and perform their obligations hereunder.

ARTICLE FIFTEEN: HEADINGS

The headings and titles of this Agreement are for convenience only and shall not influence the construction or interpretation of this Agreement.

ARTICLE SIXTEEN: DISCLAIMER OF RELATIONSHIP

Nothing contained in this Agreement, nor any act of the City or the Board shall be deemed or construed by any of the parties hereto or by third persons, to create any relationship of third party beneficiary, principal, agent, limited or general partnership, joint venture, or any association or relationship involving the City and the Board.

ARTICLE SEVENTEEN: CONSTRUCTION OF WORDS

The use of the singular form of any word herein shall also include the plural, and vice versa. The use of the neuter form of any word herein shall also include the masculine and feminine forms, the masculine form shall include feminine and neuter, and the feminine form shall include masculine and neuter.

ARTICLE EIGHTEEN: NO PERSONAL LIABILITY

No officer, member, official, employee or agent of the City or the Board shall be individually or personally liable in connection with this Agreement.

ARTICLE NINETEEN: REPRESENTATIVES

Immediately upon execution of this Agreement, the following individuals will represent the parties as a primary contact in all matters under this Agreement.

For the Board:

_____, Chief Facilities Officer
Board of Education of the City of Chicago
42 West Madison Street, 9th Floor
Chicago, Illinois 60602
Phone: 773-553-_____
Email: _____

For the City:

Michelle Nolan, Coordinator of Economic Development
City of Chicago, Department of Planning and Development
121 North LaSalle Street, Room 1003
Chicago, Illinois 60602
Phone: 312-744-4477
Email: Michelle.Nolan@cityofchicago.org

Each party agrees to promptly notify the other party of any change in its designated representative, which notice shall include the name, address, telephone number and fax number of the representative for such party for the purpose hereof.

IN WITNESS WHEREOF, each of the parties has caused this Agreement to be executed and delivered as of the date first above written.

CITY OF CHICAGO, ILLINOIS

By: _____
Commissioner
Department of Planning and Development

THE BOARD OF EDUCATION
OF THE CITY OF CHICAGO

By: _____
Chief Administrative Officer

Attest: By: _____
Secretary

Board Resolution No.: 01-0725-RS2

Approved as to legal form:

General Counsel

[(Sub)Exhibits "B", "C", "D" and "F" referred to in this Intergovernmental Agreement with Board of Education of Chicago regarding James Wadsworth Elementary School intentionally omitted.]

[(Sub)Exhibit "I" referred to in this Intergovernmental Agreement with Board of Education of Chicago regarding James Wadsworth Elementary School unavailable at time of printing.]

(Sub)Exhibits "A", "E", "G" and "H" referred to in this Intergovernmental Agreement with Board of Education of Chicago regarding James Wadsworth Elementary School read as follows:

[Redacted]
 To Intergovernmental Agreement (IGA) Board Of Education Of Chicago
 Regarding James Madaworth Elementary School

Expenses For The Project

Madaworth Elementary School Space To Grow Project

The project will cover the development, design and construction of 100,000 sq. ft. of planting gardens, fencing, lighting, site furnishings, drainage, utility upgrades, and enhanced accessibility.

The project work consists of site excavation, backfill and grading site paving, soft permeable and non permeable artificial turf and athletic track, storm drainage and related civil systems, play ground equipment and site furnishings, landscape irrigation and site lighting modifications.

The improvements will provide Madaworth with school yards that provide students, their families and the broader community with the opportunity for active play, space for physical education classes, opportunities for outdoor learning, gardening after-school and literacy and engagement with art. These green school yards also provide much needed green space in an otherwise heavily urbanized neighborhood and contribute to the school's overall health and success.

Project is scheduled to be completed by end of the summer 2015.

[Redacted]
 To Intergovernmental Agreement (IGA) Board Of Education Of Chicago
 Regarding James Madaworth Elementary School

Request for Action

State of Illinois)
 SS
 County of Cook

I, the undersigned, a member of the Board of Education of the City of Chicago, hereby certify and depose that the Board of Education of the City of Chicago (the "City") had with reason to believe that certain intergovernmental agreement between the Board and the City related to James Madaworth Elementary School stated in the IGA attached.

6. The following is a true and complete statement of all expenditures for the Project by the Board of Education:

FOIA, §

B. This paragraph B sets forth and is a true and complete statement of all costs of TIF-Funded Improvements for the Project paid for by the City to date:

\$ _____

C. The Board request disbursement for the following cost of TIF-Funded Improvements:

\$ _____

D. None of the costs referenced in paragraph C above has been previously reimbursed by the City.

E. The Board hereby certifies to the City that, as of the date hereof:

1. Except as described in the attached certificate, the representations and warranties contained in the Agreement are true and correct and the Board is in compliance with all applicable covenants contained therein.

2. No Event of Default or condition or event that, with the giving of notice or passage of time or both, would constitute an Event of Default, exists or has occurred.

3. The Board is in compliance with all applicable federal, state and local laws, statutes, ordinances, rules, regulations, codes and executive orders, as well as all policies, programs and procedures of the Board, all as may be in effect from time to time, pertaining to or affecting the Project or the Board as related thereto.

F. Attached hereto are: (1) a cost itemization of the applicable portions of the budget attached as (Sub)Exhibit G to the Agreement; and (2) evidence of the expenditures upon TIF-Funded Improvements for which the Board hereby seeks reimbursement.

All capitalized terms that are not defined herein have the meanings given such terms in the Agreement.

The Board of Education of the City of Chicago,
a body corporate and politic

By: _____

Name: _____

Title: _____

Subscribed and sworn before me this _____
day of _____, _____

My commission expires: _____

INTERGOVERNMENTAL AGREEMENT WITH BOARD OF EDUCATION OF CHICAGO FOR PROVISION OF TAX INCENTIVE FINANCING ASSISTANCE FOR REHABILITATION OF JANE ADDAMS ELEMENTARY SCHOOL

102015-7327

The Committee on Finance has the following report:

CHICAGO, October 14, 2015.

Present: Com. on Finance, Chicago City Hall.

Your Committee on Finance, having had under consideration an interagency agreement of the Commissioner of the Department of Public Works and Development to enter into a revenue and interagency agreement with the Chicago Board of Education for the renovation of Jane Addams Elementary School, reports that the same under a judgment of legal advice for approval by the Board of Finance, subject to the proposed bid and construction schedule.

This recommendation was considered by a majority vote of the members of the committee with the following vote:

Respectfully submitted,

Special Counselor BUREAU

10/14/15

The motion of Anthony Rivera, the said proposed and under consideration with the foregoing amendments was adopted, yeas and nays as follows:

Yeas: Aldermen Moreno, Hoppe, W. Dawe, Burns, Amodeo, Sawyer, Mitchell, Harris, Biele, Fontana, Garcia, Thompson, Madson, Quinn, Kania, Lopez, Anderson, D. Moore, Collins, O'Brien, Ogerton, Bressan, Malozzi, Zarowka, Smith, Sims, Marinaga, Bannett, E. Tardiff, Haggren, Magness, Cook, McLaughlin, Ramirez, Rosa, Valiquis, Myers, Spasato, Lujan, Rodriguez, Sims, Ippolito, Pappalardo, Lopez, Aron, Curren, and Pappalardo. (Absent: J. Miller, Schwartz, and 4).

Nays: None.

Approved: Board passed to consider the foregoing vote. The motion was not.

The following proposed amendments passed:

WHEREAS, The City of Chicago (the "City") is a municipal corporation and home rule unit of government under Article VII, Section 6(a) of the 1970 Constitution of the State of Illinois and, as such, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, The Board of Education of the City of Chicago (the "Board") is a body corporate and politic, organized under and existing pursuant to Article 34 of the School Code of the State of Illinois, 105 ILCS 5/1-1, et seq.; and

WHEREAS, Pursuant to the provisions of an act to authorize the creation of public building commissions and to define their rights, powers and duties under the Public Building Commission Act (50 ILCS 20/1, et seq.), the City Council of the City (the "City Council") created the Public Building Commission of Chicago (the "Commission") to facilitate the acquisition and construction of public buildings and facilities; and

WHEREAS, The Board operates a school known as Jane Addams Elementary School (the "School") located at 10810 South Avenue H, Chicago, Illinois 60617 (the "Property"); and

WHEREAS, The Board desires to rehabilitate the School and related improvements (the "Facility") on the Property to serve the School (the rehabilitation of the Facility shall be referred to herein as the "Project"); and

WHEREAS, The City is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq., as amended from time to time (the "Act"), to finance projects that eradicate blight conditions through the use of tax increment allocation financing for redevelopment projects; and

WHEREAS, To induce certain redevelopment pursuant to the Act, the City Council adopted ordinances on March 10, 2010 (as published in the *Journal of the Proceedings of the City Council of the City of Chicago* (the "Journal") for such date at pages 85884 to 86017): approving and adopting a tax increment financing redevelopment project and plan for the Ewing Avenue Redevelopment Project Area; designating the Ewing Avenue Redevelopment Project Area as a tax increment financing district; and adopting tax increment financing for the Ewing Avenue Redevelopment Project Area (the aforesaid Ordinances are collectively referred to herein as the "Ewing Avenue TIF Ordinances", the redevelopment plan approved by the Ewing Avenue TIF Ordinances is referred to herein as the "Ewing Avenue Redevelopment Plan" and the redevelopment project area created by the Ewing Avenue TIF Ordinances, as amended, is referred to herein as the "Ewing Avenue Redevelopment Area"); and

WHEREAS, All of the Property lies wholly within the boundaries of the Ewing Avenue Redevelopment Area; and

WHEREAS, Under 65 ILCS 5/11-74.4-3(q)(7), such ad valorem taxes which pursuant to the Act have been collected and are allocated to pay redevelopment project costs and obligations incurred in the payment thereof ("Increment") may be used to pay all or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the redevelopment plan and project, to the extent the municipality by written agreement accepts and approves such costs (Increment collected from the Ewing Avenue Redevelopment Area shall be known as the "Ewing Avenue Increment"); and

WHEREAS, The Board is a taxing district under the Act; and

WHEREAS, The Ewing Avenue Redevelopment Plan contemplates that tax increment financing assistance would be provided for public improvements within the boundaries of the Ewing Avenue Redevelopment Area; and

WHEREAS, The City desires to allocate and use a portion of the Ewing Avenue Increment in an amount not to exceed \$1,700,000 (the "City Funds") for the Project pursuant to a proposed intergovernmental agreement between the City and the Board in substantially the form attached hereto as Exhibit 1 (the "Agreement"); and

WHEREAS, To induce certain redevelopment pursuant to the Act, the City Council adopted the ordinances on December 13, 2000 (as published in the *Journal* for such date at pages 47783 to 47996): approving and adopting a tax increment financing redevelopment project and plan for the Lake Calumet Area Industrial Redevelopment Project Area; designating the Lake Calumet Area Industrial Redevelopment Project Area as a tax increment financing district; and adopting tax increment financing for the Lake Calumet Area Industrial Redevelopment Project Area (the aforesaid Ordinances are collectively referred to herein as the "Lake Calumet Area Industrial TIF Ordinances", the redevelopment plan approved by the Lake Calumet Area Industrial TIF Ordinances is referred to herein as the "Lake Calumet Area Industrial Redevelopment Plan", the redevelopment project area created by the Lake Calumet Area Industrial TIF Ordinances, as amended, is referred to herein as the "Lake Calumet Area Industrial Redevelopment Area", and Increment collected from the Lake Calumet Area Industrial Redevelopment Area shall be known as the "Lake Calumet Area Industrial Increment"); and

WHEREAS, Pursuant to Section 5/11-74.4-4(q) of the Act, the City can use Increment from one redevelopment project area for eligible redevelopment project 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 Increment is received so long as the applicable redevelopment plans permit such use (the "Transfer Rights"); and

WHEREAS, The Ewing Avenue Redevelopment Area is either contiguous to, or is separated only by a public right-of-way from, the Lake Calumet Area Industrial Redevelopment Area; and

MEMORANDUM: The Lake Calumet Area Industrial Redevelopment Plan permits the exercise of Transfer Rights with respect to Lake Calumet Area Industrial Redevelopment and the Fwyng Avenue Redevelopment Plan permits the exercise of investment purchases Transfer Rights, and

MEMORANDUM: It is hereby noted that the City may, in its discretion, exercise its Transfer Rights pursuant to the Act and the Fwyng Avenue and Lake Calumet Area Industrial Redevelopment Plans to acquire and use a portion of Lake Calumet Area Industrial Redevelopment in an estimated amount up to \$500,000 as part of an effort to adapt to the City's needs for the Project, and

MEMORANDUM: In accordance with the Act, the TIF-Funded improvements have defined in Article Three, Section 3 of the Agreement, and are that a portion of the Bureau's capital costs necessarily incurred or to be incurred in furtherance of the objectives of the Fwyng Avenue Redevelopment Plan and the Lake Calumet Area Industrial Redevelopment Plan, and the City hereby finds that the TIF-Funded Improvements consist of the cost of the Bureau's capital improvements for the Facility that are necessary and directly result from the activities necessary to project completing the Project and, therefore, constitute "major district capital costs" as defined in Section 11-6-4 (3)(a) of the Act, and, therefore,

Resolved by the City Council of the City of Chicago:

SECTION 1. The above recitals and the statements of fact and things made therein are incorporated herein and made a material part of this ordinance.

SECTION 2. The City hereby finds that the TIF-Funded Improvements comprising other eligible district capital project costs under the TIF Act approved by the City Council of the City of the Bureau's capital improvements for the Facility that are necessary and directly result from the necessary to complete project completing the Project and, therefore, constitute "major district capital costs" as defined in Section 11-6-4 (3)(a) of the TIF Act.

ARTICLE TWO. The Chief of Staff of the Department of Planning and Development or a designee thereof is authorized to execute the Agreement and all other documents as are necessary in connection therewith. The Agreement shall contain such other terms as are necessary or appropriate.

SECTION 4. To the extent that any ordinance, resolution, rule, order or a provision of the Municipal Code of Chicago or any other law is in conflict with any provision of this ordinance, the provisions of this ordinance shall control, if any section, paragraph, clause or provision of this ordinance shall be held invalid, the validity of such section, paragraph, clause or provision shall not affect any of the other provisions of this ordinance.

SECTION 5. This ordinance takes effect upon passage and the project.

Editorial Note: Refer to the ordinance text as follows:

Exhibit 1.
(To Ordinance)

*Intergovernmental Agreement With Board Of Education Of Chicago
Regarding Jane Addams Elementary School.*

This Intergovernmental Agreement regarding the Jane Addams Elementary School (this "Agreement") is made and entered into as of the _____ day of _____, 2015 (the "Agreement Date") by and between the City of Chicago (the "City"), a municipal corporation and home rule unit of government under Article VII, Section 6(a) of the 1970 Constitution of the State of Illinois, by and through its Department of Planning and Development (the "Department"), and the Board of Education of the City of Chicago (the "Board"), a body corporate and politic, organized under and existing pursuant to Article 34 of the School Code of the State of Illinois.

RECITALS

WHEREAS, pursuant to the provisions of an act to authorize the creation of public building commissions and to define their rights, powers and duties under the Public Building Commission Act (50 ILCS 20/1 et seq.), the City Council of the City (the "City Council") created the Public Building Commission of Chicago (the "Commission") to facilitate the acquisition and construction of public buildings and facilities; and

WHEREAS, the Board operates a school known as Jane Addams Elementary School (the "School") located at 10810 South Avenue H, Chicago, Illinois 60617 (the "Property"); and

WHEREAS, the Board desires to rehabilitate the School and related improvements (the "Facility") on the Property to serve the School (the rehabilitation of the Facility shall be referred to herein as the "Project"); and

WHEREAS, the City is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended from time to time (the "Act"), to finance projects that eradicate blight conditions through the use of tax increment allocation financing for redevelopment projects; and

WHEREAS, to induce certain redevelopment pursuant to the Act, the City Council adopted ordinances on March 10, 2010 (as published in the Journal of Proceedings of the City Council (the "Journal") for such date at pages 85884 to 86017): approving and adopting a tax increment financing redevelopment project and plan for the Ewing Avenue Redevelopment Project Area; designating the Ewing Avenue Redevelopment Project Area as a tax increment financing district; and adopting tax increment financing for the Ewing Avenue Redevelopment Project Area (the aforesaid Ordinances are collectively referred to herein as the "Ewing Avenue TIF Ordinances", the

redevelopment plan approved by the Ewing Avenue TIF Ordinances is referred to herein as the "Ewing Avenue Redevelopment Plan" and the redevelopment project area created by the Ewing Avenue TIF Ordinances, as amended, is referred to herein as the "Ewing Avenue Redevelopment Area"); and

WHEREAS, all of the Property lies wholly within the boundaries of the Ewing Avenue Redevelopment Area; and

WHEREAS, under 65 ILCS 5/11-74.4-3(q)(7), such ad valorem taxes which pursuant to the Act have been collected and are allocated to pay redevelopment project costs and obligations incurred in the payment thereof ("Increment") may be used to pay all or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the redevelopment plan and project, to the extent the municipality by written agreement accepts and approves such costs (Increment collected from the Ewing Avenue Redevelopment Area shall be known as the "Ewing Avenue Increment"); and

WHEREAS, the Board is a taxing district under the Act; and

WHEREAS, the Ewing Avenue Redevelopment Plan contemplates that tax increment financing assistance would be provided for public improvements within the boundaries of the Ewing Avenue Redevelopment Area; and

WHEREAS, the City desires to allocate and use a portion of the Ewing Avenue Increment in an amount not to exceed \$1,700,000 (the "City Funds") for the Project; and

WHEREAS, to induce certain redevelopment pursuant to the Act, the City Council adopted the ordinances on December 13, 2000 (as published in the Journal for such date at pages 47783 to 47996): approving and adopting a tax increment financing redevelopment project and plan for the Lake Calumet Area Industrial Redevelopment Project Area; designating the Lake Calumet Area Industrial Redevelopment Project Area as a tax increment financing district; and adopting tax increment financing for the Lake Calumet Area Industrial Redevelopment Project Area (the aforesaid Ordinances are collectively referred to herein as the "Lake Calumet Area Industrial TIF Ordinances", the redevelopment plan approved by the Lake Calumet Area Industrial TIF Ordinances is referred to herein as the "Lake Calumet Area Industrial Redevelopment Plan," the redevelopment project area created by the Lake Calumet Area Industrial TIF Ordinances, as amended, is referred to herein as the "Lake Calumet Area Industrial Redevelopment Area," and Increment collected from the Lake Calumet Area Industrial Redevelopment Area shall be known as the "Lake Calumet Area Industrial Increment;"); and

WHEREAS, pursuant to Section 5/11-74.4-4(q) of the Act, the City can use Increment from one redevelopment project area for eligible redevelopment project 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 Increment is received so long as the applicable redevelopment plans permit such use (the "Transfer Rights"); and

WHEREAS, the Ewing Avenue Redevelopment Area is either contiguous to, or is separated only by a public right of way from, the Lake Calumet Area Industrial Redevelopment Area; and

WHEREAS, the Lake Calumet Area Industrial Redevelopment Plan permits the exercise of Transfer Rights with respect to Lake Calumet Area Industrial Increment and the Ewing Avenue Redevelopment Plan permits the receipt of Increment pursuant to Transfer Rights; and

WHEREAS, it is anticipated that the City may, in its discretion, exercise its Transfer Rights pursuant to the Act and the Ewing Avenue and Lake Calumet Area Industrial Redevelopment Plans to allocate and use a portion of Lake Calumet Area Industrial Increment in an estimated amount up to \$600,000 as part of and not in addition to the City Funds for the Project; and]

WHEREAS, in accordance with the Act, the TIF-Funded Improvements (as defined in Article Three, Section 3 hereof) are and shall be such of the Board's capital costs necessarily incurred or to be incurred in furtherance of the objectives of the Ewing Avenue Redevelopment Plan and the Lake Calumet Area Industrial Redevelopment Plan, and the City hereby finds that the TIF-Funded Improvements consist of the cost of the Board's capital improvements for the Facility that are necessary and directly result from the redevelopment project constituting the Project and, therefore, constitute "taxing districts' capital costs" as defined in Section 5/11-74.4-03(u) of the Act; now, therefore,

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

ARTICLE ONE: INCORPORATION OF RECITALS

The recitals set forth above are incorporated herein by reference and made a part hereof.

ARTICLE TWO: THE PROJECT

1. The School, the Facility and the Project are described in Exhibit A hereto. The plans and specifications for the Project shall be provided to the City by the Board and approved by the City in the City's discretion. The Board shall comply with all applicable federal, state and local laws, statutes, ordinances, rules, regulations, codes and executive orders, as well as all policies, programs and procedures of the Board, all as may be in effect from time to time, pertaining to or affecting the Project or the Board as related thereto. The Board shall include a certification of such

compliance with each request for City Funds hereunder and at the time the Project is completed. The City shall be entitled to rely on this certification without further inquiry. Upon the City's request, the Board shall provide evidence satisfactory to the City of such compliance.

2. In all contracts relating to the Project, the Board agrees to require the contractor (including the Commission, if applicable) to name the City as an additional insured on insurance coverages and to require the contractor to indemnify the City from all claims, damages, demands, losses, suits, actions, judgments and expenses including but not limited to attorney's fees arising out of or resulting from work on the Project by the contractor or contractor's suppliers, employees, or agents.

ARTICLE THREE: FUNDING

1. (a) On a quarterly basis (or as otherwise agreed to by the Department), the Board shall provide the Department with a Requisition Form, in the form of Exhibit E hereto, along with: (i) a cost itemization of the applicable portions of the budget attached as Exhibit G hereto; (ii) evidence of the expenditures upon TIF-Funded Improvements which the Board has incurred; and (iii) all other documentation described in Exhibit E. The City shall review and, in the City's discretion, approve each Requisition Form and make the applicable requested and approved disbursement of City Funds, subject to the availability thereof. The availability of the City Funds is subject to the City's compliance with all applicable requirements regarding the use of such funds and the timing of such use. No City Funds shall be disbursed with respect to the Project until the Board has evidenced to the City in writing to the City's satisfaction that the Board owns or otherwise controls the Property, or has the right to enter the Property and undertake such activities as the Board deems necessary prior to owning or otherwise controlling the Property. The Board will only request disbursement of City Funds and the City will only disburse City Funds for the costs of the Project, to the extent that such costs are TIF-Funded Improvements. Subject to the foregoing, the parties anticipate that the City Funds shall be disbursed pursuant to the schedule attached hereto as Exhibit I, subject in all events to the availability of applicable Increment as identified in the recitals hereof.

(b) Delivery by the Board to the Department of a Requisition Form hereunder shall, in addition to the items therein expressly set forth, constitute a certification to the City, as of the date of such Requisition Form, that:

(i) the total amount of the City Funds disbursed in the previously made Disbursement (if any) represents the actual amount paid to the general contractor, subcontractors, and other parties who have performed work on or otherwise provided goods or services in connection with the Project, and/or their payees;

(ii) all amounts shown as previous payments on the current Requisition Form have been paid to the parties entitled to such payment;

(iii) the Board has approved all work and materials for the current Requisition Form, and such work and materials conform to the plans and specifications for the Project; and

(iv) the Board is in compliance with all applicable federal, state and local laws, statutes, ordinances, rules, regulations, codes and executive orders, as well as all policies, programs and procedures of the Board, all as may be in effect from time to time, pertaining to or affecting the Project or the Board as related thereto.

The City shall have the right, in its discretion, to require the Board to submit further documentation as the City may require in order to verify that the matters certified to above are true and correct, and any approval of a Requisition Form by the City shall be subject to the City's review and approval of such documentation and its satisfaction that such certifications are true and correct; provided, however, that nothing in this sentence shall be deemed to prevent the City from relying on such certifications by the Board.

(c) [intentionally omitted]

(d) [intentionally omitted]

(e) (i) The Board's right to receive payments hereunder shall be subordinate to all prior obligations of the City to be paid from Ewing Avenue Increment, including but not limited to: [_____].

(ii) The City, subject to the terms of this subsection 1(e)(ii), may, until the earlier to occur of (1) the expiration of the Term of this Agreement or (2) the date that the City has paid directly or the Board has been reimbursed in the full amount of the City Funds under this Agreement, exclude up to 90% of the Increment generated from the construction value of a new assisted development project and pledge that Increment to a developer on a basis superior to that of the Board. For purposes of this subsection, "a new assisted development project" shall not include any development project that is or will be exempt from the payment of ad valorem property taxes. Further, for purposes of this subsection, "Increment generated from the construction value of a new assisted development project" shall be the amount of Increment generated by the equalized assessed value ("EAV") of such affected parcels over and above the EAV of such affected parcels for the year immediately preceding the year in which the new assisted development project commences (the "Base Year"). Except for the foregoing, the Board shall retain its initial lien status relative to Ewing Avenue Increment. In the event that the City elects to avail itself of the provisions of this subsection, it shall, at least seven (7) days prior to executing a binding commitment pledging the Increment described above, certify, in a letter to the Board, the affected parcels and the EAV thereof for the Base Year.

(f) [intentionally omitted]

(g) The availability of City Funds is subject to: (i) the City's annual retention of Ewing Avenue Increment in an amount necessary for the payment of expenses incurred by the City in the administration of the Ewing Avenue Redevelopment Area; (ii) the City's annual retention of Lake Calumet Area Industrial Increment in an amount necessary for the payment of expenses incurred by the City in the administration of the Lake Calumet Area Industrial Redevelopment Area; and (iii) the City's compliance with all applicable requirements regarding the use of such funds and the timing of such use.

(h) The Board shall, at the request of the City, agree to any reasonable amendments to this Agreement that are necessary or desirable in order for the City to issue (in its sole discretion) any bonds in connection with the Ewing Avenue Redevelopment Area, the proceeds of which may be used to reimburse the City for expenditures made in connection with, or provide a source of funds for the payment for, the TIF-Funded Improvements ("Bonds"); provided, however, that any such amendments shall not have a material adverse effect on the Board or the Project. The Board shall, at the Board's expense, cooperate and provide reasonable assistance in connection with the marketing of any such Bonds, including but not limited to providing written descriptions of the Project, making representations, providing information regarding its financial condition and assisting the City in preparing an offering statement with respect thereto. The City may, in its sole discretion, use all or a portion of the proceeds of such Bonds if issued to pay for all or a portion of the TIF-Funded Improvements.

2. The current estimate of the cost of the Project is \$1,700,000. The Board has delivered to the Commissioner, and the Commissioner hereby approves, a detailed project budget for the Project, attached hereto and incorporated herein as Exhibit G. The Board certifies that it has identified sources of funds (including the City Funds) sufficient to complete the Project. The Board agrees that the City will only contribute the City Funds to the Project and that all costs of completing the Project over the City Funds shall be the sole responsibility of the Board. If the Board at any point does not have sufficient funds to complete the Project, the Board shall so notify the City in writing, and the Board may narrow the scope of the Project as agreed with the City in order to construct the Facility with the available funds.

3. Attached as Exhibit H and incorporated herein is a preliminary list of capital improvements, land assembly costs, relocation costs and other costs, if any, recognized by the City as being eligible redevelopment project costs under the Act with respect to the Project, to be paid for out of City Funds ("TIF-Funded Improvements"); and to the extent the TIF-Funded Improvements are included as taxing district capital costs under the Act, the Board acknowledges that the TIF-Funded Improvements are costs for capital improvements and the City acknowledges it has determined that these TIF-Funded Improvements are necessary and directly result from the Ewing Avenue Redevelopment Plan. Prior to the expenditure of City Funds on the Project, the Commissioner, based upon the detailed project budget, shall make such modifications to Exhibit H as he or she wishes in his or her discretion to account for all of the City Funds to be expended under this Agreement; provided, however, that all TIF-Funded Improvements shall (i) qualify as

redevelopment project costs under the Act, (ii) qualify as eligible costs under the Ewing Avenue Redevelopment Plan; and (iii) be improvements that the Commissioner has agreed to pay for out of City Funds, subject to the terms of this Agreement.

4. If the aggregate cost of the Project is less than the amount of the City Funds contemplated by this Agreement, the Board shall have no claim to the difference between the amount of the City Funds contemplated by this Agreement and the amount of the City Funds actually paid by the City to the Board and expended by the Board on the Project.

5. If requested by the City, the Board shall provide to the City quarterly reports on the progress of the Project and reasonable access to its books and records relating to the Project.

6. [intentionally omitted]

7. During the Term hereof the Board shall not sell, transfer, convey or otherwise dispose of all or any portion of the Facility and/or the Property or any interest therein to a party other than the City (a "Transfer"), or otherwise effect or consent to a Transfer to a party other than the City, without the prior written consent of the City. The City's consent to any Transfer may, in the City's sole discretion, be conditioned upon (among other things) whether such a Transfer would conflict with the statutory basis for the grant of the City Funds hereunder pursuant to the Act.

ARTICLE FOUR: TERM

The Term of the Agreement shall commence as of the Agreement Date and shall expire on the date on which the Ewing Avenue Redevelopment Area is no longer in effect (through and including December 31, 2034).

ARTICLE FIVE: INDEMNITY; DEFAULT

1. The Board agrees to indemnify, defend and hold the City, its officers, officials, members, employees and agents harmless from and against any losses, costs, damages, liabilities, claims, suits, actions, causes of action and expenses (including, without limitation, reasonable attorneys' fees and court costs) suffered or incurred by the City arising from or in connection with (i) the Board's failure to comply with any of the terms, covenants and conditions contained within this Agreement, or (ii) the Board's or any contractor's failure to pay general contractors, subcontractors or materialmen in connection with the Project.

2. The failure of the Board to perform, keep or observe any of the covenants, conditions, promises, agreements or obligations of the Board under this Agreement or any agreement directly related to this Agreement shall constitute an "Event of Default" by the Board hereunder. Upon the occurrence of an Event of Default, the City may terminate this Agreement and all agreements directly related to this Agreement, and may suspend disbursement of the City Funds.

The City may, in any court of competent jurisdiction by any action or proceeding at law or in equity, pursue and secure any available remedy, including but not limited to injunctive relief or the specific performance of the agreements contained herein.

In the event the Board shall fail to perform a covenant which the Board is required to perform under this Agreement, notwithstanding any other provision of this Agreement to the contrary, an Event of Default shall not be deemed to have occurred unless the Board has failed to cure such default within thirty (30) days of its receipt of a written notice from the City specifying the nature of the default; provided, however, with respect to those defaults which are not capable of being cured within such thirty (30) day period, the Board shall not be deemed to have committed an Event of Default under this Agreement if it has commenced to cure the alleged default within such thirty (30) day period and thereafter diligently and continuously prosecutes the cure of such default until the same has been cured.

3. The failure of the City to perform, keep or observe any of the covenants, conditions, promises, agreements or obligations of the City under this Agreement or any other agreement directly related to this Agreement shall constitute an "Event of Default" by the City hereunder. Upon the occurrence of an Event of Default, the Board may terminate this Agreement and any other agreement directly related to this Agreement. The Board may, in any court of competent jurisdiction by any action or proceeding at law or in equity, pursue and secure any available remedy, including but not limited to injunctive relief or the specific performance of the agreements contained herein.

In the event the City shall fail to perform a covenant which the City is required to perform under this Agreement, notwithstanding any other provision of this Agreement to the contrary, an Event of Default shall not be deemed to have occurred unless the City has failed to cure such default within thirty (30) days of its receipt of a written notice from the Board specifying the nature of the default; provided, however, with respect to those defaults which are not capable of being cured within such thirty (30) day period, the City shall not be deemed to have committed an Event of Default under this Agreement if it has commenced to cure the alleged default within such thirty (30) day period and thereafter diligently and continuously prosecutes the cure of such default until the same has been cured.

ARTICLE SIX: CONSENT

Whenever the consent or approval of one or both parties to this Agreement is required hereunder, such consent or approval shall not be unreasonably withheld.

ARTICLE SEVEN: NOTICE

Notice to Board shall be addressed to:

Chief Financial Officer
Board of Education of the City of Chicago

42 West Madison Street, 2nd Floor
Chicago, Illinois 60602

and

General Counsel
Board of Education of the City of Chicago
One North Dearborn Street, 9th Floor
Chicago, Illinois 60602

Notice to the City shall be addressed to:

Commissioner
Department of Planning and Development
121 North LaSalle Street, Room 1000
Chicago, Illinois 60602

and

Corporation Counsel
121 North LaSalle Street, Room 600
Chicago, Illinois 60602
Attention: Finance and Economic Development Division

Unless otherwise specified, any notice, demand or request required hereunder shall be given in writing at the addresses set forth above, by any of the following means: (a) personal service; (b) [intentionally omitted]; (c) overnight courier; or (d) registered or certified mail, return receipt requested.

Such addresses may be changed when notice is given to the other party in the same manner as provided above. Any notice, demand or request sent pursuant to either clause (a) or (b) hereof shall be deemed received upon such personal service or upon dispatch by electronic means. Any notice, demand or request sent pursuant to clause (c) shall be deemed received on the day immediately following deposit with the overnight courier and, if sent pursuant to subsection (d) shall be deemed received two (2) days following deposit in the mail.

ARTICLE EIGHT: ASSIGNMENT; BINDING EFFECT

This Agreement, or any portion thereof, shall not be assigned by either party without the prior written consent of the other.

This Agreement shall inure to the benefit of and shall be binding upon the City, the Board and their respective successors and permitted assigns. This Agreement is intended to be and is for the sole and exclusive benefit of the parties hereto and such successors and permitted assigns.

ARTICLE NINE: MODIFICATION

This Agreement may not be altered, modified or amended except by written instrument signed by all of the parties hereto.

ARTICLE TEN: COMPLIANCE WITH LAWS

The parties hereto shall comply with all federal, state and municipal laws, ordinances, rules and regulations relating to this Agreement.

ARTICLE ELEVEN: GOVERNING LAW AND SEVERABILITY

This Agreement shall be governed by the laws of the State of Illinois. If any provision of this Agreement shall be held or deemed to be or shall in fact be inoperative or unenforceable as applied in any particular case in any jurisdiction or jurisdictions or in all cases because it conflicts with any other provision or provisions hereof or any constitution, statute, ordinance, rule of law or public policy, or for any reason, such circumstance shall not have the effect of rendering any other provision or provisions contained herein invalid, inoperative or unenforceable to any extent whatsoever. The invalidity of any one or more phrases, sentences, clauses, or sections contained in this Agreement shall not affect the remaining portions of this Agreement or any part hereof.

ARTICLE TWELVE: COUNTERPARTS

This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all of which together shall constitute but one instrument. A signature delivered by facsimile or electronic means shall be considered binding for both parties.

ARTICLE THIRTEEN: ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties regarding the Project.

ARTICLE FOURTEEN: AUTHORITY

Execution of this Agreement by the City is authorized by an ordinance passed by the City Council of the City on _____, 20___. Execution of this Agreement by the Board is authorized by Board Resolution 01-0725-RS2. The parties represent and warrant to each other that they have the authority to enter into this Agreement and perform their obligations hereunder.

ARTICLE FIFTEEN: HEADINGS

The headings and titles of this Agreement are for convenience only and shall not influence the construction or interpretation of this Agreement.

ARTICLE SIXTEEN: DISCLAIMER OF RELATIONSHIP

Nothing contained in this Agreement, nor any act of the City or the Board shall be deemed or construed by any of the parties hereto or by third persons, to create any relationship of third party beneficiary, principal, agent, limited or general partnership, joint venture, or any association or relationship involving the City and the Board.

ARTICLE SEVENTEEN: CONSTRUCTION OF WORDS

The use of the singular form of any word herein shall also include the plural, and vice versa. The use of the neuter form of any word herein shall also include the masculine and feminine forms, the masculine form shall include feminine and neuter, and the feminine form shall include masculine and neuter.

ARTICLE EIGHTEEN: NO PERSONAL LIABILITY

No officer, member, official, employee or agent of the City or the Board shall be individually or personally liable in connection with this Agreement.

ARTICLE NINETEEN: REPRESENTATIVES

Immediately upon execution of this Agreement, the following individuals will represent the parties as a primary contact in all matters under this Agreement.

For the Board:

_____, Chief Facilities Officer
Board of Education of the City of Chicago
42 West Madison Street, 9th Floor
Chicago, Illinois 60602
Phone: 773-553-_____
Email: _____

For the City:

Michelle Nolan, Coordinator of Economic Development
City of Chicago, Department of Planning and Development
121 North LaSalle Street, Room 1003
Chicago, Illinois 60602
Phone: 312-744-4477
Email: Michelle.Nolan@cityofchicago.org

Each party agrees to promptly notify the other party of any change in its designated representative, which notice shall include the name, address, telephone number and fax number of the representative for such party for the purpose hereof.

IN WITNESS WHEREOF, each of the parties has caused this Agreement to be executed and delivered as of the date first above written.

CITY OF CHICAGO, ILLINOIS

By: _____
Commissioner
Department of Planning and Development

THE BOARD OF EDUCATION
OF THE CITY OF CHICAGO

By: _____
Chief Administrative Officer

Attest: By: _____
Secretary

Board Resolution No.: 01-0725-RS2

Approved as to legal form:

General Counsel

[(Sub)Exhibits "B", "C", "D" and "F" referred to in this Intergovernmental Agreement with Board of Education of Chicago regarding Jane Addams Elementary School intentionally omitted.]

[(Sub)Exhibit "I" referred to in this Intergovernmental Agreement with Board of Education of Chicago regarding Jane Addams Elementary School unavailable at time of printing.]

(Sub)Exhibits "A", "E", "G" and "H" referred to in this Intergovernmental Agreement with Board of Education of Chicago regarding Jane Addams Elementary School read as follows:

(State of Ill.)
 Intergovernmental Agreement With Board of Education of Chicago
 Regarding Lane Adams Elementary School

Contract of The Month

A Model School Capital Improvement

The project work consists of installing new energy efficient windows, window shades and ceiling light systems, insulation, wiring, structural upgrades including installation of structural purling and the replacement of failing masonry and concrete windows to prevent water infiltration which is to be done.

Adams is a neighborhood elementary school with grades K-6 that is located on the far southwest of Chicago. It is located at 12211 South Avenue 41 in the east side neighborhood. The current school enrollment is 827 students. The student population is 64 percent Hispanic and predominantly low income (84 percent). Additionally, it has an gifted and talented program that is student centered, data driven and promotes a positive learning environment for the students, teachers and community.

Project to be completed by 12/15 and will be constructed by CFS

(State of Ill.)
 Intergovernmental Agreement With Board of Education of Chicago
 Regarding Lane Adams Elementary School

Contract of The Month

Name of Project

156

Quantity of CFS's

The officer _____ of the Board of Education of the City of Chicago hereby certifies and approves the Board hereby certifies to the City of Chicago (the City) that with respect to that certain Intergovernmental Agreement between the Board and the City regarding Lane Adams Elementary School dated _____ 2015, the Agreement:

A. The following is a true and correct statement of all expenditures for the Project by the Board to 2015:

TOTAL \$ _____

B. This paragraph B sets forth and is a true and complete statement of all costs of TIF-Funded Improvements for the Project paid for by the City to date:

\$ _____

C. The Board requests disbursement for the following cost of TIF-Funded Improvements:

\$ _____

D. None of the costs referenced in paragraph C above has been previously reimbursed by the City.

E. The Board hereby certifies to the City that, as of the date hereof:

1. Except as described in the attached certificate, the representations and warranties contained in the Agreement are true and correct and the Board is in compliance with all applicable covenants contained therein.

2. No Event of Default or condition or event that, with the giving of notice or passage of time or both, would constitute an Event of Default, exists or has occurred.

3. The Board is in compliance with all applicable federal, state and local laws, statutes, ordinances, rules, regulations, codes and executive orders, as well as all policies, programs and procedures of the Board, all as may be in effect from time to time, pertaining to or affecting the Project or the Board as related thereto.

F. Attached hereto are: (1) a cost itemization of the applicable portions of the budget attached as (Sub)Exhibit G to the Agreement; and (2) evidence of the expenditures upon TIF-Funded Improvements for which the Board hereby seeks reimbursement.

All capitalized terms that are not defined herein have the meanings given such terms in the Agreement.

The Board of Education of the City of Chicago,
a body corporate and politic

By: _____

Name: _____

Title: _____

Subscribed and sworn before me this _____
day of _____, _____

My commission expires: _____

(Sub)Exhibit "G".
 (To Intergovernmental Agreement With Board Of Education Of Chicago
 Regarding Jane Addams Elementary School)

Project Budget.

Task Description	Budget
Design	\$ 93,503.84
Construction	1,335,769.14
Environmental Remediation	80,146.15
Administration	103,755.87
FF&E	0.00
Contingencies	<u>86,824.99</u>
TOTAL:	\$1,700,000.00

(Sub)Exhibit "H".
 (To Intergovernmental Agreement With Board Of Education Of Chicago
 Regarding Jane Addams Elementary School)

Project TIF-Funded Improvements.

Task Description	Budget
Design	\$ 93,503.84
Construction	1,335,769.14
Environmental Remediation	80,146.15
Administration	103,755.87
FF&E	0.00
Contingencies	<u>86,824.99</u>
TOTAL:	\$1,700,000.00

INTERGOVERNMENTAL AGREEMENT WITH BOARD OF EDUCATION OF CHICAGO FOR PROVISION OF TAX INCREMENT FINANCING ASSISTANCE FOR REHABILITATION OF MATTHEW GALLISTEL ELEMENTARY LANGUAGE ACADEMY.

[O2015-7309]

The Committee on Finance submitted the following report:

CHICAGO, October 14, 2015.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration an ordinance authorizing the Commissioner of the Department of Planning and Development to enter into and execute an intergovernmental agreement with the Chicago Board of Education for the redevelopment of the Matthew Gallistel Elementary Language Academy, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) EDWARD M. BURKE,
Chairman.

On motion of Alderman Burke, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Hopkins, Dowell, Burns, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 49.

Nays -- None.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, Under 65 ILCS 5/11-74.4-3(q)(7), such ad valorem taxes which pursuant to the Act have been collected and are allocated to pay redevelopment project costs and obligations incurred in the payment thereof ("Increment") may be used to pay all or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the redevelopment plan and project, to the extent the municipality by written agreement accepts and approves such costs (Increment collected from the Ewing Avenue Redevelopment Area shall be known as the "Ewing Avenue Increment"); and

WHEREAS, The Board is a taxing district under the Act; and

WHEREAS, The Ewing Avenue Redevelopment Plan contemplates that tax increment financing assistance would be provided for public improvements within the boundaries of the Ewing Avenue Redevelopment Area; and

WHEREAS, The City desires to allocate and use a portion of the Ewing Avenue Increment in an amount not to exceed \$2,700,000 (the "City Funds") for the Project pursuant to a proposed intergovernmental agreement between the City and the Board in substantially the form attached hereto as Exhibit 1 (the "Agreement"); and

WHEREAS, To induce certain redevelopment pursuant to the Act, the City Council adopted the ordinances on December 13, 2000 (as published in the *Journal* for such date at pages 47783 to 47996): approving and adopting a tax increment financing redevelopment project and plan for the Lake Calumet Area Industrial Redevelopment Project Area; designating the Lake Calumet Area Industrial Redevelopment Project Area as a tax increment financing district; and adopting tax increment financing for the Lake Calumet Area Industrial Redevelopment Project Area (the aforesaid ordinances are collectively referred to herein as the "Lake Calumet Area Industrial TIF Ordinances", the redevelopment plan approved by the Lake Calumet Area Industrial TIF Ordinances is referred to herein as the "Lake Calumet Area Industrial Redevelopment Plan", the redevelopment project area created by the Lake Calumet Area Industrial TIF Ordinances, as amended, is referred to herein as the "Lake Calumet Area Industrial Redevelopment Area", and Increment collected from the Lake Calumet Area Industrial Redevelopment Area shall be known as the "Lake Calumet Area Industrial Increment"); and

WHEREAS, Pursuant to Section 5/11-74.4-4(q) of the Act, the City can use Increment from one redevelopment project area for eligible redevelopment project 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 Increment is received so long as the applicable redevelopment plans permit such use (the "Transfer Rights"); and

WHEREAS, The Ewing Avenue Redevelopment Area is either contiguous to, or is separated only by a public right-of-way from, the Lake Calumet Area Industrial Redevelopment Area; and

WHEREAS, The Lake Calumet Area Industrial Redevelopment Plan permits the exercise of Transfer Rights with respect to Lake Calumet Area Industrial Increment and the Ewing Avenue Redevelopment Plan permits the receipt of Increment pursuant to Transfer Rights; and

WHEREAS, It is anticipated that the City may, in its discretion, exercise its Transfer Rights pursuant to the Act and the Ewing Avenue and Lake Calumet Area Industrial Redevelopment Plans to allocate and use a portion of Lake Calumet Area Industrial Increment in an estimated amount up to \$400,000 as part of and not in addition to the City Funds for the Project; and

WHEREAS, In accordance with the Act, the TIF-Funded Improvements (as defined in Article Three, Section 3 of the Agreement) are and shall be such of the Board's capital costs necessarily incurred or to be incurred in furtherance of the objectives of the Ewing Avenue Redevelopment Plan and the Lake Calumet Area Industrial Redevelopment Plan, and the City hereby finds that the TIF-Funded Improvements consist of the cost of the Board's capital improvements for the Facility that are necessary and directly result from the redevelopment project constituting the Project and, therefore, constitute "taxing districts' capital costs" as defined in Section 5/11-74.4-03(u) of the Act; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. The above recitals, and the statements of fact and findings made therein, are incorporated herein and made a material part of this ordinance.

SECTION 2. The City hereby finds that the TIF-Funded Improvements, among other eligible redevelopment project costs under the TIF Act approved by the City, consist of the cost of the Board's capital improvements for the Facility that are necessary and directly result from the redevelopment project constituting the Project and, therefore, constitute "taxing districts' capital costs" as defined in Section 5/11-74.4-03(u) of the TIF Act.

SECTION 3. The Commissioner of the Department of Planning and Development or a designee thereof is authorized to execute the Agreement and such other documents as are necessary in connection therewith. The Agreement shall contain such other terms as are necessary or appropriate.

SECTION 4. To the extent that any ordinance, resolution, rule, order or provision of the Municipal Code of Chicago, or part thereof, is in conflict with the provisions of this ordinance, the provisions of this ordinance shall control. If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this ordinance.

SECTION 5. This ordinance takes effect upon passage and approval.

Exhibit 1 referred to this ordinance reads as follows:

Exhibit 1.
(To Ordinance)

*Intergovernmental Agreement With Board Of Education Of Chicago
Regarding Matthew Gallistel Elementary Language Academy.*

This Intergovernmental Agreement regarding the Matthew Gallistel Elementary Language Academy (this "Agreement") is made and entered into as of the _____ day of _____, 2015 (the "Agreement Date") by and between the City of Chicago (the "City"), a municipal corporation and home rule unit of government under Article VII, Section 6(a) of the 1970 Constitution of the State of Illinois, by and through its Department of Planning and Development (the "Department"), and the Board of Education of the City of Chicago (the "Board"), a body corporate and politic, organized under and existing pursuant to Article 34 of the School Code of the State of Illinois.

RECITALS

WHEREAS, pursuant to the provisions of an act to authorize the creation of public building commissions and to define their rights, powers and duties under the Public Building Commission Act (50 ILCS 20/1 et seq.), the City Council of the City (the "City Council") created the Public Building Commission of Chicago (the "Commission") to facilitate the acquisition and construction of public buildings and facilities; and

WHEREAS, the Board operates a school known as Matthew Gallistel Elementary Language Academy (the "School") located at 10347 South Ewing Avenue, Chicago, Illinois 60617 (the "Property"); and

WHEREAS, the Board desires to rehabilitate the School and related improvements (the "Facility") on the Property to serve the School (the rehabilitation of the Facility shall be referred to herein as the "Project"); and

WHEREAS, the City is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended from time to time (the "Act"), to finance projects that eradicate blight conditions through the use of tax increment allocation financing for redevelopment projects; and

WHEREAS, to induce certain redevelopment pursuant to the Act, the City Council adopted ordinances on March 10, 2010 (as published in the Journal of Proceedings of the City Council (the "Journal") for such date at pages 85884 to 86017); approving and adopting a tax increment financing redevelopment project and plan for the Ewing Avenue Redevelopment Project Area; designating the Ewing Avenue Redevelopment Project Area as a tax increment financing district; and adopting tax increment financing for the Ewing Avenue Redevelopment Project Area (the aforesaid Ordinances are collectively referred to herein as the "Ewing Avenue TIF Ordinances", the

redevelopment plan approved by the Ewing Avenue TIF Ordinances is referred to herein as the "Ewing Avenue Redevelopment Plan" and the redevelopment project area created by the Ewing Avenue TIF Ordinances, as amended, is referred to herein as the "Ewing Avenue Redevelopment Area"); and

WHEREAS, all of the Property lies wholly within the boundaries of the Ewing Avenue Redevelopment Area; and

WHEREAS, under 65 ILCS 5/11-74.4-3(q)(7), such ad valorem taxes which pursuant to the Act have been collected and are allocated to pay redevelopment project costs and obligations incurred in the payment thereof ("Increment") may be used to pay all or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the redevelopment plan and project, to the extent the municipality by written agreement accepts and approves such costs (Increment collected from the Ewing Avenue Redevelopment Area shall be known as the "Ewing Avenue Increment"); and

WHEREAS, the Board is a taxing district under the Act; and

WHEREAS, the Ewing Avenue Redevelopment Plan contemplates that tax increment financing assistance would be provided for public improvements within the boundaries of the Ewing Avenue Redevelopment Area; and

WHEREAS, the City desires to allocate and use a portion of the Ewing Avenue Increment in an amount not to exceed \$2,700,000 (the "City Funds") for the Project; and

WHEREAS, to induce certain redevelopment pursuant to the Act, the City Council adopted the ordinances on December 13, 2000 (as published in the Journal for such date at pages 47783 to 47996): approving and adopting a tax increment financing redevelopment project and plan for the Lake Calumet Area Industrial Redevelopment Project Area; designating the Lake Calumet Area Industrial Redevelopment Project Area as a tax increment financing district; and adopting tax increment financing for the Lake Calumet Area Industrial Redevelopment Project Area (the aforesaid Ordinances are collectively referred to herein as the "Lake Calumet Area Industrial TIF Ordinances", the redevelopment plan approved by the Lake Calumet Area Industrial TIF Ordinances is referred to herein as the "Lake Calumet Area Industrial Redevelopment Plan," the redevelopment project area created by the Lake Calumet Area Industrial TIF Ordinances, as amended, is referred to herein as the "Lake Calumet Area Industrial Redevelopment Area," and Increment collected from the Lake Calumet Area Industrial Redevelopment Area shall be known as the "Lake Calumet Area Industrial Increment;"); and

WHEREAS, pursuant to Section 5/11-74.4-4(q) of the Act, the City can use Increment from one redevelopment project area for eligible redevelopment project 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 Increment is received so long as the applicable redevelopment plans permit such use (the "Transfer Rights"); and

WHEREAS, the Ewing Avenue Redevelopment Area is either contiguous to, or is separated only by a public right of way from, the Lake Calumet Area Industrial Redevelopment Area; and

WHEREAS, the Lake Calumet Area Industrial Redevelopment Plan permits the exercise of Transfer Rights with respect to Lake Calumet Area Industrial Increment and the Ewing Avenue Redevelopment Plan permits the receipt of Increment pursuant to Transfer Rights; and

WHEREAS, it is anticipated that the City may, in its discretion, exercise its Transfer Rights pursuant to the Act and the Ewing Avenue and Lake Calumet Area Industrial Redevelopment Plans to allocate and use a portion of Lake Calumet Area Industrial Increment in an estimated amount up to \$400,000 as part of and not in addition to the City Funds for the Project; and]

WHEREAS, in accordance with the Act, the TIF-Funded Improvements (as defined in Article Three, Section 3 hereof) are and shall be such of the Board's capital costs necessarily incurred or to be incurred in furtherance of the objectives of the Ewing Avenue Redevelopment Plan and the Lake Calumet Area Industrial Redevelopment Plan, and the City hereby finds that the TIF-Funded Improvements consist of the cost of the Board's capital improvements for the Facility that are necessary and directly result from the redevelopment project constituting the Project and, therefore, constitute "taxing districts' capital costs" as defined in Section 5/11-74.4-03(u) of the Act; now, therefore,

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

ARTICLE ONE: INCORPORATION OF RECITALS

The recitals set forth above are incorporated herein by reference and made a part hereof.

ARTICLE TWO: THE PROJECT

1. The School, the Facility and the Project are described in Exhibit A hereto. The plans and specifications for the Project shall be provided to the City by the Board and approved by the City in the City's discretion. The Board shall comply with all applicable federal, state and local laws, statutes, ordinances, rules, regulations, codes and executive orders, as well as all policies, programs and procedures of the Board, all as may be in effect from time to time, pertaining to or affecting the Project or the Board as related thereto. The Board shall include a certification of such

compliance with each request for City Funds hereunder and at the time the Project is completed. The City shall be entitled to rely on this certification without further inquiry. Upon the City's request, the Board shall provide evidence satisfactory to the City of such compliance.

2. In all contracts relating to the Project, the Board agrees to require the contractor (including the Commission, if applicable) to name the City as an additional insured on insurance coverages and to require the contractor to indemnify the City from all claims, damages, demands, losses, suits, actions, judgments and expenses including but not limited to attorney's fees arising out of or resulting from work on the Project by the contractor or contractor's suppliers, employees, or agents.

ARTICLE THREE: FUNDING

1. (a) On a quarterly basis (or as otherwise agreed to by the Department), the Board shall provide the Department with a Requisition Form, in the form of Exhibit E hereto, along with: (i) a cost itemization of the applicable portions of the budget attached as Exhibit G hereto; (ii) evidence of the expenditures upon TIF-Funded Improvements which the Board has incurred; and (iii) all other documentation described in Exhibit E. The City shall review and, in the City's discretion, approve each Requisition Form and make the applicable requested and approved disbursement of City Funds, subject to the availability thereof. The availability of the City Funds is subject to the City's compliance with all applicable requirements regarding the use of such funds and the timing of such use. No City Funds shall be disbursed with respect to the Project until the Board has evidenced to the City in writing to the City's satisfaction that the Board owns or otherwise controls the Property, or has the right to enter the Property and undertake such activities as the Board deems necessary prior to owning or otherwise controlling the Property. The Board will only request disbursement of City Funds and the City will only disburse City Funds for the costs of the Project, to the extent that such costs are TIF-Funded Improvements. Subject to the foregoing, the parties anticipate that the City Funds shall be disbursed pursuant to the schedule attached hereto as Exhibit I, subject in all events to the availability of applicable Increment as identified in the recitals hereof.

(b) Delivery by the Board to the Department of a Requisition Form hereunder shall, in addition to the items therein expressly set forth, constitute a certification to the City, as of the date of such Requisition Form, that:

(i) the total amount of the City Funds disbursed in the previously made Disbursement (if any) represents the actual amount paid to the general contractor, subcontractors, and other parties who have performed work on or otherwise provided goods or services in connection with the Project, and/or their payees;

(ii) all amounts shown as previous payments on the current Requisition Form have been paid to the parties entitled to such payment;

(iii) the Board has approved all work and materials for the current Requisition Form, and such work and materials conform to the plans and specifications for the Project; and

(iv) the Board is in compliance with all applicable federal, state and local laws, statutes, ordinances, rules, regulations, codes and executive orders, as well as all policies, programs and procedures of the Board, all as may be in effect from time to time, pertaining to or affecting the Project or the Board as related thereto.

The City shall have the right, in its discretion, to require the Board to submit further documentation as the City may require in order to verify that the matters certified to above are true and correct, and any approval of a Requisition Form by the City shall be subject to the City's review and approval of such documentation and its satisfaction that such certifications are true and correct; provided, however, that nothing in this sentence shall be deemed to prevent the City from relying on such certifications by the Board.

(c) [intentionally omitted]

(d) [intentionally omitted]

(e) (i) The Board's right to receive payments hereunder shall be subordinate to all prior obligations of the City to be paid from Ewing Avenue Increment, including but not limited to: [_____].

(ii) The City, subject to the terms of this subsection 1(e)(ii), may, until the earlier to occur of (1) the expiration of the Term of this Agreement or (2) the date that the City has paid directly or the Board has been reimbursed in the full amount of the City Funds under this Agreement, exclude up to 90% of the Increment generated from the construction value of a new assisted development project and pledge that Increment to a developer on a basis superior to that of the Board. For purposes of this subsection, "a new assisted development project" shall not include any development project that is or will be exempt from the payment of ad valorem property taxes. Further, for purposes of this subsection, "Increment generated from the construction value of a new assisted development project" shall be the amount of Increment generated by the equalized assessed value ("EAV") of such affected parcels over and above the EAV of such affected parcels for the year immediately preceding the year in which the new assisted development project commences (the "Base Year"). Except for the foregoing, the Board shall retain its initial lien status relative to Ewing Avenue Increment. In the event that the City elects to avail itself of the provisions of this subsection, it shall, at least seven (7) days prior to executing a binding commitment pledging the Increment described above, certify, in a letter to the Board, the affected parcels and the EAV thereof for the Base Year.

(f) [intentionally omitted]

(g) The availability of City Funds is subject to: (i) the City's annual retention of Ewing Avenue Increment in an amount necessary for the payment of expenses incurred by the City in the administration of the Ewing Avenue Redevelopment Area; (ii) the City's annual retention of Lake Calumet Area Industrial Increment in an amount necessary for the payment of expenses incurred by the City in the administration of the Lake Calumet Area Industrial; and (iii) the City's compliance with all applicable requirements regarding the use of such funds and the timing of such use.

(h) The Board shall, at the request of the City, agree to any reasonable amendments to this Agreement that are necessary or desirable in order for the City to issue (in its sole discretion) any bonds in connection with the Ewing Avenue Redevelopment Area, the proceeds of which may be used to reimburse the City for expenditures made in connection with, or provide a source of funds for the payment for, the TIF-Funded Improvements ("Bonds"); provided, however, that any such amendments shall not have a material adverse effect on the Board or the Project. The Board shall, at the Board's expense, cooperate and provide reasonable assistance in connection with the marketing of any such Bonds, including but not limited to providing written descriptions of the Project, making representations, providing information regarding its financial condition and assisting the City in preparing an offering statement with respect thereto. The City may, in its sole discretion, use all or a portion of the proceeds of such Bonds if issued to pay for all or a portion of the TIF-Funded Improvements.

2. The current estimate of the cost of the Project is \$2,700,000. The Board has delivered to the Commissioner, and the Commissioner hereby approves, a detailed project budget for the Project, attached hereto and incorporated herein as Exhibit G. The Board certifies that it has identified sources of funds (including the City Funds) sufficient to complete the Project. The Board agrees that the City will only contribute the City Funds to the Project and that all costs of completing the Project over the City Funds shall be the sole responsibility of the Board. If the Board at any point does not have sufficient funds to complete the Project, the Board shall so notify the City in writing, and the Board may narrow the scope of the Project as agreed with the City in order to construct the Facility with the available funds.

3. Attached as Exhibit H and incorporated herein is a preliminary list of capital improvements, land assembly costs, relocation costs and other costs, if any, recognized by the City as being eligible redevelopment project costs under the Act with respect to the Project, to be paid for out of City Funds ("TIF-Funded Improvements"); and to the extent the TIF-Funded Improvements are included as taxing district capital costs under the Act, the Board acknowledges that the TIF-Funded Improvements are costs for capital improvements and the City acknowledges it has determined that these TIF-Funded Improvements are necessary and directly result from the Ewing Avenue Redevelopment Plan. Prior to the expenditure of City Funds on the Project, the Commissioner, based upon the detailed project budget, shall make such modifications to Exhibit H as he or she wishes in his or her discretion to account for all of the City Funds to be expended under this Agreement; provided, however, that all TIF-Funded Improvements shall (i) qualify as

redevelopment project costs under the Act, (ii) qualify as eligible costs under the Ewing Avenue Redevelopment Plan; and (iii) be improvements that the Commissioner has agreed to pay for out of City Funds, subject to the terms of this Agreement.

4. If the aggregate cost of the Project is less than the amount of the City Funds contemplated by this Agreement, the Board shall have no claim to the difference between the amount of the City Funds contemplated by this Agreement and the amount of the City Funds actually paid by the City to the Board and expended by the Board on the Project.

5. If requested by the City, the Board shall provide to the City quarterly reports on the progress of the Project and reasonable access to its books and records relating to the Project.

6. [intentionally omitted]

7. During the Term hereof the Board shall not sell, transfer, convey or otherwise dispose of all or any portion of the Facility and/or the Property or any interest therein to a party other than the City (a "Transfer"), or otherwise effect or consent to a Transfer to a party other than the City, without the prior written consent of the City. The City's consent to any Transfer may, in the City's sole discretion, be conditioned upon (among other things) whether such a Transfer would conflict with the statutory basis for the grant of the City Funds hereunder pursuant to the Act.

ARTICLE FOUR: TERM

The Term of the Agreement shall commence as of the Agreement Date and shall expire on the date on which the Ewing Avenue Redevelopment Area is no longer in effect (through and including December 31, 2034).

ARTICLE FIVE: INDEMNITY; DEFAULT

1. The Board agrees to indemnify, defend and hold the City, its officers, officials, members, employees and agents harmless from and against any losses, costs, damages, liabilities, claims, suits, actions, causes of action and expenses (including, without limitation, reasonable attorneys' fees and court costs) suffered or incurred by the City arising from or in connection with (i) the Board's failure to comply with any of the terms, covenants and conditions contained within this Agreement, or (ii) the Board's or any contractor's failure to pay general contractors, subcontractors or materialmen in connection with the Project.

2. The failure of the Board to perform, keep or observe any of the covenants, conditions, promises, agreements or obligations of the Board under this Agreement or any agreement directly related to this Agreement shall constitute an "Event of Default" by the Board hereunder. Upon the occurrence of an Event of Default, the City may terminate this Agreement and all agreements directly related to this Agreement, and may suspend disbursement of the City Funds.

The City may, in any court of competent jurisdiction by any action or proceeding at law or in equity, pursue and secure any available remedy, including but not limited to injunctive relief or the specific performance of the agreements contained herein.

In the event the Board shall fail to perform a covenant which the Board is required to perform under this Agreement, notwithstanding any other provision of this Agreement to the contrary, an Event of Default shall not be deemed to have occurred unless the Board has failed to cure such default within thirty (30) days of its receipt of a written notice from the City specifying the nature of the default; provided, however, with respect to those defaults which are not capable of being cured within such thirty (30) day period, the Board shall not be deemed to have committed an Event of Default under this Agreement if it has commenced to cure the alleged default within such thirty (30) day period and thereafter diligently and continuously prosecutes the cure of such default until the same has been cured.

3. The failure of the City to perform, keep or observe any of the covenants, conditions, promises, agreements or obligations of the City under this Agreement or any other agreement directly related to this Agreement shall constitute an "Event of Default" by the City hereunder. Upon the occurrence of an Event of Default, the Board may terminate this Agreement and any other agreement directly related to this Agreement. The Board may, in any court of competent jurisdiction by any action or proceeding at law or in equity, pursue and secure any available remedy, including but not limited to injunctive relief or the specific performance of the agreements contained herein.

In the event the City shall fail to perform a covenant which the City is required to perform under this Agreement, notwithstanding any other provision of this Agreement to the contrary, an Event of Default shall not be deemed to have occurred unless the City has failed to cure such default within thirty (30) days of its receipt of a written notice from the Board specifying the nature of the default; provided, however, with respect to those defaults which are not capable of being cured within such thirty (30) day period, the City shall not be deemed to have committed an Event of Default under this Agreement if it has commenced to cure the alleged default within such thirty (30) day period and thereafter diligently and continuously prosecutes the cure of such default until the same has been cured.

ARTICLE SIX: CONSENT

Whenever the consent or approval of one or both parties to this Agreement is required hereunder, such consent or approval shall not be unreasonably withheld.

ARTICLE SEVEN: NOTICE

Notice to Board shall be addressed to:

Chief Financial Officer
Board of Education of the City of Chicago

42 West Madison Street, 2nd Floor
Chicago, Illinois 60602

and

General Counsel
Board of Education of the City of Chicago
One North Dearborn Street, 9th Floor
Chicago, Illinois 60602

Notice to the City shall be addressed to:

Commissioner
Department of Planning and Development
121 North LaSalle Street, Room 1000
Chicago, Illinois 60602

and

Corporation Counsel
121 North LaSalle Street, Room 600
Chicago, Illinois 60602
Attention: Finance and Economic Development Division

Unless otherwise specified, any notice, demand or request required hereunder shall be given in writing at the addresses set forth above, by any of the following means: (a) personal service; (b) [intentionally omitted]; (c) overnight courier; or (d) registered or certified mail, return receipt requested.

Such addresses may be changed when notice is given to the other party in the same manner as provided above. Any notice, demand or request sent pursuant to either clause (a) or (b) hereof shall be deemed received upon such personal service or upon dispatch by electronic means. Any notice, demand or request sent pursuant to clause (c) shall be deemed received on the day immediately following deposit with the overnight courier and, if sent pursuant to subsection (d) shall be deemed received two (2) days following deposit in the mail.

ARTICLE EIGHT: ASSIGNMENT; BINDING EFFECT

This Agreement, or any portion thereof, shall not be assigned by either party without the prior written consent of the other.

This Agreement shall inure to the benefit of and shall be binding upon the City, the Board and their respective successors and permitted assigns. This Agreement is intended to be and is for the sole and exclusive benefit of the parties hereto and such successors and permitted assigns.

ARTICLE NINE: MODIFICATION

This Agreement may not be altered, modified or amended except by written instrument signed by all of the parties hereto.

ARTICLE TEN: COMPLIANCE WITH LAWS

The parties hereto shall comply with all federal, state and municipal laws, ordinances, rules and regulations relating to this Agreement.

ARTICLE ELEVEN: GOVERNING LAW AND SEVERABILITY

This Agreement shall be governed by the laws of the State of Illinois. If any provision of this Agreement shall be held or deemed to be or shall in fact be inoperative or unenforceable as applied in any particular case in any jurisdiction or jurisdictions or in all cases because it conflicts with any other provision or provisions hereof or any constitution, statute, ordinance, rule of law or public policy, or for any reason, such circumstance shall not have the effect of rendering any other provision or provisions contained herein invalid, inoperative or unenforceable to any extent whatsoever. The invalidity of any one or more phrases, sentences, clauses, or sections contained in this Agreement shall not affect the remaining portions of this Agreement or any part hereof.

ARTICLE TWELVE: COUNTERPARTS

This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all of which together shall constitute but one instrument. A signature delivered by facsimile or electronic means shall be considered binding for both parties.

ARTICLE THIRTEEN: ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties regarding the Project.

ARTICLE FOURTEEN: AUTHORITY

Execution of this Agreement by the City is authorized by an ordinance passed by the City Council of the City on _____, 20___. Execution of this Agreement by the Board is authorized by Board Resolution 01-0725-RS2. The parties represent and warrant to each other that they have the authority to enter into this Agreement and perform their obligations hereunder.

ARTICLE FIFTEEN: HEADINGS

The headings and titles of this Agreement are for convenience only and shall not influence the construction or interpretation of this Agreement.

ARTICLE SIXTEEN: DISCLAIMER OF RELATIONSHIP

Nothing contained in this Agreement, nor any act of the City or the Board shall be deemed or construed by any of the parties hereto or by third persons, to create any relationship of third party beneficiary, principal, agent, limited or general partnership, joint venture, or any association or relationship involving the City and the Board.

ARTICLE SEVENTEEN: CONSTRUCTION OF WORDS

The use of the singular form of any word herein shall also include the plural, and vice versa. The use of the neuter form of any word herein shall also include the masculine and feminine forms, the masculine form shall include feminine and neuter, and the feminine form shall include masculine and neuter.

ARTICLE EIGHTEEN: NO PERSONAL LIABILITY

No officer, member, official, employee or agent of the City or the Board shall be individually or personally liable in connection with this Agreement.

ARTICLE NINETEEN: REPRESENTATIVES

Immediately upon execution of this Agreement, the following individuals will represent the parties as a primary contact in all matters under this Agreement.

For the Board: _____, Chief Facilities Officer
Board of Education of the City of Chicago
42 West Madison Street, 9th Floor
Chicago, Illinois 60602
Phone: 773-553-_____
Email: _____

For the City: Michelle Nolan, Coordinator of Economic Development
City of Chicago, Department of Planning and Development
121 North LaSalle Street, Room 1003
Chicago, Illinois 60602
Phone: 312-744-4477
Email: Michelle.Nolan@cityofchicago.org

Each party agrees to promptly notify the other party of any change in its designated representative, which notice shall include the name, address, telephone number and fax number of the representative for such party for the purpose hereof.

IN WITNESS WHEREOF, each of the parties has caused this Agreement to be executed and delivered as of the date first above written.

CITY OF CHICAGO, ILLINOIS

By: _____
Commissioner
Department of Planning and Development

THE BOARD OF EDUCATION
OF THE CITY OF CHICAGO

By: _____
Chief Administrative Officer

Attest: By: _____
Secretary

Board Resolution No.: 01-0725-RS2

Approved as to legal form:

General Counsel

[(Sub)Exhibits "B", "C", "D" and "F" referred to in this Intergovernmental Agreement with Board of Education of Chicago regarding Matthew Gallistel Elementary Language Academy intentionally omitted.]

[(Sub)Exhibit "I" referred to in this Intergovernmental Agreement with Board of Education of Chicago regarding Matthew Gallistel Elementary Language Academy unavailable at time of printing.]

(Sub)Exhibits "A", "E", "G" and "H" referred to in this Intergovernmental Agreement with Board of Education of Chicago regarding Matthew Gallistel Elementary Language Academy read as follows:

Sub Article A

Inter-governmental Agreement With Board Of Education Of Chicago
Regarding Matthew Gaisste Elementary Language Academy

*Article 1.01 - Title***Capital Budget Capital Improvements**

This project includes the costs associated with exterior and interior infrastructure improvements to address significant and ongoing deterioration of the facility. The improvements will preserve the continued use of the 100 year old building and provide weather, energy, environment and more energy efficient facility. Exterior facility improvements and upgrades will include roof replacement, guttering and window air conditioning units. Facility improvements will address damaged door, egress and non-functional doors (including frames and hardware) and water damaged walls and ceiling throughout the building.

Gallatin is a neighborhood elementary school with grades K-5 that is located on the far south side of Chicago. It is located at 12347 South Loring Avenue in the east side neighborhood of The Woodlawn. The school serves approximately 164 students. The school provides a two-level French and secondarily advanced education. Gallatin offers Spanish and French language programs from Kindergarten through 5th grade provides a rigorous advanced program that is student centered, collaborative and promotes a love of learning environment for the students, teachers and community.

This project is completed by FY 2019 and will be constructed by GIS.

Sub Article B

Inter-governmental Agreement With Board Of Education Of Chicago
Regarding Matthew Gaisste Elementary Language Academy

Article 1.02 - Title

State of Illinois

ISS

County of Cook

The undersigned _____
Chicago, a duly incorporated and lawful City

of the County of Cook, in and of the State of
Illinois, do hereby certify to the City of Chicago

the City of New York reports that detail the requirements of Agreement between the Board and the City regarding matters relating to the Project/Improvements as follows:

A. The following is a true and complete statement of all expenditures for the Project by the Board to date:

TOTAL \$ _____

B. This paragraph B sets forth and is a true and complete statement of all costs of the included improvements for the Project paid for by the City to date:

\$ _____

C. The Board requests a statement for the following cost of the included improvements:

\$ _____

D. None of the costs referenced in paragraph C above have been previously reimbursed by the City.

E. The Board hereby certifies to the City that as of the date hereof:

1. Except as detailed in the attached form and the enclosures and exhibits attached to the Agreement, a complete and correct and final copy of all applicable documents has been obtained;

2. No Event of Default or violation or event that, with the giving of notice or passage of time or rate, would constitute an Event of Default, as such or has occurred;

3. The Board is in compliance with applicable federal, state and local laws, rules, regulations, codes and executive orders, as well as all policies, programs and procedures of the Board, all as may be in effect from time to time, and that it is not affecting the Project or the Board as to any thereof;

4. All other conditions and terms set forth in the applicable portions of the agreement entered by the Board to the Agreement, and all other terms of the applicable and all other included Improvements for which the Board hereby seeks reimbursement.

All capitalized terms that are not defined herein have the meaning given such terms in the Agreement.

The Board of Commissioners of the City of Chicago hereby approves and passes:

By:

Mayor

The

Subscribed and sworn before me this _____ day of _____

My commission expires _____

EXHIBIT A

Environmental Agreement with Board of Law Officers of Chicago Regarding Matthew Cassel Elementary Language Acquisition

Financials

Task Description	Budget
Design	\$ 148,500.00
Construction	2,101,500.00
Environmental Remediation	137,000.00
Administration	144,000.00
Other	0.00
Contingencies	707,000.00
TOTAL	\$3,138,000.00

(Sub)Exhibit "H".

(To Intergovernmental Agreement With Board Of Education Of Chicago
Regarding Matthew Gallistel Elementary Language Academy)

Project TIF-Funded Improvements.

Task Description	Budget
Design	\$ 148,506.10
Construction	2,121,515.70
Environmental Remediation	127,290.94
Administration	164,788.73
FF&E	0.00
Contingencies	<u>137,898.52</u>
TOTAL:	\$2,700,000.00

FORTY-FIFTH AMENDING AGREEMENT WITH SOMERCOR 504, INC. REGARDING
ADMINISTRATION OF SMALL BUSINESS IMPROVEMENT FUND PROGRAM
WITHIN 63RD/PULASKI, CENTRAL WEST AND WESTERN/OGDEN
REDEVELOPMENT PROJECT AREAS.

[O2015-7271]

The Committee on Finance submitted the following report:

CHICAGO, October 14, 2015.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration an ordinance authorizing Amendment Number 45 to the Small Business Improvement Fund Program, having had the same under advisement, begs leave to report and recommend that Your Honorable Body Pass the proposed ordinance transmitted herewith.

This recurring motion was concurred in by a unanimous vote of the members of the committee at its regular meeting.

Respectfully submitted,

Signed: EDWARD M. BURKE

Chairman

On motion of Alexander Burke, the said proposed ordinance transmitted with the foregoing committee report was read a second time and passed as follows:

Yeas—Alexander Moreno, Hopkins Dowd, Brian Hamilton, Sergio, Michael James Keefe, Sara Jane Garcia, Thompson, Garret, Curt, Bruce Lopez, Paul, D. Moore, Curtis, O'Brien, Connor, Brock, Mufsa, Zarewsk, Scott, Selig, Marcelino, Burnett, Devin, Takahara, Roberto, Weguspack, Mel Austin, Ramon Rosa, Villegas, MRS. Sposato, Christine O'Connor, Michael Kelly, Emily Turner, Aron, Cassandra, Ryan, Ostrander, J. Marie, 8 yeas—45

Nays—None

A motion to amend the resolution was proposed. The motion was lost.

The following is a summary of the ordinance:

WHEREAS, the City of Chicago, a City and home government incorporated under Section 6-01, Article VI of the 1870 Constitution of the State of Illinois, is authorized under the provisions of the Tax Increment Allocation Redevelopment Act (Ch. 113, § 11-0.1(a)) at least in an area of more than one acre, the Act to finance projects that include projects that include and consider area factors through the use of tax increment allocation financing for redevelopment projects; and

WHEREAS, by an ordinance adopted by the City Council of the City of Chicago on July 21, 1999, and amended in the course of the proceedings of the City Council of the City of Chicago on January 17 for said date at meetings on 7/21/99, 10/15/99, 1/19/00, 1/23/00, 2/16/00, 2/23/00, 3/13/00, 3/20/00, 4/13/00, 4/20/00, 5/10/00, 5/17/00, 6/14/00, 6/21/00, 7/12/00, 7/19/00, 8/9/00, 8/16/00, 8/23/00, 9/13/00, 9/20/00, 10/14/00, 10/21/00, 11/11/00, 11/18/00, 12/13/00, 12/20/00, 1/10/01, 1/17/01, 1/24/01, 2/14/01, 2/21/01, 3/11/01, 3/18/01, 3/25/01, 4/15/01, 4/22/01, 5/13/01, 5/20/01, 6/10/01, 6/17/01, 6/24/01, 7/14/01, 7/21/01, 8/11/01, 8/18/01, 8/25/01, 9/15/01, 9/22/01, 10/12/01, 10/19/01, 11/9/01, 11/16/01, 11/23/01, 12/13/01, 12/20/01, 1/10/02, 1/17/02, 1/24/02, 2/14/02, 2/21/02, 3/11/02, 3/18/02, 3/25/02, 4/15/02, 4/22/02, 5/13/02, 5/20/02, 6/10/02, 6/17/02, 6/24/02, 7/14/02, 7/21/02, 8/11/02, 8/18/02, 8/25/02, 9/15/02, 9/22/02, 10/12/02, 10/19/02, 11/9/02, 11/16/02, 11/23/02, 12/13/02, 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Ordinance No. 2013-01-01-01 (the Program Ordinance), the First Amendment Ordinance and the second amendment ordinance, the SEIF Ordinance, the City has retained an architect and the City has also retained a contractor to add and improve project areas of the City and

WHEREAS, The SEIF Ordinance authorized the Department of Planning and Development (DPD) to fund the Program in the East Muskogee Reserve and the Project Area, (301 Muskogee Road) in an amount not to exceed \$1,200,000, and

WHEREAS, As part of the Program, the \$1,200,000 funding previously authorized for the East Muskogee Area was substantially expended for the improvement of commercial and industrial facilities of small businesses in the East Muskogee Area, and

WHEREAS, DPD desires to increase the amount of grant funds available in the East Muskogee Area by an additional \$200,000 to a total collective amount of \$1,400,000, and

WHEREAS, The SEIF Ordinance authorized DPD to fund the Program in the Central West Redevelopment Project Area, (Central West Area) in an amount not to exceed \$500,000, and

WHEREAS, As part of the Program, the \$500,000 funding previously authorized for the Central West Area was substantially expended for the improvement of commercial and industrial facilities of small businesses in the Central West Area, and

WHEREAS, DPD desires to increase the amount of grant funds available in the Central West Area by an additional \$500,000 to a total collective amount of \$1,000,000, and

WHEREAS, The SEIF Ordinance authorized DPD to fund the Program in the Western Ogden Redevelopment Project Area, (Western Ogden Area) in an amount not to exceed \$1,000,000, and

WHEREAS, As part of the Program, the \$1,000,000 funding previously authorized for the Western Ogden Area was substantially expended for the improvement of commercial and industrial facilities of small businesses in the Western Ogden Area, and

WHEREAS, DPD desires to increase the amount of grant funds available in the Western Ogden Area by an additional \$500,000 to a total collective amount of \$1,500,000, and

WHEREAS, The City Council under the SEIF Ordinance authorized DPD to enter into an agreement with Service Corporation 804, Inc. and its subsidiaries (hereinafter Service Corp.) and DPD entered into such agreement on March 17, 2007, which agreement continues in full force and effect as amended from time to time, pursuant to which Service Corp. performs certain administrative services for the Program, and DPD has entered into the same with

Agreement by entering into a Forty-Fifth Amending Agreement (the "Forty-Fifth Amending Agreement") with AmeriCorps to (a) increase the amount of grant funds available in the Bay Area by an additional \$100,000 to a total available amount of \$1,200,000; (b) increase the amount of grant funds available in the Central West Area by an additional \$100,000 to a total available amount of \$1,100,000; (c) increase the amount of grant funds available in the Western/Southern Area by an additional \$500,000 to a total available amount of \$1,000,000; and (d) authorize AmeriCorps to continue providing the same job/training services for the Program under the Forty-Fifth Amending Agreement as set forth in more detail in Exhibit A attached hereto and incorporated herein.

WHEREAS, the City is obligated to provide funds under the Forty-Fifth Amending Agreement to the extent of the grant funds from the Bay Area, Central West Area, or Western/Southern Area, as applicable, or from any other funds legally available to the City for this purpose, now, therefore:

It is Ordained by the City Council of the City of Chicago:

SECTION 1. The ordinance is hereby enacted, promulgated, and made a part of the ordinance as though fully set forth herein.

SECTION 2. AmeriCorps is hereby authorized to administer the Program in the Bay Area, Central West Area, and Western/Southern Area, subject to the supervision of DPO.

SECTION 3. The Department of DPO or a designee of the Director shall, and each hereby authorized, with the approval of the City's Municipal Committee as to legal form, to negotiate, execute and deliver the Forty-Fifth Amending Agreement between AmeriCorps and the City, substantially in the form attached hereto as Exhibit A and made a part hereof, and such other supporting documents as may be necessary to carry out and comply with the provisions of the Forty-Fifth Amending Agreement, with such changes, deletions, and insertions as shall be approved by the persons executing the Forty-Fifth Amending Agreement.

SECTION 4. To the extent that any ordinance, resolution, rule, order or provision of the Municipal Code of Chicago or any thereof is in conflict with any provisions of this ordinance, the provisions of this ordinance shall control. All sections of the Municipal Code that conflict with this ordinance are hereby repealed to the extent of such conflict. Any section, paragraph, clause or provision of this ordinance shall be held to be the nullity or such section, paragraph, clause or provision shall not affect any of the other provisions of this ordinance.

SECTION 5. This ordinance shall be effective as of the date of its passage.

Exhibit A is incorporated by this ordinance by reference.

Exhibit "A".
(To Ordinance)

*Forty-Fifth Amending Agreement To Administrative Services
Agreement With SomerCor 504, Inc.*

This Forty-Fifth Amending Agreement to Administrative Services Agreement (the "Agreement") is made this ___ day of _____ 2015, by and between the City of Chicago, a municipal corporation and home rule unit of local government existing under the 1970 Constitution of the State of Illinois (the "City"), acting through its Department of Planning and Development ("DPD"), and SomerCor 504, Inc., an Illinois not-for-profit corporation ("SomerCor") whose office address is 601 South LaSalle Street Street, Suite 510, Chicago, Illinois 60605.

WHEREAS, the City is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended from time to time (the "Act"), to finance projects that eradicate blighted conditions and conservation area factors through the use of tax increment allocation financing for redevelopment projects; and

WHEREAS, by ordinances adopted by the City Council of the City on July 21, 1999 and on November 8, 2000, and published in the Journal of Proceedings of the City Council for said dates at pages 8307 to 8344, inclusive, and pages 43877-43930, inclusive, respectively (the "SBIF Ordinances"), the City implemented and amended a redevelopment program known as the Small Business Improvement Fund program (the "SBIF Program") to provide financing assistance pursuant to the Act for the improvement of commercial and industrial facilities of small businesses in certain redevelopment project areas ("TIF Areas") in the City; and

WHEREAS, the City Council, under the SBIF Ordinances, authorized DPD to enter into agreements with SomerCor, and DPD and SomerCor entered into one agreement on September 22, 1999 ("First SomerCor Agreement") and another agreement on March 12, 2001 ("Second SomerCor Agreement"), to administer the SBIF Programs on behalf of the City; and

WHEREAS, in an ordinance adopted by the City Council on October 31, 2001 and published in the Journal of Proceedings of the City Council for said date at pages 69965 through 70047, inclusive, (the "Midwest TIF Area Ordinance") the City Council authorized DPD to enter into an agreement amending the Second SomerCor Agreement with SomerCor to enable SomerCor to provide SBIF Program administrative services in the Midwest Redevelopment Project Area (the "Midwest TIF Area Amending Agreement"); and

WHEREAS, by an ordinance adopted by the City Council of the City on May 1, 2002, and published in the Journal of Proceedings of the City Council for said date at pages 83769 to 83781, inclusive ("Second Amending Ordinance"), the City Council authorized DPD to enter into an agreement amending the Second SomerCor Agreement with SomerCor to enable SomerCor to provide SBIF Program administrative services in the Portage Park, Western Avenue North, Western Avenue South, Fullerton/Milwaukee and Belmont/Central Redevelopment Project Areas (the "Second Amending Agreement"); and

WHEREAS, by an ordinance adopted by the City Council of the City on December 4, 2002, and published in the Journal of Proceedings of the City Council for said date at pages 100124 to 100135, inclusive ("Third Amending Ordinance"), the City Council authorized DPD to enter into an agreement amending the Second SomerCor Agreement with SomerCor to enable SomerCor to provide SBIF Program administrative services in the Madison/Austin Corridor and Humboldt Park Commercial Redevelopment Project Areas (the "Third Amending Agreement"); and

WHEREAS, by an ordinance adopted by the City Council of the City on February 5, 2003, and published in the Journal of Proceedings of the City Council for said date at pages 102793 to 102803, inclusive ("Fourth Amending Ordinance"), the City Council authorized DPD to enter into an agreement amending the Second SomerCor Agreement with SomerCor to enable SomerCor to provide SBIF Program administrative services in the Northwest Industrial Corridor Redevelopment Project Area (the "Fourth Amending Agreement"); and

WHEREAS, by an ordinance adopted by the City Council of the City on July 9, 2003, and published in the Journal of Proceedings of the City Council for said date at pages 3418 to 3424, inclusive ("Fifth Amending Ordinance"), the City Council authorized DPD to enter into an agreement amending the Second SomerCor Agreement with SomerCor which restated the SBIF Program rules (the "Fifth Amending Agreement"); and

WHEREAS, by an ordinance adopted by the City Council of the City on November 3, 2004, and published in the Journal of Proceedings of the City Council for said date at pages 34545 to 34554, inclusive ("Sixth Amending Ordinance"), DPD extended the SBIF Program to the Lawrence/Kedzie Redevelopment Project Area of the City (the "Sixth Amending Agreement"); and

WHEREAS, by an ordinance adopted by the City Council of the City on September 14, 2005 and published in the Journal of Proceedings of the City Council for said date at pages 54724 to 54740, inclusive ("Seventh Amending Ordinance"), DPD extended the SBIF Program to the 63rd/Pulaski, Belmont/Cicero, Lawrence/Pulaski, Peterson/Pulaski, West Irving Park, Greater Southwest-West, Galewood/Armitage Industrial, Pilsen Industrial Corridor, 119th and Halsted, and Pulaski Corridor Redevelopment Project Areas of the City and increased the amount of grant funds available in the Fullerton/Milwaukee and Lawrence/Kedzie Redevelopment Project Areas (the "Seventh Amending Agreement"); and

WHEREAS, by an ordinance adopted by the City Council of the City on September 13, 2006 and published in the Journal of Proceedings of the City Council for said date at pages 83420 to 83440, inclusive ("Eighth Amending Ordinance"), DPD extended the SBIF Program to twenty-one redevelopment project areas of the City (the "Eighth Amending Agreement"); and

WHEREAS, by an ordinance adopted by the City Council of the City on February 7, 2007 and published in the Journal of Proceedings of the City Council for said date at pages 97661 to 97672, inclusive ("Ninth Amending Ordinance"), DPD extended the SBIF Program to the 63rd/Ashland and Devon/Western Redevelopment Project Areas of the City (the "Ninth Amending Agreement"); and

WHEREAS, by an ordinance adopted by the City Council of the City on June 13, 2007 and published in the Journal of Proceedings of the City Council for said date at pages 2395 to 2402, inclusive ("Tenth Amending Ordinance"), the City Council authorized DPD to enter into an agreement amending the Second SomerCor Agreement with SomerCor which restated the SBIF Program rules (the "Tenth Amending Agreement"); and

WHEREAS, by an ordinance adopted by the City Council of the City on October 31, 2007 and published in the Journal of Proceedings of the City Council for said date at pages 10929 to 10942, inclusive ("Eleventh Amending Ordinance"), DPD extended the SBIF Program to certain redevelopment project areas of the City (the "Eleventh Amending Agreement"); and

WHEREAS, by an ordinance adopted by the City Council of the City on June 11, 2008 and published in the Journal of Proceedings of the City Council for said date at pages 28833 to 28843, inclusive ("Twelfth Amending Ordinance"), DPD extended the SBIF Program to the Michigan/Cermak Redevelopment Project Area of the City (the "Twelfth Amending Agreement"); and

WHEREAS, by an ordinance adopted by the City Council of the City on September 10, 2008 and published in the Journal of Proceedings of the City Council for said date at pages 36267 to 36277, inclusive ("Thirteenth Amending Ordinance"), DPD extended the SBIF Program to the Irving/Cicero Redevelopment Project Area of the City (the "Thirteenth Amending Agreement"); and

WHEREAS, by an ordinance adopted by the City Council of the City on September 10, 2008 and published in the Journal of Proceedings of the City Council for said date at pages 36704 to 36711, inclusive ("Fourteenth Amending Ordinance"), the City Council authorized DPD to enter into an agreement amending the Second SomerCor Agreement with SomerCor which restated the SBIF Program rules (the "Fourteenth Amending Agreement"); and

WHEREAS, by an ordinance adopted by the City Council of the City on February 11, 2009 and published in the Journal of Proceedings of the City Council for said date at pages 54738 to 54748, inclusive ("Fifteenth Amending Ordinance"), DPD extended the SBIF Program to the Hollywood/Sheridan Redevelopment Project Area of the City (the "Fifteenth Amending Agreement"); and

WHEREAS, by an ordinance adopted by the City Council of the City on March 18, 2009 and published in the Journal of Proceedings of the City Council for said date at pages 55750 to 55762, inclusive ("Sixteenth Amending Ordinance"), DPD extended the SBIF Program to the Elston/Armstrong Industrial Corridor and 47th/Ashland Redevelopment Project Areas of the City (the "Sixteenth Amending Agreement"); and

WHEREAS, by an ordinance adopted by the City Council of the City on April 22, 2009 and published in the Journal of Proceedings of the City Council for said date at pages 57265 to 57276, inclusive ("Seventeenth Amending Ordinance"), DPD extended the SBIF Program to the Lawrence/Broadway and Touhy/Western Redevelopment Project Areas of the City (the "Seventeenth Amending Agreement"); and

WHEREAS, by an ordinance adopted by the City Council of the City on May 13, 2009 and published in the Journal of Proceedings of the City Council for said date at pages 60322 to 60333, inclusive ("Eighteenth Amending Ordinance"), DPD extended the SBIF Program to the Austin Commercial Redevelopment Project Area of the City (the "Eighteenth Amending Agreement"); and

WHEREAS, by an ordinance adopted by the City Council of the City on June 3, 2009 and published in the Journal of Proceedings of the City Council for said date at pages 63080 to 63090, inclusive ("Nineteenth Amending Ordinance"), DPD increased the amount of grant funds available in the Clark Street and Ridge Avenue Redevelopment Project Area (the "Nineteenth Amending Agreement"); and

WHEREAS, by an ordinance adopted by the City Council of the City on June 30, 2009 and published in the Journal of Proceedings of the City Council for said date at pages 64859 to 64871, inclusive ("Twentieth Amending Ordinance"), DPD extended the SBIF Program to the Midway Industrial Corridor Redevelopment Project Area and increased the amount of grant funds available in the Peterson/Pulaski Redevelopment Project Area (the "Twentieth Amending Agreement"); and

WHEREAS, by an ordinance adopted by the City Council of the City on September 9, 2009 and published in the Journal of Proceedings of the City Council for said date at pages 69297 to 69308, inclusive ("Twenty-First Amending Ordinance"), DPD increased the amount of grant funds available in the 35th/Halsted Redevelopment Project Area (the "Twenty-First Amending Agreement"); and

WHEREAS, by an ordinance adopted by the City Council of the City on November 18, 2009 and published in the Journal of Proceedings of the City Council for said date at pages 74011 to 74023, inclusive ("Twenty-Second Amending Ordinance"), DPD extended the SBIF Program to the 95th Street and Stony Island Avenue, Avalon Park/South Shore, Harlem Industrial Park Conservation, and Western Avenue/Rock Island Redevelopment Project Areas of the City (the "Twenty-Second Amending Agreement"); and

WHEREAS, by an ordinance adopted by the City Council of the City on December 2, 2009 and published in the Journal of Proceedings of the City Council for said date at pages 79524 to 79546, inclusive ("Twenty-Third Amending Ordinance"), DPD restated the SBIF Program Rules, extended the SBIF Program to the Avondale and Woodlawn Redevelopment Project Areas, and increased the amount of grant funds available in the Northwest Industrial Corridor Redevelopment Project Area (the "Twenty-Third Amending Agreement"); and

WHEREAS, by an ordinance adopted by the City Council of the City on January 13, 2010 and published in the Journal of Proceedings of the City Council for said date at pages 82434 to 82446, inclusive ("Twenty-Fourth Amending Ordinance"), DPD extended the SBIF Program to the Addison South Redevelopment Project Area (the "Twenty-Fourth Amending Agreement"); and

WHEREAS, by an ordinance adopted by the City Council of the City on February 10, 2010 and published in the Journal of Proceedings of the City Council for said date at pages 83847 to 83861, inclusive ("Twenty-Fifth Amending Ordinance"), DPD extended the SBIF Program to the 47th/King Drive, 79th Street Corridor and Armitage/Pulaski Redevelopment Project Areas and increased the amount of grant funds available in the Madison/Austin Corridor and Western Avenue North Redevelopment Project Areas (the "Twenty-Fifth Amending Agreement"); and

WHEREAS, by an ordinance adopted by the City Council of the City on June 9, 2010 and published in the Journal of Proceedings of the City Council for said date at pages 92472 to 92483, inclusive ("Twenty-Sixth Amending Ordinance"), DPD increased the amount of grant funds available in the Hollywood/Sheridan Redevelopment Project Area (the "Twenty-Sixth Amending Agreement"); and

WHEREAS, by an ordinance adopted by the City Council of the City on June 30, 2010 and published in the Journal of Proceedings of the City Council for said date at pages 94477 to 94491, inclusive ("Twenty-Seventh Amending Ordinance"), DPD extended the SBIF Program to the Roosevelt/Cicero, Western/Ogden and Little Village Industrial Corridor Redevelopment Project Areas and increased the amount of grant funds available in the Belmont/Central and Portage Park Redevelopment Project Areas (the "Twenty-Seventh Amending Agreement"); and

WHEREAS, by an ordinance adopted by the City Council of the City on October 6, 2010 and published in the Journal of Proceedings of the City Council for said date at pages 99933 to 99946, inclusive ("Twenty-Eighth Amending Ordinance"), DPD extended the SBIF Program to the Roosevelt/Homan and Ogden/Pulaski Redevelopment Project Areas and increased the amount of grant funds available in the Devon and Western and Western Avenue/Rock Island Redevelopment Project Areas (the "Twenty-Eighth Amending Agreement"); and

WHEREAS, by an ordinance adopted by the City Council of the City on November 3, 2010 and published in the Journal of Proceedings of the City Council for said date at pages 104150 to 104161, inclusive ("Twenty-Ninth Amending Ordinance"), DPD increased the amount of grant funds available in the 111th Street/Kedzie Avenue Business District Redevelopment Project Area (the "Twenty-Ninth Amending Agreement"); and

WHEREAS, by an ordinance adopted by the City Council of the City on February 9, 2011 and published in the Journal of Proceedings of the City Council for said date at pages 111666 to 111678, inclusive ("Thirtieth Amending Ordinance"), DPD extended the SBIF Program to the Read/Dunning Redevelopment Project Area and increased the amount of grant funds available in the Midwest Redevelopment Project Area (the "Thirtieth Amending Agreement"); and

WHEREAS, by an ordinance adopted by the City Council of the City on June 8, 2011 and published in the Journal of Proceedings of the City Council for said date at pages 200 to 213, inclusive ("Thirty-First Amending Ordinance"), DPD increased the amount of grant funds available in the 35th/Halsted, 47th/King Drive, North Branch South, and Portage Park Redevelopment Project Areas (the "Thirty-First Amending Agreement"); and

WHEREAS, by an ordinance adopted by the City Council of the City on July 28, 2011 and published in the Journal of Proceedings of the City Council for said date at pages 3789 to 3802, inclusive ("Thirty-Second Amending Ordinance"), DPD extended the SBIF Program to the Ewing Avenue Redevelopment Project Area (the "Thirty-Second Amending Agreement"); and

WHEREAS, by an ordinance adopted by the City Council of the City on November 2, 2011 and published in the Journal of Proceedings of the City Council for said date at pages 9614 to 9626, inclusive ("Thirty-Third Amending Ordinance"), DPD increased the amount of grant funds available in the Portage Park Redevelopment Project Area (the "Thirty-Third Amending Agreement"); and

WHEREAS, by an ordinance adopted by the City Council of the City on April 24, 2012 and published in the Journal of Proceedings of the City Council for said date at pages 24129 to 24159, inclusive ("Thirty-Fourth Amending Ordinance"), DPD amended the Program Rules for the SBIF Program, extended the SBIF Program to the Archer/Central, Division/Homan and 47th/State Redevelopment Project Areas, and increased the amount of grant funds available in nine additional redevelopment project areas (the "Thirty-Fourth Amending Agreement"); and

WHEREAS, by an ordinance adopted by the City Council of the City on April 24, 2012 and published in the Journal of Proceedings of the City Council for said date at pages 24160 to 24175, inclusive ("Thirty-Fifth Amending Ordinance"), DPD extended the SBIF Program to the Irving Park/Elston Redevelopment Project Area and increased the amount of grant funds available in seven other redevelopment project areas (the "Thirty-Fifth Amending Agreement"); and

WHEREAS, by an ordinance adopted by the City Council of the City on June 6, 2012 and published in the Journal of Proceedings of the City Council for said date at pages 27953 to 27967, inclusive ("Thirty-Sixth Amending Ordinance"), DPD extended the SBIF Program to four additional redevelopment project areas (the "Thirty-Sixth Amending Agreement"); and

WHEREAS, by an ordinance adopted by the City Council of the City on October 3, 2012 and published in the Journal of Proceedings of the City Council for said date at pages 34651 to 34664, inclusive ("Thirty-Seventh Amending Ordinance"), DPD increased the amount of grant funds in the Western Avenue/Rock Island Redevelopment Project Area (the "Thirty-Seventh Amending Agreement"); and

WHEREAS, by an ordinance adopted by the City Council of the City on January 17, 2013 and published in the Journal of Proceedings of the City Council for said date at pages 44849 to 44862, inclusive ("Thirty-Eighth Amending Ordinance"), DPD increased the amount of grant funds in the Western Avenue South Redevelopment Project Area (the "Thirty-Eighth Amending Agreement"); and

WHEREAS, by an ordinance adopted by the City Council of the City on June 26, 2013 and published in the Journal of Proceedings of the City Council for said date at pages 56098 to 56115, inclusive ("Thirty-Ninth Amending Ordinance"), DPD extended the SBIF Program to the 35th and Wallace Redevelopment Project Area and increased the amount of grant funds available in six other redevelopment project areas (the "Thirty-Ninth Amending Agreement") ; and

WHEREAS, by an ordinance adopted by the City Council of the City on July 24, 2013 and published in the Journal of Proceedings of the City Council for said date at pages 57332 to 57346, inclusive ("Fortieth Amending Ordinance"), DPD increased the amount of grant funds available in the Stony Island Avenue Commercial and Burnside Industrial Corridors and West Irving Park Redevelopment Project Areas (the "Fortieth Amending Agreement"); and

WHEREAS, by an ordinance adopted by the City Council of the City on June 25, 2014 and published in the Journal of Proceedings of the City Council for said date at pages 83007 to 83035, inclusive ("Forty-First Amending Ordinance"), DPD increased the amount of grant funds available in the Clark/Montrose, Lawrence/Broadway, and Ravenswood Corridor Redevelopment Project Areas (the "Forty-First Amending Agreement"); and

WHEREAS, by an ordinance adopted by the City Council of the City on September 10, 2014 and published in the Journal of Proceedings of the City Council for said date at pages 87257 to 87271, inclusive ("Forty-Second Amending Ordinance"), DPD increased the amount of grant funds available in the Hollywood/Sheridan Redevelopment Project Area (the "Forty-Second Amending Agreement"); and

WHEREAS, by an ordinance adopted by the City Council of the City on March 18, 2015 and published in the Journal of Proceedings of the City Council for said date at pages 102954 to 102973, inclusive ("Forty-Third Amending Ordinance"), DPD extended the SBIF Program to the 24th/Michigan, 47th/Halsted and 79th/Vincennes Redevelopment Project Areas of the City, and increased the amount of grant funds available in seven other redevelopment project areas (the "Forty-Third Amending Agreement") ; and

WHEREAS, by an ordinance adopted by the City Council of the City on July 29, 2015 and published in the Journal of Proceedings of the City Council for said date at pages _____ to _____, inclusive ("Forty-Fourth Amending Ordinance"), DPD extended the SBIF Program to the 79th Street/Southwest Highway and Stockyards Southeast Quadrant Industrial Redevelopment Project Areas of the City, and increased the amount of grant funds available in the Archer/Central, Avalon Park/South Shore, Fullerton/Milwaukee, Kinzie Industrial Corridor, Midway Industrial, Midwest, and Western Avenue South Redevelopment Project Areas; and

WHEREAS, by an ordinance adopted by the City Council of the City on _____, 2015 and published in the Journal of Proceedings of the City Council for said date at pages _____ to _____, inclusive ("Forty-Fifth Amending Ordinance"), DPD increased the amount of grant funds available in the 63rd/Pulaski Redevelopment Project Area ("63rd/Pulaski Area") by an additional \$200,000 to a total, collective amount of \$1,200,000; increased the amount of grant funds available

in the Central West Redevelopment Project Area ("Central West Area") by an additional \$500,000 to a total, collective amount of \$1,000,000; and increased the amount of grant funds available in the Western/Ogden Redevelopment Project Area ("Western/Ogden Area") by an additional \$500,000 to a total, collective amount of \$1,500,000; and

WHEREAS, the Forty-Fifth Amending Ordinance authorized DPD to enter into an agreement with SomerCor to continue to provide SBIF Program administrative services, and DPD and SomerCor now desire to enter into such an agreement, which will amend the Second SomerCor Agreement (the "Forty-Fifth Amending Agreement");

NOW, THEREFORE, in consideration of the mutual promises and covenants set forth below, the parties hereto agree as follows:

ARTICLE I

INCORPORATION AND RECITALS

The recitals set forth above are incorporated by reference as if fully set forth herein.

ARTICLE II

REAFFIRMATION OF REPRESENTATIONS, WARRANTIES AND COVENANTS

SomerCor reaffirms each and every representation, warranty and covenant made in Article III of the Second SomerCor Agreement. SomerCor reaffirms that it has insurance in force that conforms to the requirements of Section 4.8 of the Second SomerCor Agreement.

ARTICLE III

AMENDMENTS TO SECOND SOMERCOR AGREEMENT

1. The Second SomerCor Agreement, as amended, is further amended, as follows:

(a) amend the text in Exhibit 5 thereof increasing the maximum funds available for the following Areas, as follows:

63 rd /Pulaski Area	\$1,200,000
Central West Area	\$1,000,000
Western/Ogden	\$1,500,000

(b) substitute the following for each occurrence of "One Hundred and Twenty-Six Million

and Six Hundred and Sixty Thousand Dollars (\$126,660,000)" in Section 4.2 thereof:

One Hundred and Twenty-Seven Million and Eight Hundred and Sixty Thousand Dollars (\$127,860,000)

Except as set forth herein, the Agreement is not amended.

ARTICLE IV

OBLIGATION TO PROVIDE DOCUMENTS

SomerCor shall execute and deliver to DPD such documents as may be required by the Corporation Counsel of the City to evidence SomerCor's participation in the Program, including, but not limited to, the City's current form of Economic Disclosure Statement and an opinion of counsel in substantially the form of Exhibit 1 attached hereto and incorporated herein.

IN WITNESS WHEREOF, the City and SomerCor have executed this Agreement as of the date first set forth above.

CITY OF CHICAGO

By: _____
Commissioner,
Department of Planning and Development

SOMERCOR 504, INC.

By: _____

Its: _____

(Sub)Exhibit 1 referred to in this Forty-Fifth Amending Agreement to Administrative Services Agreement with SomerCor 504, Inc. reads as follows:

JULIO GARCIA
City of Chicago, Illinois
Department of Administrative Services
Agreement A of SomeCor 304 Inc.

F. J. O'Connell, Counsel

2015

City of Chicago
Department of Planning and Development
100 North LaSalle Street, Suite 1300
Chicago, Illinois 60602

Re: A number of Agreements to Administrative Services Agreements and Agreements

to and from Corporation

I have acted as counsel for SomeCor 304 Inc. and I have not for profit corporation. SomeCor 304 is connected with the formation and delivery of the Agreements, and between SomeCor and the City of Chicago, being by and through its Department of Planning and Development (the "City"). SomeCor has requested that this opinion be furnished to the City.

In so acting as counsel for SomeCor I have examined:

- i. the articles of incorporation and the Agreement;
- ii. the Articles of Incorporation and other arrangements thereto of SomeCor as formed and certified by the Secretary of State of the State of Illinois;
- iii. the Bylaws of SomeCor as certified by the Secretary of SomeCor as of the date hereof; and
- iv. the Certificate of Incorporation dated _____ issued by the Office of the Secretary of State of the State of Illinois in compliance with the good standards of SomeCor.

In my capacity as counsel I have also examined such other documents or records as I have deemed relevant for the purposes of rendering the opinion herein offered here.

It is also assumed that I have no reason to question the actual capacity, authority and the genuineness of the signatures of individuals and proper execution and delivery by the respective parties other than SomeCor and its duly authorized individuals and their respective and full and entire powers and documents executed by me.

I express no opinion as to the laws of any state or jurisdiction other than the State of Illinois, and any federal laws and the United States of America, and any matters concerning or relating to the execution of laws of the United States of America, the State of Illinois or any other state.

Based upon the facts and circumstances and information presented to me, I find that:

1. SomeCor is a legal entity organized and lawfully existing under the laws of the State of Illinois. SomeCor has made all filings required by the laws of the State of Illinois in respect of its formation and continuing existence, and has all necessary authority to carry on its business and to execute and deliver, and to consummate the transactions contemplated by the Agreement.
2. The Agreement has been duly executed and delivered on behalf of SomeCor, and constitutes a legal and enforceable obligation of SomeCor, enforceable against SomeCor in accordance with its terms, except to the extent that enforcement of any such terms may be prohibited by applicable law, bankruptcy, reorganization, debt arrangement, insolvency, or other similar law generally affecting creditors' rights, or other legal and public policy limitations, and the enforcement of certain remedies provided for in a court of equity may, in its discretion, be applied to enforce.
3. There is no actual, suit or proceeding at law or in equity, pending, nor to my knowledge threatened, against or affecting SomeCor, before or after the filing and payment of administrative debts, which, in and of itself, determined conclusively and adversely affect the ability of SomeCor to perform or for the Agreement or any of its business or properties or for hold or other contracts.
4. The transactions contemplated by the Agreement are governed by the laws of the State of Illinois.
5. The execution and delivery of the Agreement and the consummation of the transactions contemplated thereby will not constitute:
 - A. a violation of French or of the articles of incorporation of SomeCor, or the Bylaws of SomeCor, or any provision of any general or special law, or to which SomeCor is bound, or of any other law, or of any federal statute, rule or regulation, or of the laws of SomeCor, or
 - B. a breach of any of the provisions of or constituting a default under, or result in the creation of a debt for, or any other claim or liability of the property of SomeCor, pursuant to any agreement or other instrument to which SomeCor is a party or to which SomeCor is bound.

- 4. No action of the firm with any government or public body is restricted to submission to the Board unless a letter from the majority of the members of the Board is submitted for approval by the Agreement.

The Board may also, in any of the foregoing instances, refer the matter to any other body of the Church in accordance with the Agreement, but the Board shall be deemed to have acted authoritatively if the Board has acted without written consent from the officers named.

Very truly yours,

**JOAN RESTRUCTURING FOR SOUTH SHORE ACQUISITION LLC ASSOCIATED WITH REFINANCING OF RESIDENTIAL BUILDINGS AT 1300 E 62ND ST
 OCTOBER 13, 2018**

The Committee on Finance submitted the following report:

OCTOBER 14, 2018

Worshipful Brethren, the Members of the Board, Please:

The Committee on Finance has the pleasure to present to the Board of the Church a report on the restructuring of the Department of Planning and Development for financial and overall a financial restructuring of the Church's investment with South Shore Acquisition LLC involving the special interest in several properties located and recommended that the Board of the Church proceed to approve the restructuring of the same.

The report is available only to be read in the presence of the members of the Council and without a meeting call.

Respectfully submitted,

By: _____

On motion of Alderman Burke, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas-- Aldermen Moreno, Hopkins, Dowell, Burns, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 49.

Nays -- None.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, The City of Chicago (the "City") is a home rule unit of government under Section 6(a), Article VII of the 1970 Constitution of the State of Illinois and, as such, may legislate as to matters which pertain to its local government and affairs; and

WHEREAS, The City has determined that the continuance of a shortage of affordable housing to persons of low- and moderate-income is harmful to the health, prosperity, economic stability and general welfare of the City; and

WHEREAS, The City received certain funds from the United States Department of Housing and Urban Development an allocation of funds to make loans and grants to expand the long-term supply of affordable housing through, among other things, acquisition, new construction, reconstruction and moderate and substantial rehabilitation in low- and moderate-income areas; and

WHEREAS, On June 23, 1993, the City Council of the City authorized the making of a loan to Covenant Development Corporation, an Illinois not-for-profit corporation ("Original Borrower") in the principal amount of \$288,418, with an interest rate of three percent per annum and a term not to exceed 32 years (the "Original City Loan"); and

WHEREAS, On or about February 8, 1994, the City made the Original City Loan to the Borrower; and

WHEREAS, The Original City Loan was secured by, among other things, that certain Junior Mortgage Security Agreement and Financing Statement dated as of February 8, 1994, made by the Original Borrower in favor of the City, (the "Second Mortgage"); and

WHEREAS, Proceeds of the Original City Loan were used to provide for the rehabilitation by the Original Borrower of a six unit residential building located generally at 1312 East 62nd Street, in Chicago, Illinois (the "Property"); and

WHEREAS, The Second Mortgage was subordinate to that certain first mortgage dated as of February 8, 1994, securing a loan not to exceed the amount of \$80,000 (the "Original Senior Loan"), made by the Borrower in favor of the First National Bank of Chicago; and

WHEREAS, The Original Borrower met with certain financial difficulties in the operation of the Property, and defaulted on the Original City Loan and the Original Senior Loan;

WHEREAS, The Original Borrower refinanced the Original Senior Loan with a replacement senior loan from TWR Funding XXI LLC dated as of June 27, 2015 in the amount of \$200,000 and assigned to the Property the Replacement Senior Loan;

WHEREAS, As part of a deed in lieu of foreclosure, the Original Borrower subsequently transferred the Property to an affiliate of TWR Funding XXI LLC, South Shore Associates, LLC on the same day as the date the New Borrower set an amount of \$200,000;

WHEREAS, The manager of the New Borrower is The Wood Group, an Equal Opportunity Employer of the Manager;

WHEREAS, The Second Mortgage is subordinate to the Replacement Senior Loan;

WHEREAS, The New Borrower desires that the City approve its acquisition of the Property and assignment of the Original City Loan from the Original Borrower and the City's Department of Planning and Development ("DPD") desires to approve the acquisition of the Property, the Assignment, and the assignment of the Original City Loan by the New Borrower;

WHEREAS, The New Borrower now desires to refinance the Replacement Senior Loan by entering into a new senior loan in an amount not to exceed \$200,000 of a New Senior Loan, and to execute a mortgage (the "New First Mortgage") in connection with the Property in favor of the New Senior Loan, and has requested that the City approve a proposed restriction of the Original City Loan;

WHEREAS, DPD desires to approve a restriction of the Restriction of the Original City Loan that may include: (1) may limit a term of the amount balance of the Original City Loan; (2) may reduce the interest rate on the principal balance of the Original City Loan; (3) may transfer to the New Senior Loan; (4) may extend the maturity date of the Original City Loan; (5) may subordinate the lien of the Second Mortgage to the lien of the New First Mortgage; (6) may limit and approve the acquisition of the Property by the New Borrower and subordinate the assignment and assignment of the Original City Loan; and any not an entry related to the Original City Loan from the Original Borrower to the New Borrower; (7) may, at any accrued interest and the charges on the Original City Loan, and (8) may, after the repayment terms of the Original City Loan, include any other financial terms and conditions;

Be it Enacted by the City Council of the City of Chicago:

SECTION 1. The above recitals are expressed, incorporated, and made a part of this ordinance as though fully set forth herein.

SECTION 2. The City Clerk is hereby notified and authorized to execute as above. The Commission of DPD, the Commission of a designee of the Commission, and the authorized officers and employees are hereby authorized, subject to approval by the Corporation Council, to prepare and execute all agreements and instruments, and perform any and all acts as shall be necessary or advisable in connection with the execution and passage of the Resolution.

SECTION 3. The Restructuring is hereby approved as described above. The Authorized Officers hereby authorized to execute and deliver to the Corporation Counsel for the filing outside Cook County, Illinois, and to perform any and all acts as may be necessary or advisable in connection with the implementation of the Restructuring. The Authorized Officers hereby authorized, subject to approval by the Corporation Counsel to execute and deliver such agreements and instruments and perform any and all acts as may be necessary or advisable in connection with any future restructuring of the Original City, Town or Village that does not substantially modify the Material Terms.

SECTION 4. Notwithstanding anything to the contrary contained in the Municipal Code of Cook County, the Municipal Code, or any other ordinance or resolution of any body or bodies other than the Board of Commissioners of the Property, as of the date following the date of the adoption of the Restructuring approved by the Mayor and any other officers, such as elected officers, members of the Board of Commissioners of the County who are charged in connection with the Restructuring, the all legal entities who constitute the direct or indirect controlling parties of the County (as prescribed by the Corporation Counsel) shall be deemed to have joined in the City, the adoption of, approval, execution and recording of the Restructuring and all acts or any or all necessary to such document(s) in connection with the Restructuring.

SECTION 5. To the extent that any ordinance, resolution or provision of the Municipal Code or any thereof is in conflict with the provisions of this ordinance, the provisions of this ordinance shall control. If any section, paragraph, clause or provision of this ordinance shall be held void, the validity of such section, paragraph, clause or provision shall not affect any of the other provisions of this ordinance.

SECTION 6. This ordinance shall be effective as of the date of its passage and approval.

SUPPORT OF COOK COUNTY CLASS I TAX INCENTIVE FOR PROPERTY AT 2200 S. MICHIGAN AVE.

(CONTINUED)

The Committee on Finance submitted the following report:

Chicago, October 14, 2015.

To the Honorable City Council Members of the City of Chicago

Your Committee on Finance has had the opportunity to consider the application for a Class I tax incentive classification for property located at 2200 South Michigan Avenue owned by Mater Row Properties LLC, however, the same is under a basement being excavated and reworked and that the City Council's Board of Finance has passed an ordinance that will be effective.

This recommendation was adopted by a unanimous vote of the members of the Committee without dissenting vote.

Absent in Room as follows pursuant to the Provisions of Rule 14:

Respectfully submitted,

Signed: EDWARD M. BLAKE
Mayor

On motion of Alderman Blake, the said proposed ordinance transmitted with the foregoing committee report was passed by yeas and nays as follows:

Yeas: Aldermen Maryn, Hancock, Board, Burns, Hanson, Sawyer, Silvestri, Burke, Beale, Sapp, Sore, Goza, Thompson, Carmona, Collins, Lopez, Holmes, D. Moore, Collins, Alford, Cullin, Hussain, Mann, Zaleski, Scott, Soles, Maldonado, Burnett, Evers, Tolbert, Roby, Williams, Laguerre, Jeff Austin, Ramirez-Rosa, Wright, Miller, Spivey, Linares, O'Connor, Nash and Rory Smith. Turley, Avena, Cuperlo, Pizar, Cabanier, Moore, Silvestri - 46

Nays: None

Alderman Blake moved to reconsider the foregoing vote. The motion was lost.

Alderman Blake invoked Article IV of the City Council's Rules of order and procedure disclosing that he has represented a party in this ordinance or previous and unrelated matters.

The following is said ordinance as passed:

WHEREAS, the City of Chicago (the "City") is a municipality and government under Section 4-A Article VII of the 1970 Constitution of the State of Illinois authorized to exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, The Cook County Board of Commissioners has enacted the Real Property Assessment Classifications Ordinance, as amended, the Classification Ordinance, as established as the Class 1 property, for classification to encourage the preservation and rehabilitation of historic city and state landmarks of Cook County which will enhance the general character of the estate in the county and contribute to the economic well-being of the county by increasing the base of economic activity, increasing employment opportunities and contributing to the long-term growth of the real property tax base; and

WHEREAS, West Real Properties LLC (the "West") is a company owned and operated by the Owner of the historic building known as Marmon Building (the "Building") located at 111 N. South Main in the Loop in Chicago, Illinois, the West is a wholly owned subsidiary of a real estate investment trust and hereby makes a particular use and state of facts that as being herein recited to as the "Insurer Real Estate", and

WHEREAS, The Building is a contributing building within the Motor Row District which was designated as a Chicago Landmark on December 13, 2000 pursuant to the criteria established in Section 2-120-650 et seq. of the Municipal Code of Chicago and such designation as a contributing building within a Chicago Landmark district meets the definition of landmark pursuant to Section 7 of the Classification Ordinance; and

WHEREAS, The Owner proposes to renovate the Building thereby preserving the historic building, increasing employment opportunities in the area and contributing to the long term growth of the real property tax base (the "Project"); and

WHEREAS, It is anticipated that the Project may require a transfer of a beneficial interest in the Owner to one or more entities who will receive an allocation of Federal Historic Rehabilitation tax credits ("Tax Credit Incentive"); and

WHEREAS, The Owner anticipates using the Building for art and automobile storage and gallery purposes after the Project is completed (the "Use"); and

WHEREAS, The Owner is applying to the Office of the Assessor of Cook County, Illinois (the "Assessor") for designation of the Project (the "Project") as a Class C use site eligible for certain real estate tax incentives pursuant to the Class C Use Ordinance; and

WHEREAS, Pursuant to the Classification Ordinance, the Class C classification is available to real estate which is to be used for commercial or industrial purposes and which (1) is a Landmark as defined in Section 7 of the Classification Ordinance; and (2) has undergone Substantial Rehabilitation as defined in Section 7 of the Classification Ordinance; which constitutes an investment by the Owner of at least 50 percent of the building's fair market value as determined by the Assessor in the assessment year prior to the commencement of the Substantial Rehabilitation; and the Class C incentive shall apply to the Building only except that if the entire Building has been vacated and unused for at least 24 consecutive months prior to the filing of the original application with the Assessor, the land upon which the Building is situated shall be eligible for the incentive; and

WHEREAS, Section 2 of the Classification Ordinance requires that in connection with the filing of a Class C eligibility application with the Assessor, an applicant must obtain from the land or non-government owner of the real estate a stated opinion and/or resolution which expressly states that the local government (1) has determined that the incentive provided by Class C is necessary for the Substantial Rehabilitation of the property; (2) supports and consents to the granting of the incentive; (3) has reviewed and accepted its Preservation Committee's plan (as defined in Section 1 of the Classification Ordinance) as the recommended plan of the project for the Class C incentive, specifying the project budget and proposed scope of the work which meets or exceeds the Standards of the United States Department of the Interior for Rehabilitation, Preservation, Restoration, and Reconstruction of historic properties; and

WHEREAS, The City is a Certified Local Government as defined in Section 1 of the Classification Ordinance and has established the City of Chicago Board of Chicago Landmarks (the "Landmarks Commission") and the Chicago Landmarks Commission is a Preservation Commission as defined in Section 1 of the Classification Ordinance; and

COMMISSIONER. On August 6, 2013, the Landmarks Commission asked a written recommendation of the Board of the City Council recommending that the Project be approved by the Assessor for the Class I incentive. A copy of written staff and Finance as Exhibit 1 and hereby made a part hereof and

COMMISSIONER. The Project Real Estate shall have been or will be used for the 34 month period prior to the filing of the Class I incentive application with the Assessor, making the Class I incentive applicable to the building only, and

COMMISSIONER. The City requires, and the Owner has agreed to perform, or cause to be performed, certain work as part of the Project as more fully described in Exhibit 3 attached hereto and incorporated herein, in furtherance of the City's efforts to promote a sustainable development on 12/1/13.

COMMISSIONER. The Department of Planning and Development of the City (the "OPD") has reviewed the proposed Project, has determined that it meets the necessary eligibility requirements for Class I designation, and hereby recommends to City Council that the City expressly determine, by ordinance that: 1) the incentive provided by Class I is necessary for the Substantial Rehabilitation of the Project Real Estate; 2) the City supports and consents to the granting of the incentive; and 3) the City has reviewed and accepted the Landmarks Commission's written recommendation of the Project for the Class I incentive, specify the Project budget and process steps of the work, and specify that the Project meets or exceeds the Standards of the United States Department of the Interior for Historical Preservation, Restoration and Reconstruction of historic properties, and, therefore

Be it Ordinance that the City Council of the City of Chicago,

SECTION 1. The above recitals are hereby expressly incorporated as if fully set forth herein.

SECTION 2. The City hereby determines that the incentive provided by Class I is necessary for the Substantial Rehabilitation of the Project Real Estate.

SECTION 3. The City hereby expressly supports and consents to the granting of the Class I incentive. The City expressly and consents to the grant of certification for the Class I incentive for the Project Real Estate's expressly conditioned upon the substantial completion of the Project as proposed by the Owner and approved by the City, both prior to completion of the Substantial Rehabilitation of the Project Real Estate and during the term of the Class I incentive.

SECTION 4. The Project is anticipated to be completed by October 2018. The Commission of OPD (the "Commission") or a designee of the Commission together with the Commission's an Authorized Officer) shall have discretion to extend the construction period or to take any other action or to take any other action in response to a request from the Owner. To the extent that the Project Real Estate and/or improvements are or may be made during the term of the Class I incentive or in a manner which is substantially conform with the approved Project or Use, as determined by the Authorized Officer, the Authorized Officer is hereby authorized to file such reports, pay, or, if necessary, and appropriate to administer the City's support and consent to the Class I incentive, which may include the City's cost features to be permitted or required.

SECTION 5. The City has reviewed and hereby accepts the Landmarks Commission's written recommendation of the Project for the Class I incentive, and agrees that the Project Budget and approved scope of the work, and which specifies that the Project must be in accordance with the Standards of the United States Department of the Interior for Rehabilitation, Preservation, Restoration and Reconstruction of historic properties, a copy of which is attached hereto as Exhibit C and made a part hereof.

SECTION 6. The Authorized Officer's hereby authorized to deliver a certified copy of this ordinance to the Assessor and inform such individual information as may be required in connection with the filing of the application by the Owner with the Assessor for Class I designation of the Project Real Estate.

SECTION 7. The Authorized Officer's hereby authorized to enter into and execute such instruments and agreements and perform any and all acts as shall be necessary or advisable in connection with the Project which reflect the terms described in Article 3 hereto, or such other terms and conditions as may be imposed or approved in connection with the Project, by the Authorized Officer.

SECTION 8. The Authorized Officer's hereby authorized to approve minor changes in the scope of work as indicated on (Sub) Exhibit B to Exhibit C hereof, or use of minor changes in the Building conditions warrant such changes and will not change the substantiality of the Project Real Estate for the Use to, as determined, in the sole discretion of the Authorized Officer. Changes to the Project Budget as indicated on (Sub) Exhibit A to Exhibit C hereof shall not result in prior City action if such changes to the Project's substantiality comply and conform with the scope of work described in (Sub) Exhibit B to Exhibit C and achieve the minimum investment required for Class I eligibility.

SECTION 9. Upon request of the Owner for a final determination of the eligibility of the Project Real Estate for the Class I incentive by the Landmarks Commission pursuant to the Class Incentive Ordinance, upon completion of the Substantial Rehabilitation of the Project Real Estate, the Authorized Officer shall verify that the work performed substantially conforms to the scope approved by the City, and that the Project Real Estate is eligible for the Class I incentive, the Final Determination.

SECTION 10. Prior to the issuance of the Final Determination, or any conveyance of all or a portion of the Project Real Estate by the Owner or any change in the direct owners in a case of the personal of the Owner, and constitute the direct or indirect controlling parties of the Owner, as determined by the Corporation's officers, directors, and shareholders referred to as an "Ownership Change", and the purchaser or new party holding a direct interest in excess of 25 percent of the Ownership, hereinafter referred to as a "Purchaser" shall remain the support and consent of the City for the Class I incentive set forth hereunder in conjunction with the Project's intended, unless in the Future, the said individual economic Disclosure Statements on the requested City form, and the Purchaser submits information to the City as required to demonstrate no substantial defect of the Purchaser to the City, and a written Ownership Change is approved by the Authorized Officer in a written order of the City. This Section 10 shall not apply to the transfer of a beneficial interest in the Owner to the Owner's family, with respect to the Project, or to the transfer of a beneficial interest in the Project's Real Estate to a trust or trust entity, established or maintained by one or more family Credit Investors, provide that such transfers do not involve a change to the direct or indirect controlling parties of the Owner.

SECTION 11. No permit fee waiver is pursuant to Section 2-102-815 of the Municipal Code of Chicago from the City required to the Project Real Estate shall be granted to the Owner during the term of the Project and prior to the expiration of the City's insurance related to the Project Real Estate.

SECTION 12. To the extent that any ordinance, resolution, order or provision of the Municipal Code of Chicago and itself, in part or in whole, provisions of the ordinance, the provisions of this ordinance and the controlling of any, section, paragraph, clause or provision shall be held to make the validity of such section, paragraph, clause or provision shall not affect any of the other provisions of the ordinance.

SECTION 13. This ordinance shall be effective from and after its passage and approval.

Exhibits 1, 2 and 3 referred to in this ordinance read as follows:

Exhibit 1
(To Examine)

Legal Description (subject to final file and survey):

The southeast 1/4 of Section 16, Township 36 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois

Address Commonly Known As:

1200 South Michigan Avenue
Chicago, Illinois

Permanent Case Number:

15-2-1014-201-100

Exhibit 2
(To Examine)

Commission on Chicago Landmarks and Commission on Parks
100 West Madison Street, 15th Floor, Chicago, Illinois 60602
Tel: 312.744.4200 Fax: 312.744.4201
Web: www.cclm.org www.chicagoparks.org

Water Row District

To the Mayor and members of the City Council of the City of Chicago:

We cheerfully Commission on Chicago Landmarks and Commission on Parks reviewed an

application for the proposed demolition and reconstruction of the building at 2022 South Michigan Avenue, the Building and Rehabilitation Project, pursuant to the Cook County Real Property Assessment Classification Ordinance, as amended (the "County Ordinance"), and its requirements governing the Class L use herein for property in the Class L zone.

Further, the Building within the Water Row District, designated as a Chicago Landmark by the City Council of the City of Chicago, the City Council, on December 19, 2006, was hereby:

The Commission on Chicago Landmarks hereby:

1. recognizes the value of the Landmark;
2. finds, based on the Project Study and attached scope of work, incorporation fees and attached as (Sub) Exhibits A and B, respectively, that the Project meets or exceeds the Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings; and
3. finds that the Project meets the eligibility criteria for the Class L use as specified in the County Ordinance; and
4. finds that 2022 South Michigan Avenue is a contributing building to the historic character of the Water Row District; and
5. recommends that the Project be approved for the Class L use here.

The above recommendations were passed unanimously. A2

-S-1103

Rene M. Lewis
Chairman

Date: August 9, 2019

(Sub) Exhibits A and B referred to in this Commission's Chicago Landmarks Recommendations read as follows:

(Sub)Exhibit "A".
(To Commission On Chicago Landmark's Recommendation)

Eligible Cost Summary.

	Class L Eligible	Class L Ineligible*	Class L Ineligible**	Total
Hard Costs				
Demolition	\$57,950	\$160,000	\$0	\$217,950
Excavation	\$18,000	\$0	\$0	\$18,000
Concrete	\$57,370	\$0	\$0	\$57,370
Exterior Masonry	\$650,000	\$0	\$0	\$650,000
Interior Masonry	\$75,000	\$0	\$0	\$75,000
Miscellaneous Metals (Structural and Elevator Rails/Support)	\$50,000	\$0	\$0	\$50,000
Ornamental Metals	\$30,000	\$0	\$0	\$30,000
Rough Carpentry	\$60,000	\$0	\$0	\$60,000
Cleaning and Protection	\$105,000	\$0	\$0	\$105,000
Roofing	\$698,742	\$0	\$0	\$698,742
Green Roof	\$250,000	\$0	\$0	\$250,000
Joint Sealants	\$11,000	\$0	\$0	\$11,000
Doors, Frames and Hardware	\$30,000	\$0	\$0	\$30,000
Overhead Doors	\$45,000	\$0	\$0	\$45,000
Windows and Storefront	\$440,000	\$0	\$0	\$440,000
Skylights	\$45,000	\$0	\$0	\$45,000
Drywall	\$90,000	\$0	\$0	\$90,000
Flooring	\$60,000	\$0	\$0	\$60,000
Painting	\$78,000	\$0	\$0	\$78,000
Fire Protection/Extinguishers	\$101,200	\$0	\$0	\$101,200
Elevators	\$225,000	\$0	\$0	\$225,000
Plumbing	\$235,000	\$0	\$0	\$235,000
HVAC	\$351,000	\$0	\$0	\$351,000
Electrical (includes architectural lighting)	\$475,000	\$0	\$0	\$475,000
Site Permits (CDOT)	\$6,240	\$0	\$0	\$6,240
General Conditions	\$206,626	\$0	\$0	\$206,626
General Contractor Fee	\$139,717	\$0	\$0	\$139,717
Liability Insurance	\$46,111	\$0	\$0	\$46,111
Hard Cost Contingency	\$479,696	\$0	\$0	\$479,696
Total Hard Costs	\$5,116,652	\$160,000	\$0	\$5,276,652
Soft Costs				
Architecture/Engineering/Design	\$579,300	\$0	\$0	\$579,300
Façade Investigation/Consulting	\$137,025	\$0	\$0	\$137,025
Consultants/Legal/Other	\$60,200	\$0	\$70,800	\$131,000
Soft Cost Contingency	\$78,200	\$0	\$6,800	\$85,000
Total Soft Costs	\$854,725	\$0	\$77,600	\$932,325
Total Rehabilitation Costs	\$5,971,377	\$160,000	\$77,600	\$6,208,977

*Ineligible costs for work done prior to Commission recommendation

**Ineligible hard costs, soft, costs and associated contingencies

19000 Order A
 To Commission On Chicago Landmark's Recommendation
 Section of Historic

General

All work affecting the significant historic and architectural features shall be done in accordance with the following:

- The City of Chicago's building permit review procedures and the Chicago Ordinance 4420-095, Chief of the Municipal Code of Chicago
- The review and approval of the Commission
- The U.S. Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings, the Guidelines for the Guidelines for Applications to Historic Buildings and New Construction, adopted by the Commission on March 7, 1991
- Historic photographs, architectural drawings, and any other available archival documentation of the building to be investigated and assembled by the property owner
- Drawings prepared by Counselors Partners (CP) dated June 5, 2015 and Ken and Holman (KH) dated April 14, 2015 and any Commission Request for more information or approval

Required Approvals

All work shall be submitted to the Commission staff for pre-review and approval. The Commission staff may require as part of its review, as appropriate, material samples, paint color and finishes, shop drawings, specifications, mock-ups, test patterns, and other samples.

Required Work

Exterior

Demolition Work

Master plan and team of facilities as certified on 8/11/2015, dated 10/13/2015

- Repair of historic windows and cast iron storefronts
- Recreation of missing storefront windows, south entry doors, and entry lantern to match historic design
- Removal of exterior window storms and installation of interior window storms for second-floor windows facing Michigan Avenue
- Repair of clay-tile roofing and replacement of flat roofing with new Energy Star rated roofing
- Installation of vegetative 'green' roof for a minimum of 50 percent. of net usable area

Interior:

Work shall include:

- Restoration of original showroom to 1928 appearance, including repair of historic tile flooring, relocation of west wall to restore original footprint of showroom, repair and restoration of the historic fireplace and skylight, repainting to match historic colors as determined through a historic finish analysis
- Repair of two existing decorative stairs at first-floor, including replacement of missing or deteriorated historic railing components
- Upgrades to mechanical, electrical, plumbing, and fire protection systems

Work shall occur in accordance with permit drawings for the Project, to be reviewed and approved by the staff of the Commission on Chicago Landmarks.

Exhibit 3.
(To Ordinance)

Additional Requirements.

The Building Owner will enter into a covenant with the City, prior to the completion of the Project, for the purposes of protecting the historic ground-floor showroom and requiring any

future changes thereto, during the life of the Building, to be approved by the Commission on Chicago Landmarks and such approval shall not be unreasonably withheld.

Additional Requirements: Energy-Efficiency and Environmental Quality Measures. Upon completion of the Project, as part of the Class L certification, the owner shall submit certification by the project engineer/architect to Historic Preservation staff stating how each requirement was met. All items that require a building permit should be clearly noted in the architectural plans submitted to the City of Chicago for review.

1. Green Roof -- in compliance with City of Chicago requirements will be provided and the standard roofing will be Energy Star rated; the proposed design at +50 percent green roof coverage along with the insulation will exceed Chicago requirements.
2. Water Detention -- the addition of green roof to the Building will provide onsite natural detention and slow release of storm water to the City utility during peak periods.
3. Storm Windows -- will be added to the interior of the restored second floor double hung window along the Michigan Avenue facade.
4. Storefront -- with the restoration of the storefront, all upper glazing will be removed and re-installed, and lower glazing will be restored to original details; both will provide a reduction in air infiltration.
5. Skylights -- existing acrylic skylights will be replaced with thermally improved units with insulated glass.
6. Painting -- low VOC paints where applicable and not impacting restoration elements within showroom.
7. Lighting -- all lighting in areas of work will be replaced to meet the lighting power density and control requirements of IECC 2012.
8. Mechanical -- roof top units in the areas of work will be replaced with new systems meeting or exceeding the unitary requirements of IECC 2012.
9. Water Heaters -- new high efficiency Energy Star rated water heaters will be installed to serve toilet rooms and office areas.
10. Water Distribution -- a new domestic water booster pump with variable frequency drives will be installed to provide as need pressure and save energy.

REDEVELOPMENT AGREEMENT AND ASSOCIATED CONVEYANCE AND TAX CREDITS FOR CLYDIV LLC FOR DEVELOPMENT OF AFFORDABLE RENTAL HOUSING AT 454 -- 466 W. DIVISION ST. AND 1200 -- 1226 N. CLYBOURN AVE.
[SO2015-7311]

The Committee on Finance submitted the following report:

CHICAGO, October 14, 2015.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration a substitute ordinance authorizing the Commissioner of the Department of Planning and Development to enter into and execute a redevelopment agreement, the donation of tax credits and a conveyance of property with Clydiv LLC, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed substitute ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) EDWARD M. BURKE,
Chairman.

On motion of Alderman Burke, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Hopkins, Dowell, Burns, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 49.

Nays -- None.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, The City of Chicago (the "City"), a home rule unit of government under Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, has heretofore found and does hereby find that there exists within the City a serious shortage of decent, safe and sanitary rental housing available to persons of low- and moderate-income; and

WHEREAS, The City has determined that the continuance of a shortage of affordable rental housing is harmful to the health, prosperity, economic stability and general welfare of the City; and

WHEREAS, The City is the owner of unimproved real property which is commonly known as 454 -- 466 West Division Street and 1200 -- 1226 North Clybourn Avenue, Chicago, Illinois 60610 (the "Property"), and which is legally described on Exhibit A attached hereto; and

WHEREAS, On September 20, 2010, by Resolution Number 10-CDC-57, the Community Development Commission (the "CDC"), authorized the City's Department of Planning and Development ("DPD") to advertise and issue a Request for Proposals ("RFP") for the sale and redevelopment of the Property for an affordable rental housing development; and

WHEREAS, The advertisement appeared in the September 19, September 26 and October 3, 2010, issues of the *Chicago Sun Times* and the RFP documents were made available to the public beginning September, 2010; and

WHEREAS, DPD received two proposals by December 17, 2010, the deadline for submission of responses to the RFP; and

WHEREAS, Clydiv LLC is an Illinois limited liability company ("Developer"), whose principal place of business is located at 666 Dundee Road, Room 1102, Northbrook, Illinois 60062; and

WHEREAS, Developer submitted the proposal which best satisfies the goals and objectives of the RFP and desires to acquire the Property from the City by having an affiliate of one of its members purchase the Property from the City for immediate reconveyance to the Developer, to develop thereon one seven-story elevator building containing 84 units of rental housing, 26 of which will be for CHA residents and an additional 26 of which will be affordable for moderate- to low-income families (the "Project"); and

WHEREAS, By Resolution Number 15-CDC-21, adopted on July 14, 2015, the CDC recommended that the Property be conveyed to the Developer for the Project and that DPD be authorized to negotiate, execute and deliver on behalf of the City a redevelopment agreement with the Developer for the Project, and to advertise its intention to enter into a negotiated sale with the Developer for the redevelopment of the Property; and

WHEREAS, The Property's current appraised fair market value is Five Million One Hundred Thousand and no/100 Dollars (\$5,100,000.00) and Sponsor and Developer have submitted a proposal to DPD to purchase the property for Twenty-five Thousand and no/100 Dollars (\$25,000.00) which is a write-down of Five Million Seventy-five Thousand no/100 (\$5,075,000.00); and

WHEREAS The Finance General Assembly pursuant to 20 ILCS 190/1.20 has supplemented an Ordinance Resolved from 1961 herein as amended a program allowing the allocation of certain proceeds from a redemption charge in connection with approved housing projects (the "Redemption Tax Credit Program") and

WHEREAS Pursuant to an ordinance adopted by the City Council of the City of Chicago on July 22, 1967, and published at pages 49046 - 49054 of the Journal of the Proceedings of the City Council of the City of Chicago, the Commission of such date, a certain redevelopment plan and project (the "Plan") for the Near North Tax Increment Financing Redevelopment Project Area (the "Area") was approved pursuant to the Illinois Tax Increment Allocation Redevelopment Act, as amended (55 ILCS 5/1-14.4-1 et seq.) (the "Act") and

WHEREAS Pursuant to an ordinance adopted by the City Council on July 23, 1967 and published at pages 49369 - 49376 of the Journal of such date, the Area was designated as a redevelopment project area pursuant to the Act and

WHEREAS Pursuant to an ordinance (the "Ordinance") adopted by the City Council on July 23, 1967 and published at pages 49303 - 49314 of the Journal of such date, tax increment allocation financing was adopted pursuant to the Act as a means of financing certain Area redevelopment project costs (as defined in the Act) incurred pursuant to the Plan and

WHEREAS Developer will be obligated to undertake the Project in accordance with the terms and conditions of a proposed redevelopment agreement to be executed by the Developer and the City, with such Project to be financed in part by certain pledged incremental taxes deposited from time to time in the Near North Tax Increment Financing Redevelopment Project Area Special Tax Allocation Fund for the Area (the "MF Fund") pursuant to Section 1-174.4-8.1 of the Act, incremental taxes and

WHEREAS Pursuant to its Resolution 15-CHC-21, the CCC has determined that the Developer be granted as the developer for the Project and that DPC be authorized to negotiate, execute and deliver on behalf of the City a redevelopment agreement with the Developer for the Project, therefore

As Amended by the City Council of the City of Chicago

SECTION 1 The above recitals are expressly incorporated in and made a part of this ordinance as though fully set forth herein.

SECTION 2 The City hereby approves the sale of the Property to Cairn Green AC Community Development Corporation, an Illinois not-for-profit corporation ("Seller") for immediate conveyance to be made by said Seller to Cairn Green Fund (the "Fund") to be formed Illinois Limited Profit Association ("Selling Member") that will be a Special Member of the Developer with such Special Member to be Developer for purposes of the Plan for the amount of Twenty Five Thousand and no/100ths (\$25,000.00). The approval is expressly conditioned upon the Developer, Selling Member and Sponsor entering

and the Redevelopment Agreement (collectively herein as Exhibit B) to the Redevelopment Agreement. The Acting Commissioner of DPW, the Commissioner of a division of the City or the Commissioner of the City DPW, either in person or by a representative with the approval of the City's Corporation Counsel, is authorized and directed to negotiate, execute and deliver the Redevelopment Agreement and all such other documents and papers as may be necessary or appropriate to carry out and comply with the provisions of the Redevelopment Agreement with such changes, additions and deletions as shall be approved by the persons executing the Redevelopment Agreement.

SECTION 3. The Mayor or his proxy is authorized to execute, and the City Council is authorized to attest in public and record concerning the Property to the Sponsor, as to a land trust or an affiliate of the Sponsor's sole ownership, or to a business entity of which the Sponsor is the sole controlling party in which is comprised of the same or other parties, subject to these and such other conditions and restrictions set forth in the legal instruments contemplated to be between the City and the Sponsor in connection with the Project.

SECTION 4. The following provisions shall govern the City's conveyance of the Property to Parsons and Scientific's conveyance to the City:

(a) Full and Complete Release. The City shall convey to Scientific title to the Property by a deed in favor of the sum of Twenty-five Thousand and no/100 Dollars (\$25,000.00), which shall be due by or on behalf of Parsons to the City on the date the City conveys the Property. Scientific acknowledges and agrees that the Property was so appraised for market value price of approximately Five Million One Hundred Thousand and no/100 Dollars, \$5,100,000.00. The appraisal report of the Property, has been made by the City, subject to the restrictions set forth in the City's deed to the Property; the restrictions to be imposed pursuant to the Redevelopment Agreement, and this ordinance. Without limiting the aforementioned of the deed, the covenants of and title to the Property shall conform to the provisions of this ordinance, be subject to:

- (1) general real estate taxes and any special assessment or other taxes;
- (2) all assessments, charges, liens, mortgages and restrictions of record and not shown of record;
- (3) such other title encumbrances as may exist;
- (4) any and all encumbrances caused by the acts of Government or by agents and
- (5) the Plan for the Area.

(b) Environmental Condition of the Property. The City makes no covenant, representation or warranty as to the soil or other environmental condition of the Property, either

to assist in the Property for any purpose whatsoever and to be operated and to accept the Property as is. After the closing of the City's conveyance of the Property to Developer, any commercial use of the Property is herein respects entirely suitable for the use to which the Property is to be put and it shall be the sole responsibility and obligation of Developer to use such land as is necessary to put the Property in a condition suitable for such intended use. Sponsor and Developer agree to release the City from any claims and liabilities relating to or arising from the environmental condition of the Property (including, without limitation, claims under CERCLA) and to undertake and to arrange all obligations of the City arising from any environmental concern which existed on the Property prior to the closing.

SECTION 5. The City hereby approves the conveyance of the Property as a donation to the Sponsor from the City under the Donation Tax Credit Program in connection with the Project. The Authorized Officer has been duly authorized to execute and to transfer the tax credits allocated to the City Fund under the Donation Tax Credit Program in connection with the conveyance of the Property to a transferee (as defined in the Authorized Officer's such terms and conditions as are satisfactory to the Authorized Officer) and to transfer to the proceeds of any proceeds received by the City in connection with the Transfer are hereby appropriated, and the Authorized Officer is hereby authorized to use such proceeds to make a grant to the Developer or Sponsor or to a separate entity affiliated with the Developer or Sponsor in his or her sole discretion for use in connection with the Project (the Grant). The Authorized Officer is hereby authorized, subject to approval by the Certification Council, to enter into and execute such agreements and instruments and perform any other acts as shall be necessary or advisable in connection with the implementation of the Transfer and the Grant. Upon the execution and receipt of proper documentation, the Authorized Officer is hereby authorized to disburse the proceeds of the Grant to the Sponsor or Developer or another entity affiliated with the Sponsor or Developer, as applicable.

SECTION 6. The City Council hereby finds that the City is authorized to pay to Developer a maximum aggregate amount equal to Eight Million One Hundred Thousand and no/100 Dollars (\$8,100,000.00) (City Funds) for the incremental taxes deposited in the general account of the 10 Fund (the General Account) in finance a portion of the eligible costs incurred with the Project. The proceeds of the City Funds are hereby appropriated for the purposes set forth in this Section 6.

SECTION 7. Pursuant to the TFE Fund, the City has created the TFE Fund. The Chief Financial Officer of the City (or his or her assistant) is hereby directed to maintain the TFE Fund as a segregated interest-bearing account, separate and apart from the City's Corporate Fund and any other fund of the City. Funds from the TFE Fund are to be incrementally drawn received by the City for the Area and be deposited into the 10 Fund. The City shall use the funds of the TFE Fund to make payments pursuant to the terms of the Realty document Agreement.

SECTION 8. To the extent that any ordinance, resolution, rule, order or regulation of the Municipal Code of Chicago is not stated to be in conflict with the provisions of this ordinance, the provisions of this ordinance shall control. If any such ordinance, rule, order or provision of this ordinance shall be held invalid, the invalidity of such ordinance, rule, order or provision shall not affect any of the other provisions of this ordinance.

SECTION 9. This ordinance shall be effective as of the date of its passage and approval.

Articles 7A) and 7B) referred to in this ordinance read as follows:

Article 7A
7a. Ordinance

Legal description, subject to final de cisions and surveys:

That part of Butterfield's Addition to Chicago in the west half of the northwest quarter and the southeast quarter of the northwest quarter of Section 4, Township 33 North, Range 14 East of the Third Principal Meridian, 1836 as follows:

beginning at the southeast corner of Lot 1 in the subdivision of Lot 34 in Butterfield's Addition to Chicago aforesaid, thence north west along the north westerly line of North Clybourn Avenue 130.34 feet to the most northerly corner of Lot 1 in the subdivision of Lot 40 and the northwest half of Lot 36 in Butterfield's Addition to Chicago aforesaid, thence south west along the north westerly line of Lot 7 in aforesaid subdivision of Lot 40 and the northwest half of Lot 36 and stop at the 16 feet to the point of intersection with the northerly extension of the east line of the west 20.00 feet of Lot 37 in Butterfield's Addition to Chicago aforesaid, thence south along said east line of the west 20.00 feet of Lot 37 and its northerly extension 155.57 feet more or less to the point of intersection with the south line of said Lot 39, said line also being the north line of West Division Street, thence east along said north line of West Division Street 110.00 feet to the northeast designated point of beginning.

Legal description that said is hereby as follows:

beginning at the southeast corner of Lot 1 in the subdivision of Lot 34 in Butterfield's Addition to Chicago aforesaid, thence north west along the north westerly line of North Clybourn Avenue 40.34 feet thence south westerly 114.00 feet to a point on the south line of said Lot 1 also being the north line of West Division Street and thence east 47.30 feet west from the southeast corner of said Lot 1 thence east along the south line of said Lot 1 47.30 feet to the point of beginning in Cook County, Ill.

Said parcel containing 0.961 acre (41,880 square feet), more or less.

Commonly Known As:

454 -- 466 West Division Street; and
1200 -- 1226 North Clybourn Avenue.

Permanent Index Numbers:

17-04-142-001;
17-04-142-002;
17-04-142-003;
17-04-142-004;
17-04-142-006;
17-04-142-007;
17-04-142-008;
17-04-142-009;
17-04-142-010;
17-04-142-011;
17-04-142-012;
17-04-142-013;
17-04-142-014, and
17-04-142-015.

Exhibit "B".
(To Ordinance)

*Clybourn Division Rental Project
Redevelopment Agreement.*

This Clybourn Division Rental Project Redevelopment Agreement (the "**Agreement**") is made as of this ___ day of _____, 2015, by and among the City of Chicago, an Illinois municipal corporation (the "**City**"), through its Department of Planning and Development ("**DPD**"), and Cabrini Green LAC Community Development Corporation, an Illinois not-for-profit corporation ("**Sponsor**"), Clydiv, LLC, an Illinois limited liability company ("**Developer**"), Cabrini Green CDC-SPE, LLC, an Illinois limited liability company ("**Special Member**"), and Clydiv Manager, LLC, a Illinois limited liability company ("**Manager**", and together with Sponsor, Special Member and Developer, the "**Developer Parties**").

RECITALS:

A. Constitutional Authority: As a home rule unit of government under Section 6(a), Section VII of the 1970 Constitution of the State of Illinois (the "**State**"), the City has the power to regulate for the protection of the public health, safety, morals, and welfare of its inhabitants and, pursuant thereto, has the power to encourage private development in order to enhance the local tax base and create employment opportunities, and to enter into contractual agreements with private parties in order to achieve these goals.

B. Statutory Authority: The City is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (2002 State Bar Edition), as amended from time-to-time (the "**Act**"), to finance projects that eradicate blighted conditions through the use of tax increment allocation financing for redevelopment projects.

C. City Council Authority: To induce redevelopment under the provisions of the Act, the City Council of the City (the "**City Council**") adopted the following ordinances on July 30, 1997: (1) "An Ordinance of the City of Chicago, Illinois Approving a Redevelopment Plan for the Near North Redevelopment Project Area"; (2) "An Ordinance of the City of Chicago, Illinois Designating the Near North Redevelopment Project Area as a Redevelopment Project Area Pursuant to Tax Increment Allocation Redevelopment Act"; and (3) "An Ordinance of the City of Chicago, Illinois Adopting Tax Increment Allocation Financing for the Near North Redevelopment Project Area" (the "**TIF Adoption Ordinance**"). Collectively the three ordinances are defined as the "**TIF Ordinances**". The Redevelopment Area (as defined below) is legally described on Exhibit A.

D. The Project: The project contemplated by this Redevelopment Agreement is for the construction of one seven-story elevator building containing 84 rental housing units and commercial space located at 454-466 West Division Street and 1200-1226 North Clybourn Avenue (the "**Property**") in the Near North Tax Increment Financing Redevelopment Project Area (the "**Redevelopment Area**"). The City is selling the Property to the Sponsor for immediate reconveyance to the Developer, provided that the Sponsor will first convey the Property to Special Member, which will immediately convey the Property to the Developer. The Property is approximately .961 acre, and is located wholly within the Redevelopment Area. A

legal description of the Property is stated in Exhibit B-1. The Property is currently undeveloped and subject to the zoning requirements stated in Residential-Business Planned District No. 1278 (including any approved amendment thereof, the "PD"). In accordance with this Agreement, the 84 residential units will consist of 26 rental units for public housing residents, 26 rental units for low-income families and 32 market rate rental units, and 56 parking spaces (the "Residential Project"), and the commercial portion of the development will include certain commercial space on the first floor of the building which may include a day care facility and other commercial uses, and 20 parking spaces (the "Commercial Project"). The new construction work is collectively defined as the "Project". The legal descriptions of the property comprising the Residential Project and the property comprising the Commercial Project, respectively, are attached hereto as Exhibits B-2 and B-3. A site plan for the Project (the "Site Plan") is Exhibit B-4. The completion of the Project would not reasonably be anticipated to occur without the financing contemplated in this Agreement.

E. Redevelopment Plan: The Project will be carried out in accordance with this Agreement, the PD and the City of Chicago Near North Redevelopment Project Area Tax Increment Finance Program Redevelopment Plan and Project (the "Redevelopment Plan"), and as amended from time-to-time.

F. City Financing and Assistance: The City agrees to use, in the amounts set forth in Section 5.03 hereof, Incremental Taxes to pay or reimburse the Developer Parties for the costs of TIF-Funded Improvements pursuant to the terms and conditions of this Agreement. In addition, the City may, in its discretion, issue tax increment allocation bonds ("TIF Bonds") secured by Incremental Taxes (as defined below) pursuant to a TIF bond ordinance (the "TIF Bond Ordinance"), at a later date as described and conditioned in Section 5.07 hereof. The proceeds of the TIF Bonds (the "TIF Bond Proceeds") may be used to pay for the costs of the TIF-Funded Improvements not previously paid for from Available Incremental Taxes.

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements contained in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree as follows:

AGREEMENT:

SECTION 1: RECITALS

The recitals stated above are an integral part of this Agreement and are hereby incorporated into this Agreement by reference and made a part of this Agreement.

SECTION TWO: DEFINITIONS

For purposes of this Agreement the following terms shall have the meanings stated below:

“Act” has the meaning defined in the recitals.

“Actual Residents of the City” has the meaning defined for such phrase in Section 11.02(c).

“Affiliate” means any individual, corporation, partner, partnership, trust or entity which owns or controls a controlling interest, or is owned or controlled by, or is under common ownership or control with, in whole or in part, a Developer Party or any successor to a Developer Party or its respective subsidiary(ies) or parent(s).

“Agreement” has the meaning defined in the Agreement preamble.

“AMI” shall mean Chicago-area median income, adjusted for family (as defined in 24 C.F.R. Part 5.403) size, as determined from time to time by HUD.

“Annual Compliance Report” shall mean a signed report from the Developer to the City (a) itemizing the Developer's obligations under this Agreement during the preceding calendar year, (b) certifying the Developer's compliance or noncompliance with such obligations, (c) attaching evidence (whether or not previously submitted to the City) of such compliance or noncompliance and (d) certifying that the Developer is not in default with respect to any provision of this Agreement, the agreements evidencing the Lender Financing, if any, or any related agreements; provided, that the obligations to be covered by the Annual Compliance Report shall include the following: (1) delivery of Financial Statements and unaudited financial statements (Section 9.12); (2) delivery of updated insurance certificates, if applicable (Section 9.13); (3) delivery of evidence of payment of Non-Governmental Charges, if applicable (Section 9.14); (4) compliance with the Affordability Requirements (Section 9.19); and (5) compliance with all other executory provisions of this Agreement.

“Architect's Certificate” shall mean a certificate from an architect indicating that the Project is 25% complete, 50% complete or 75% complete, as applicable.

“Available Incremental Taxes” means an amount equal to 90% of the Incremental Taxes (as defined below) deposited in the Redevelopment Project Area Special Tax Allocation Fund (as defined below) and not pledged to the Prior TIF Obligations set forth in Exhibit M, using the year [1997] as a base year for equalized assessed valuation.

“Available Project Funds” has the meaning defined for such phrase in Section 5.08(g).

“Bonds” has the meaning defined in Section 9.05.

“Business Day” means any day other than Saturday, Sunday or a legal holiday in the State.

“CHA” means Chicago Housing Authority.

"CHA Units" shall mean the 26 residential units in the Project which shall be leased to CHA Residents by the Developer.

"CHA Residents" shall mean tenants who qualify as being eligible to occupy "public housing" as defined in Section 3(b) of the United States Housing Act of 1937, as amended and as may hereafter be amended from time to time or any successor legislation, together with all regulations implementing the same.

"Change Order" means any amendment or modification to the Scope Drawings, the Plans and Specifications, or the Project Budget (all as defined below) within the scope of Section 4.04.

"Citibank" means Citibank, N.A. and its successors and assigns.

"City" has the meaning defined in the Agreement preamble.

"City Contract" has the meaning defined in Section 9.01(n).

"City Council" means the City Council of the City of Chicago as defined in the recitals.

"City Funds" means the funds described in Section 5.03(b).

"City Group Member" has the meaning defined in Section 9.10.

"City Regulatory Agreement" means that certain Regulatory Agreement entered into on the date hereof by Developer and the City.

"Closing Date" means the date of execution and delivery of this Agreement by all parties hereto.

"Construction Contract" means collectively those certain contracts substantially in the form of Exhibit E, to be entered into between Developer and the General Contractor (as defined below) providing for construction of the TIF-Funded Improvements.

"Construction Program" has the meaning defined in Section 11.03(a).

"Corporation Counsel" means the City's Office of Corporation Counsel.

"Davis-Bacon Act" shall mean 40 U.S.C. Section 276a et seq.

"Developer" has the meaning defined in the Agreement preamble.

"DPD" has the meaning defined in the Agreement preamble.

"Employer(s)" has the meaning defined in Section 11.01.

"Environmental Laws" means any and all Federal, State or local statutes, laws, regulations, ordinances, codes, rules, orders, licenses, judgments, decrees or requirements relating to public health and safety and the environment now or hereafter in force, as amended and hereafter amended, including but not limited to: (i) the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. Section 9601 et seq.); (ii) any so-called "Superfund" or "Superlien" law; (iii) the Hazardous Materials Transportation Act (49 U.S.C. Section 1802 et seq.); (iv) the Resource Conservation and Recovery Act (42 U.S.C. Section 6902 et seq.); (v) the Clean Air Act (42 U.S.C. Section 7401 et seq.); (vi) the Clean Water Act (33 U.S.C. Section 1251 et seq.); (vii) the Toxic Substances Control Act (15 U.S.C. Section 2601 et seq.); (viii) the Federal Insecticide, Fungicide and Rodenticide Act (7 U.S.C. Section 136 et seq.); (ix) the Illinois Environmental Protection Act (415 ILCS 5/1 et seq.); and (x) the Municipal Code of Chicago, including but not limited to the Municipal Code of Chicago, Sections 7-28-390, 7-28-440, 11-4-1410, 11-4-1420, 11-4-1450, 11-4-1500, 11-4-1530, 11-4-1550, or 11-4-1560.

"Equity" means funds of the Developer Parties (other than funds derived from Lender Financing (as defined below)) available for the Project, in the amount stated in Exhibit K attached hereto, which amount may be increased under Section 5.07 (Cost Overruns).

"Escrow Agreement" means that certain Escrow Agreement entered into on the date hereof by the City, Developer, Sponsor, lenders providing Lender Financing and other parties, in substantially the form attached as Exhibit L.

"Event of Default" has the meaning defined in Section 16.01.

"Existing Materials" shall mean the Hazardous Materials and other environmental conditions described in any SRP reports existing on the Property prior to or as of the Closing Date.

"Existing Mortgages" has the meaning defined in Section 17.01.

"Final Certificate" means the Final Certificate of Completion of Construction described in Section 8.01.

"Financial Statements" means the financial statements of Developer regularly prepared by Developer, and including, but not limited to, a balance sheet, income statement and cash-flow statement, in accordance with generally accepted accounting principles and practices consistently applied throughout the appropriate periods, and which are delivered to the lender(s) providing Lender Financing pursuant to Developer's loan agreement(s), if any.

"General Contractor" means the general contractor(s) hired by Developer under Section 7.01.

"Governmental Charge" has the meaning defined in Section 9.18(a).

"Hazardous Materials" means any toxic substance, hazardous substance, hazardous material, hazardous chemical or hazardous, toxic or dangerous waste defined or qualifying as such in (or for the purposes of) any Environmental Law, or any pollutant or contaminant, and shall include, but not be limited to, petroleum (including crude oil), any radioactive material or by-product material, polychlorinated biphenyls and asbestos in any form or condition.

"HUD" shall mean the U.S. Department of Housing and Urban Development.

"Human Rights Ordinance" has the meaning defined in Section 11.01(a).

"In Balance" has the meaning defined in Section 5.08(g).

"Incremental Taxes" means such ad valorem taxes which, pursuant to the TIF Adoption Ordinance and Section 5/11-74.4-8(b) of the Act, are allocated to, and when collected are paid to, the Treasurer of the City for deposit by the Treasurer into a special tax allocation fund established to pay Redevelopment Project Costs (as defined below) and obligations incurred in the payment thereof, such fund for the purposes of this Agreement being the Redevelopment Project Area Special Tax Allocation Fund.

"Indemnitee" and **"Indemnitees"** have the respective meanings defined in Section 14.01.

"Lender Financing" means funds borrowed by Developer from lenders and available to pay for costs of the Project, in the amount stated in Exhibit K, if any.

"Limited Partner" means _____.

"Manager" means Clydiv Manager, LLC, an Illinois limited liability company.

"MBE(s)" has the meaning defined in Section 11.03.

"MBE/WBE Budget" shall mean the budget attached hereto as Exhibit C-2, as described in Section 11.03.

"MBE/WBE Program" has the meaning defined in Section 11.03.

"Municipal Code" means the Municipal Code of the City of Chicago as presently in effect and as hereafter amended from time to time.

"New Mortgage" has the meaning defined in Section 17.01.

"NFRL" shall mean a No Further Remediation Letter issued pursuant to the SRP.

"Non-Governmental Charges" means all non-governmental charges, liens, claims, or encumbrances relating to the Developer Parties, the Property or the Project.

"**PD**" has the meaning defined in the recitals.

"**Permitted Liens**" means those liens and encumbrances against the buildings in the Project and/or the Project stated in Exhibit G.

"**Permitted Mortgage**" has the meaning defined in Section 17.01.

"**Plans and Specifications**" means final construction documents containing a site plan and working drawings and specifications for the Project.

"**Prior Expenditure(s)**" has the meaning defined in Section 5.06.

"**Prior TIF Obligations**" means the City's pledge of Incremental Taxes as listed on Exhibit M hereto.

"**Procurement Program**" has the meaning defined in Section 11.03.

"**Project**" has the meaning defined in the recitals.

"**Project Budget**" means the budget stated in Exhibit C-1, showing the total cost of the Project by line item, as furnished by the Developer Parties to DPD, in accordance with Section 4.03.

"**Property**" has the meaning defined in the recitals.

"**Recorded Affordability Documents**" means, collectively: the City Regulatory Agreement; that certain Declaration of Restrictive Covenants by and among the CHA and Developer dated as of the date hereof; that certain Illinois Affordable Housing Tax Credit Regulatory Agreement by and among the Developer, _____ and the City dated as of the date hereof; and that certain Regulatory and Operating Agreement by and among the CHA and the Developer dated as of the date hereof.

"**Redevelopment Area**" has the meaning defined in the recitals.

"**Redevelopment Plan**" has the meaning defined in the recitals.

"**Redevelopment Project Area Special Tax Allocation Fund**" means the special tax allocation fund created by the City in connection with the Redevelopment Area into which the Incremental Taxes will be deposited.

"**Redevelopment Project Costs**" means redevelopment project costs as defined in Section 5/11-74.4-3(q) of the Act that are included in the budget stated in the Redevelopment Plan or otherwise referenced in the Redevelopment Plan.

"Requisition Form" shall mean the document, in the form attached hereto as Exhibit J, to be delivered by the Developer Parties to DPD pursuant to Section 5.04 of this Agreement.

"Scope Drawings" means preliminary construction documents containing a site plan and preliminary drawings and specifications for the Project.

"Site Plan" has the meaning defined in the recitals.

"SRP" means the State of Illinois Site Remediation Program, as codified at 415 ILCS 5/58, et seq., as amended from time to time.

"State" means the State of Illinois as defined in the recitals.

"Substantial Completion Certificate" means the Certificate of Substantial Completion of Construction described in Section 8.01.

"Survey" means an urban plat of survey in the most recently revised form of ALTA/ACSM land title survey of the Property dated within 90 days prior to the Closing Date, reasonably acceptable in form and content to the City and the Title Company, prepared by a surveyor registered in the State, certified to the City and the Title Company, and indicating whether the Property is in a flood hazard area as identified by the United States Federal Emergency Management Agency (and any updates thereof to reflect improvements to the Property as required by the City or the lender(s) providing Lender Financing, if any).

"Term of the Agreement" means the period of time commencing on the Closing Date and ending on July 30, 2020, such date being the date that is 23 years after the creation of the Redevelopment Area.

"TIF Adoption Ordinance" has the meaning stated in the recitals.

"TIF Bonds" has the meaning defined for such term in the recitals.

"TIF Bond Ordinance" has the meaning stated in the recitals.

"TIF Bond Proceeds" has the meaning stated in the recitals.

"TIF Ordinances" has the meaning stated in the recitals.

"TIF-Funded Improvements" means those improvements of the Project which: (i) qualify as Redevelopment Project Costs, (ii) are eligible costs under the Redevelopment Plan and (iii) the City has agreed to pay for out of the City Funds, subject to the terms of this Agreement, and (iv) are stated in Exhibit D.

"Title Company" means Greater Illinois Title Company.

"Title Policy" means a title insurance policy in the most recently revised ALTA or equivalent form, showing Developer as the insured, noting the recording of this Agreement as an encumbrance against the Property, and a subordination agreement in favor of the City with respect to previously recorded liens against the Project related to Lender Financing, if any, issued by the Title Company.

"WARN Act" means the Worker Adjustment and Retraining Notification Act (29 U.S.C. Section 2101 et seq.).

"WBE(s)" has the meaning defined in Section 11.03.

SECTION THREE: PROPERTY CONVEYANCE

3.01 **Conveyance of the Property.** The following provisions shall govern the City's conveyance of the Property to the Sponsor for immediate reconveyance to the Developer:

(a) **Purchase Price.** The City hereby agrees to sell, and Sponsor hereby agrees to purchase, upon and subject to the terms and conditions of this Agreement, the Property, for the amount of Twenty-Five Thousand and no/100 Dollars (\$25,000.00) (the "**Purchase Price**"), which is to be paid by the Developer Parties on behalf of the Sponsor to the City on the date the City conveys the Property (the occurrence of such conveyance, the "**Property Closing**") in cash or by certified or cashier's check or wire transfer of immediately available funds. The Developer Parties shall pay all escrow fees and other title insurance fees, premiums and closing costs. The Developer Parties acknowledge and agree that (i) the appraised fair market value of the Property based on an appraisal dated May 6, 2015 was approximately \$5.1 Million Dollars and (ii) the City has only agreed to sell the Property to Sponsor for the Purchase Price because the Developer Parties have agreed to execute this Agreement and comply with its respective terms and conditions.

(b) **Form of Deed.** The City shall convey the Property to Sponsor by quitclaim deed (the "**Deed**"), subject to the terms of this Agreement and, without limiting the quitclaim nature of the deed, the following:

- (i) the Redevelopment Plan;
- (ii) the standard exceptions in an ALTA title insurance policy;
- (iii) general real estate taxes and any special assessments or other taxes;
- (iv) all easements, encroachments, covenants and restrictions of record and not shown of record;

- (v) such other title defects as may exist; and
- (vi) any and all exceptions caused by the acts of the Developer Parties or their agents.

(c) Title and Survey. The Developer Parties acknowledge that they have obtained title insurance commitments for the Property, showing the City in title to the Property. The Developer Parties shall be solely responsible for and shall pay all costs associated with updating such title commitments (including all search, continuation and later-date fees), and obtaining any title insurance, extended coverage or other endorsements it deems necessary. The City shall have no obligation to cure title defects; provided, however, if there are exceptions for general real estate tax liens which accrued prior to the Property Closing with respect to the Property, the City shall file a petition to vacate the tax sale in the Circuit Court of Cook County if the tax liens have been sold and/or seek to abate the tax liens by filing a tax abatement letter with the appropriate Cook County authorities or, filing tax injunction proceedings in the Circuit Court of Cook County, but shall have no further obligation with respect to any such taxes. If the City is unable to obtain the waiver or release of any such tax liens or is unable to cause the Title Company to insure over such tax liens, or if the Property is encumbered with any other unpermitted exceptions, the Developer Parties shall have the option to do one of the following: (a) accept title to the Property subject to the unpermitted exceptions, which shall then become permitted exceptions; or (b) terminate this Agreement by delivery of written notice to the City at least fourteen (14) days prior to the scheduled date for the Property Closing.

The Developer Parties shall obtain and furnish the City with three (3) copies of a survey of the Property at the Developer Parties' sole cost and expense.

(d) Property Closing. The conveyance of the Property shall take place on the date of the Property Closing at the downtown offices of the Title Company or such other place as the parties may mutually agree upon in writing; provided, however, in no event shall the closing of the land sale occur unless the Developer Parties have satisfied all conditions precedent set forth in this Agreement, unless DPD, in its sole discretion, waives such conditions. On or before the Closing Date, the City shall deliver to the Title Company the Deed, all necessary state, county and municipal real estate transfer tax declarations, and an ALTA statement. The City will not provide a gap undertaking.

(e) Recordation of Quitclaim Deed and Other Documents. The Developer shall promptly record the Deed in the Office of the Recorder of Deeds of Cook County, Illinois and shall pay to record the Deed, this Agreement, and any other documents incident to the conveyance of the Property.

3.02 Escrow. In the event that the Developer Parties require conveyance through an escrow, the Developer Parties shall pay all escrow fees.

3.03 **Environmental Condition of the Property.** The City makes no covenant, representation or warranty as to the soil or environmental condition of the Property or the suitability of the Property for any purpose whatsoever, and the Developer Parties agree to accept the Property "as is". If after the Property Closing, the soil or environmental condition of the Property is not in all respects entirely suitable for the use to which the Property is to be utilized, it shall be the sole responsibility and obligation of the Developer Parties to take such action as is necessary to put the Property in a condition suitable for such intended use. The Developer Parties agree to release the City from any claims and liabilities relating to or arising from the environmental condition of the Property (including, without limitation, claims under CERCLA) and to undertake and discharge all liabilities of the City arising from any environmental condition which existed on the Property prior to the Property Closing.

The Developer Parties hereby waive and release the City from and against, any claims and liabilities relating to or arising from the structural, physical or environmental condition of the Property, including, without limitation, claims arising under the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended ("CERCLA"), and shall undertake and discharge all liabilities of the City arising from any structural, physical or environmental condition that existed on the Property prior to the Property Closing, including, without limitation, liabilities arising under CERCLA. The Developer Parties hereby acknowledge that, in purchasing the Property, the Developer Parties are relying solely upon their own inspection and other due diligence activities and not upon any information (including, without limitation, environmental studies or reports of any kind) provided by or on behalf of the City or its agents or employees with respect thereto. The Developer Parties shall perform such studies and investigations, conduct such tests and surveys, and engage such specialists as the Developer Parties deems appropriate to evaluate fairly the structural, physical and environmental condition and risks of the Property. If, after the Property Closing, the structural, physical and environmental condition of the Property is not in all respects entirely suitable for their intended use, it shall be the Developer Parties' sole but collective responsibility and obligation to take such action as is necessary to put the Property in a condition which is suitable for their intended use.

3.04 **Restrictions on Use.** The Developer Parties agree that they:

- (a) Shall devote the Property solely to the Project;
- (b) Shall not discriminate on the basis of race, color, sex, gender identity, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, or source of income in the use or occupancy of the Property or any part thereof or the Project or any part thereof.
- (c) Shall devote the Property to a use consistent with the Redevelopment Plan.

The covenant contained in this Section 4.04 shall terminate upon the expiration of the Redevelopment Plan as such expiration may be amended from time to time in accordance with and pursuant to applicable law.

SECTION FOUR: THE PROJECT

4.01 **The Project.** The Developer Parties will: (i) begin redevelopment construction no later than ninety days after the Closing Date, and (ii) complete redevelopment construction no later than the third anniversary of the Closing Date, subject to the provisions of Section 19.16 (Force Majeure).

4.02 **Scope Drawings and Plans and Specifications.** Developer has delivered the Scope Drawings and Plans and Specifications to DPD and DPD has approved them. After such initial approval, subsequent proposed changes to the Scope Drawings or Plans and Specifications within the scope of Section 4.04 will be submitted to DPD as a Change Order under Section 4.04. The Scope Drawings and Plans and Specifications will at all times conform to the Redevelopment Plan as in effect on the date of this Agreement, and all applicable Federal, State and local laws, ordinances and regulations. Developer will submit all necessary documents to the City's Department of Buildings, Department of Transportation, and to such other City departments or governmental authorities as may be necessary to acquire building permits and other required approvals for the Project.

4.03 **Project Budget.** Developer has furnished to DPD, and DPD has approved, a Project Budget which is Exhibit C-1, showing total costs for the Project in an amount not less than \$39,776,055. Developer hereby certifies to the City that: (a) in addition to City Funds, the Lender Financing and/or Equity described in Exhibit K shall be sufficient to pay for all Project costs; and (b) the Project Budget is true, correct and complete in all material respects as of the date hereof. Developer will promptly deliver to DPD copies of any Change Orders with respect to the Project Budget as provided in Section 4.04.

4.04 **Change Orders.** All Change Orders (and documentation substantiating the need and identifying the source of funding therefor) relating to material changes to the Project must be submitted by the Developer to DPD for DPD's prior written approval. The Developer shall not authorize or permit the performance of any work relating to any Change Order or the furnishing of materials in connection therewith prior to the receipt by the Developer of DPD's written approval. The Construction Contract, and each contract between the General Contractor and any subcontractor, shall contain a provision to this effect. An approved Change Order shall not be deemed to imply any obligation on the part of the City to increase the amount of City Funds which the City has pledged pursuant to this Agreement or provide any other additional assistance to the Developer.

4.05 **DPD Approval.** Any approval granted by DPD under this Agreement of the Scope Drawings, Plans and Specifications and the Change Orders is for the purposes of this Agreement only, and any such approval does not affect or constitute any approval required by any other City department or under any City ordinance, code, regulation, or any other governmental approval, nor does any such approval by DPD under this Agreement constitute approval of the utility, quality, structural soundness, safety, habitability, or investment quality of the Project.

4.06 **Other Approvals.** Any DPD approval under this Agreement will have no effect upon, nor will it operate as a waiver of, the Developer Parties' obligations to comply with the provisions of Section 6.03 (Other Governmental Approvals).

4.07 **Progress Reports and Survey Updates.** After the Closing Date, on or before the 15th day of January, April, July and October, Developer will provide DPD with written quarterly construction progress reports detailing the status of the Project, including a revised completion date, if necessary (with any delay in completion date being considered a Change Order, requiring DPD's written approval under Section 4.04). Developer must also deliver to the City written progress reports by draw, but not less than quarterly, detailing compliance with the requirements of Section 9.08 (Prevailing Wage), Section 11.02 (City Resident Construction Worker Employment Requirement) and Section 11.03 (Developer's MBE/WBE Commitment). If the reports reflect a shortfall in compliance with the requirements of Sections 9.08, 11.02 and 11.03, then there must also be included a written plan from Developer acceptable to DPD to address and cure such shortfall. At Project completion, upon the request of DPD, Developer will provide 3 copies of an updated Survey to DPD reflecting improvements made to the Property.

4.08 **Inspecting Agent or Architect.** The independent agent or architect (other than Developer's architect) selected by the lender providing Lender Financing will also act as the inspecting agent or architect for DPD for the Project, and any fees and expenses connected with its work or incurred by such independent agent or architect will be solely for Developer's account and will be promptly paid by Developer. The inspecting agent or architect will perform periodic inspections with respect to the Project, providing written certifications with respect thereto to DPD, prior to requests for disbursements for costs related to the Project.

4.09 **Barricades.** Developer has installed (or shall install) a construction barricade of a type and appearance satisfactory to the City and which barricade was constructed in compliance with all applicable Federal, State or City laws, ordinances, rules and regulations. DPD retains the right to approve the maintenance, appearance, color scheme, painting, nature, type, content, and design of all barricades (other than the name and logo of the Project) installed after the date of this Agreement.

4.10 **Signs and Public Relations.** Developer will erect in a conspicuous location on the Property during the Project a sign of commercially reasonable size and style, indicating that financing has been provided by the City. The City reserves the right to include the name, photograph, artistic rendering of the Project and any other pertinent, non-confidential information regarding Developer and the Project in the City's promotional literature and communications.

4.11 **Utility Connections.** Developer may connect all on-site water, sanitary, storm and sewer lines constructed as a part of the Project to City utility lines existing on or near the perimeter of the Property, provided Developer first complies with all City requirements governing such connections, including the payment of customary fees and costs related thereto.

4.12 **Permit Fees.** In connection with the Project, Developer is obligated to pay only those building, permit, engineering, tap on, and inspection fees that are assessed on a uniform basis throughout the City of Chicago and are of general applicability to other property within the City of Chicago.

4.13 **Accessibility for Disabled Persons.** Developer acknowledges that it is in the public interest to design, construct and maintain the Project in a manner that promotes, enables, and maximizes universal access throughout the Project. Plans for all buildings on the Property and related improvements have been reviewed and approved by the Mayor's Office for People with Disabilities ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

SECTION FIVE: FINANCING

5.01 **Total Project Cost and Sources of Funds.** The cost of the Project is estimated to be \$39,776,055 to be applied in the manner stated in the Project Budget and funded from the sources identified in Exhibit K.

5.02 **Developer Funds.** Equity and Lender Financing will be used to pay the majority of Project costs, including but not limited to costs of TIF-Funded Improvements.

5.03 **City Funds.**

(a) **Uses of City Funds.** City Funds may only be used to pay directly or reimburse the Developer Parties for costs of TIF-Funded Improvements that constitute Redevelopment Project Costs. Exhibit D sets forth, by line item, the TIF-Funded Improvements for the Project, and the maximum amount of costs that may be paid by or reimbursed from City Funds for each line item therein (subject to Section 5.03(b) and subject to revision by approved Change Orders), contingent upon receipt by the City of documentation satisfactory in form and substance to DPD evidencing such cost and its eligibility as a Redevelopment Project Cost.

(b) **Sources of City Funds.** Subject to the terms and conditions of this Agreement, including but not limited to this Section 5.03 and Section 6 hereof, the City hereby agrees to provide up to \$8,100,000 of City funds (the "City Funds") from Available Incremental Taxes to pay for or reimburse the Developer Parties for the costs of the TIF-Funded Improvements; provided, however, that the \$8,100,000 to be derived from Available Incremental Taxes and/or TIF Bond proceeds, if any, shall be available to pay costs related to TIF-Funded Improvements and allocated by the City for that purpose only so long as the amount of the Available Incremental Taxes deposited into the Redevelopment Project Area Special Tax Allocation Fund shall be sufficient to pay for such costs. The City hereby represents to the Developer Parties that except for the Prior TIF Obligations the City has not made a senior or superior pledge of Incremental Taxes to any entity, party or person.

The Developer Parties acknowledge and agree that the City's obligation to pay for TIF-Funded Improvements up to a maximum of \$8,100,000 is contingent upon the fulfillment of the conditions set forth above. In the event that such conditions are not fulfilled, the amount of Equity to be contributed by the Developer Parties pursuant to Section 5.01 hereof or Lender Financing shall increase proportionately. In the event that the final certified Project costs are less than the Project Budget, the City and CHA shall share the savings on a pro-rata basis. The City's share of the savings shall be deducted from the final installment paid to the Developer Parties after the issuance of the Final Certificate.

(c) Disbursement of City Funds. Subject to the terms and conditions of this Agreement, including but not limited to this Section 5.03, Section 5.08 and Section 6 hereof, the City shall disburse the City Funds in five payments as follows: (i) \$2,025,000 upon the completion of 25% of the construction of the Project as evidenced by an Architect's Certificate; (ii) \$2,025,000 upon the completion of 50% of the construction of the Project as evidenced by an Architect's Certificate; (iii) \$2,025,000 upon the completion of 75% of the construction of the Project as evidenced by an Architect's Certificate; (iv) \$1,012,500 upon the issuance by DPD of the Substantial Completion Certificate; and (v) \$1,012,500 upon the issuance by DPD of the Final Certificate.

5.04 Construction Escrow. The City and the Developer Parties hereby agree to enter into the Escrow Agreement. All disbursements of Project funds shall be made through the funding of draw requests with respect thereto pursuant to the Escrow Agreement and this Agreement. In case of any conflict between the terms of this Agreement and the Escrow Agreement, the terms of this Agreement shall control.

5.05 Sale or Transfer of the Property or Project by Developer.

(a) Prior to the Date of Issuance of the Final Certificate. Subject to Sections 5.05(c) and 17.01 below, Developer must obtain the prior approval of the City for any sale or transfer of any part of the Property or the Project prior to the issuance of the Final Certificate. Such approval by the City will be subject to the reasonable discretion requirement stated in Section 19.19.

(b) Prior to the End of the Affordability Covenant. Subject to Sections 5.05(c) and 17.01 below, if Developer shall enter into a sale or transfer of any part of the Residential Project prior to the termination of the affordability covenant set forth in Section 9.19, Developer agrees to remit City Funds to the City in an amount equal to \$202,500 multiplied by X, where X equal 40 minus the number of years elapsed since the date of the Final Certificate.

(c) Sales of Assets or Equity. For purposes of this Section 5.05, the phrase: "sale or transfer of any part of the Residential Project" includes any sales or transfers which are a part of the sale or transfer of all or substantially all of Developer's assets or equity. Notwithstanding anything in this Section 5.05 to the contrary, the foregoing restrictions of this Section 5.05 and the penalty due in accordance with Section 5.05(b) do not apply to: (i) Developer's investor member to transfer its investor member interest to any person at any time, (ii) the removal by the investor member of the Manager, in accordance with Developer's operating agreement,

provided the substitute managing member is acceptable to City in its reasonable discretion, (iii) Manager's pledge of Manager's rights, title and interest in and to Developer and under Developer's operating agreement as collateral for Developer's obligations under any Lender Financing; (iv) transfers to any condominium association or community association; (v) any dedications or easements required by the subdivision, PD or applicable law and (vi) any sale or transfer of the Residential Project that is explicitly made subject to the Affordability Covenant. Developer must, however during the Term of the Agreement, notify the City not less than 60 days after any transfer is made.

(d) Sale and Transfer of the Commercial Project. Notwithstanding any other provision of this Agreement, after the issuance of the Substantial Completion Certificate, Developer will convey the Commercial Project to Clydiv Commercial LLC, an Illinois limited liability company.

5.06 Treatment of Prior Expenditures. Only those expenditures made by the Developer Parties with respect to the Project prior to the Closing Date, evidenced by documentation satisfactory to DPD and approved by DPD as satisfying costs covered in the Project Budget, will be considered previously contributed Equity or Lender Financing, if any, hereunder (the "**Prior Expenditure(s)**"). DPD has the right, in its sole discretion, to disallow any such expenditure (not listed on Exhibit F) as a Prior Expenditure as of the date hereof. Exhibit F states the prior expenditures approved by DPD as Prior Expenditures. Prior Expenditures made for items other than TIF-Funded Improvements will not be reimbursed to the Developer Parties, but will reduce the amount of Equity and/or Lender Financing, if any, required to be contributed by the Developer Parties under Section 5.01.

5.07 Cost Overruns. If the aggregate cost of the TIF-Funded Improvements exceeds City Funds available under Section 5.03, the Developer Parties will be solely responsible for such excess costs, and will hold the City harmless from any and all costs and expenses of completing the TIF-Funded Improvements in excess of City Funds and from any and all costs and expenses of completing the Project in excess of the Project Budget.

5.08 Preconditions of Disbursement. Prior to each disbursement of City Funds hereunder, the Developer Parties shall submit documentation regarding the applicable expenditures to DPD, which shall be satisfactory to DPD in its sole discretion. Delivery by the Developer Parties to DPD of any request for disbursement of City Funds hereunder shall, in addition to the items therein expressly set forth, constitute a certification to the City, as of the date of such request for disbursement, that:

(a) the total amount of the disbursement request represents the actual amount payable to (or paid to) the General Contractor and/or subcontractors who have performed work on the Project, and/or their payees;

(b) all amounts shown as previous payments on the current disbursement request have been paid to the parties entitled to such payment;

(c) the Developer Parties have approved all work and materials for the current disbursement request, and such work and materials substantially conform to the Plans and Specifications;

(d) the representations and warranties contained in this Redevelopment Agreement are true and correct in all material respects and the Developer Parties are in compliance with all covenants contained herein;

(e) the Developer Parties have received no notice and have no knowledge of any liens or claim of lien either filed or threatened against the Property except for the Permitted Liens and Non-Governmental Charges in accordance with Section 9.14(b);

(f) no Event of Default or condition or event which, with the giving of notice or passage of time or both, would constitute an Event of Default exists or has occurred; and

(g) the Project is In Balance. The Project shall be deemed to be in balance ("In Balance") only if the total of the available Project funds equals or exceeds the aggregate of the amount necessary to pay all unpaid Project costs incurred or to be incurred in the completion of the Project. "Available Project Funds" as used herein shall mean: (i) the undisbursed City Funds; (ii) the undisbursed Lender Financing, if any; (iii) the undisbursed Equity and (iv) any other amounts deposited by the Developer pursuant to this Agreement. The Developer Parties hereby agree that, if the Project is not In Balance, the Developer Parties shall, within 10 days after a written request by the City, defer developer fee or other amounts due the Developer, or deposit with the escrow agent or will make available (in a manner acceptable to the City), cash in an amount that will place the Project In Balance, which deposit shall first be exhausted before any further disbursement of the City Funds shall be made.

The City shall have the right, in its discretion, to require the Developer Parties to submit further documentation as the City may require in order to verify that the matters certified to above are true and correct, and any disbursement by the City shall be subject to the City's review and approval of such documentation and its satisfaction that such certifications are true and correct in all material respects; provided, however, that nothing in this sentence shall be deemed to prevent the City from relying on such certifications by the Developer Parties. In addition, the Developer Parties shall have satisfied all other preconditions of disbursement of City Funds for each disbursement, including but not limited to requirements set forth in the Bond Ordinance, if any, TIF Bond Ordinance, if any, the Bonds, if any, the TIF Bonds, if any, the TIF Ordinances, this Agreement and/or the Escrow Agreement.

5.09 **Conditional Grant.** The City Funds being provided hereunder are being granted on a conditional basis, subject to the Developer Parties' compliance with the provisions of this Agreement. The City Funds are subject to being reimbursed as provided in Sections 5.05, 8.03 and 16.02 hereof.

5.10 **TIF Bonds.** The Commissioner of DPD may, in his or her sole discretion, recommend that the City Council approve an ordinance or ordinances authorizing the issuance

of TIF Bonds in an amount which, in the opinion of the City Comptroller, is marketable under the then current market conditions. The costs of issuance of the TIF Bonds would be borne solely by the City. The Developer Parties will cooperate with the City in the issuance of the TIF Bonds, as provided in Section 9.05.

SECTION SIX: CONDITIONS PRECEDENT

The following conditions precedent to closing must be complied with to the City's satisfaction within the time periods set forth below or, if no time period is specified, prior to the Closing Date:

6.01 **Project Budget.** Developer will have submitted to DPD, and DPD will have approved, a Project Budget in accordance with the provisions of Section 4.03.

6.02 **Scope Drawings and Plans and Specifications.** Developer will have submitted to DPD, and DPD will have approved, the Scope Drawings and Plans and Specifications as provided in Section 4.02.

6.03 **Other Governmental Approvals.** Developer will have secured or applied for all other necessary approvals and permits required by any Federal, State, or local statute, ordinance, rule or regulation to begin or continue construction of the Project, and will submit evidence thereof to DPD.

6.04 **Financing.**

(a) Developer will have furnished evidence acceptable to the City that Developer has Equity and Lender Financing, if any, at least in the amounts stated in Section 5.01 and Exhibit K, which are sufficient to complete the Project and satisfy its obligations under this Agreement. If a portion of such financing consists of Lender Financing, Developer will have furnished evidence as of the Closing Date that the proceeds thereof are available to be drawn upon by Developer as needed and are sufficient (along with the Equity and other financing sources, if any, stated in Section 5.01 and Exhibit K) to complete the Project.

(b) Prior to the Closing Date, Developer will deliver to DPD a copy of the Escrow Agreement. The Escrow Agreement must provide that DPD will receive copies of all construction draw request materials submitted by Developer after the date of this Agreement.

(c) Any financing liens against the Property and Project in existence at the Closing Date will be subordinated to certain encumbrances of the City stated in Section 8.02(b) of this Agreement under a subordination agreement, in a form acceptable to the City, executed on or prior to the Closing Date, which is to be recorded, at the expense of Developer, in the Office of the Recorder of Deeds of Cook County.

(d) The City agrees that the Developer Parties may collaterally assign their interests in this Agreement to any of its lenders if any such lenders require such collateral assignment.

6.05 **Acquisition and Title.** On the Closing Date, Developer will furnish the City with a copy of the Title Policy for the Property, showing Developer as the named insured. The Title Policy will be dated as of the Closing Date and will contain only those title exceptions listed as Permitted Liens on Exhibit G and will evidence the recording of this Agreement under the provisions of Section 9.17. The Title Policy will also contain the following endorsements as required by Corporation Counsel: an owner's comprehensive endorsement and satisfactory endorsements regarding zoning (i.e., Zoning 3.1 plans and specifications) with parking, contiguity, location, access, and survey.

6.06 **Evidence of Clear Title.** Not less than 5 Business Days prior to the Closing Date, Developer, at its own expense, will have provided the City with current searches under the name of Developer as follows:

Secretary of State (IL)	UCC search
Secretary of State (IL)	Federal tax lien search
Cook County Recorder	UCC search
Cook County Recorder	Fixtures search
Cook County Recorder	Federal tax lien search
Cook County Recorder	State tax lien search
Cook County Recorder	Memoranda of judgments search
U.S. District Court (N.D. IL)	Pending suits and judgments
Clerk of Circuit Court, Cook County	Pending suits and judgments

showing no liens against Developer, the Property or any fixtures now or hereafter affixed thereto, except for the Permitted Liens.

6.07 **Surveys.** Developer will have furnished the City with 3 copies of the Survey.

6.08 **Insurance.** Developer, at its own expense, will have insured the Property and the Project as required under Section 13. Prior to the Closing Date, certificates required under Section 13 evidencing the required coverages will have been delivered to DPD.

6.09 **Opinions of Developer Parties' Counsel.** On the Closing Date, the Developer Parties will furnish the City with an opinion of counsel, substantially in the form of Exhibit H, with such changes as may be required by or acceptable to Corporation Counsel. If the Developer Parties have engaged special counsel in connection with the Project, and such special counsel is unwilling or unable to give some of the opinions stated in Exhibit H, such opinions shall be obtained by the Developer Parties from its general corporate counsel.

6.10 **Evidence of Prior Expenditures.** One or more of the Developer Parties will have provided evidence satisfactory to DPD of the Prior Expenditures as provided in Section 5.06.

6.11 **Financial Statements.** Developer will have provided Financial Statements to DPD for its fiscal year 2014, and its most recently available unaudited interim Financial Statements.

6.12 **Additional Documentation.** Developer will have provided documentation to DPD, satisfactory in form and substance to DPD concerning Developer's employment profile and copies of any ground leases or operating leases and other tenant leases executed by Developer for leaseholds in the Project, if any.

6.13 **Environmental Audit.** The Developer Parties will have provided DPD with copies of all phase I environmental audits completed with respect to the Property, if any, and a letter from the environmental engineer(s) who completed such audit(s), authorizing the City to rely on such audits. If environmental issues exist on the Property, the City will require written verification from the Illinois Environmental Protection Agency that all identified environmental issues have been or will be resolved to its satisfaction.

6.14 **Entity Documents.** Each of the Developer Parties, Brinshore and Michaels shall provide a copy of its current Articles of Organization, with all amendments, containing the original certification of the Secretary of State of its state of organization; certificates of good standing from the Secretary of State of its state of organization and all other states in which it is qualified to do business; its current limited liability company agreement; a secretary's certificate in such form and substance as the Corporation Counsel may require; and such organizational documentation as the City may request.

6.15 **Litigation.** The Developer Parties will provide to Corporation Counsel and DPD a description of all pending or threatened litigation or administrative proceedings involving any of the Developer Parties or any Affiliate of the Developer Parties (excluding any investment member of the Developer) specifying, in each case, the amount of each claim, an estimate of probable liability, the amount of any reserves taken in connection therewith, and whether (and to what extent) such potential liability is covered by insurance.

SECTION SEVEN: AGREEMENTS WITH CONTRACTORS

7.01 Bid Requirement for General Contractor and Subcontractors.

(a) DPD acknowledges that Developer has selected McShane Construction Inc. or an Affiliate as the General Contractor for the Project. Developer will cause the General Contractor to solicit bids for work on the Project solely from qualified subcontractors eligible to do business with the City of Chicago.

(b) Developer must submit copies of the Construction Contract to DPD as required under Section 7.02 below. Upon the written request of the City, Developer will provide photocopies of all subcontracts entered or to be entered into in connection with the Project within five (5) Business Days of the execution thereof. The Developer must ensure that the General Contractor will not (and must cause the General Contractor to ensure that the subcontractors will not) begin work on the Project (or any phase thereof) until the applicable Plans and Specifications for that phase have been approved by the City and all requisite permits have been obtained.

7.02 **Construction Contract.** Prior to the execution thereof, Developer must deliver to DPD a copy of the proposed Construction Contract with the General Contractor selected to work on the Project, for DPD's prior written approval. Following execution of such contract by Developer, the General Contractor and any other parties thereto, Developer must deliver to DPD and Corporation Counsel a certified copy of such contract together with any modifications, amendments or supplements thereto.

7.03 **Performance and Payment Bonds.** Prior to commencement of construction of any work in the public way, Developer will require that the General Contractor and any applicable subcontractor(s) be bonded (as to such work in the public way) for their respective payment and performance by sureties having an AA rating or better using the bond form attached as Exhibit I. The City will be named as obligee or co-obligee on such bond.

7.04 **Employment Opportunity.** Developer will contractually obligate and cause the General Contractor to agree and contractually obligate each subcontractor to agree to the provisions of Section 11; provided, however, that the contracting, hiring and testing requirements associated with the MBE/WBE and the City resident obligations in Section 11 shall be applied on an aggregate basis and the failure of the General Contractor to require each subcontractor to satisfy or the failure of any one subcontractor to satisfy, such obligation shall not result in a default or a termination of this Agreement or require payment of the City resident hiring shortfall amounts so long as such Section 11 obligations are satisfied on an aggregate basis.

7.05 **Other Provisions.** In addition to the requirements of this Section 7, the Construction Contract and each contract with any subcontractor must contain provisions required under Section 4.04 (Change Orders), Section 9.08 (Prevailing Wage), Section 11.01(e) (Employment Opportunity), Section 11.02 (City Resident Construction Worker Employment Requirement), Section 11.03 (Developer's MBE/WBE Commitment), Section 13 (Insurance) and Section 15.01 (Books and Records).

SECTION EIGHT: COMPLETION OF CONSTRUCTION

8.01 **Certificate of Completion of Construction.** (a) Upon each of the substantial completion and the final completion of the construction of the Project in accordance with the terms of this Agreement, and upon the Developer's written request, DPD shall issue to the Developer either the Substantial Completion Certificate or the Final Certificate, as applicable. The Final Certificate shall be in recordable form (substantially in the form attached hereto as Exhibit N) certifying that the Developer has fulfilled its obligation to complete the Project in accordance with the terms of this Agreement. DPD shall respond to the Developer's written request for either certificate within forty-five (45) days by issuing either the requested certificate or a written statement detailing the ways in which the Project does not conform to this Agreement or has not been satisfactorily completed (or substantially completed in the case of the Substantial Completion Certificate), and the measures which must be taken by the Developer in order to obtain the requested certificate. The Developer may resubmit a written request for either certificate upon completion of such measures.

(b) The Substantial Completion Certificate will not be issued until the following requirements have been met:

- (i) The Developer has obtained a partial or temporary Certificate of Occupancy that covers all 84 residential units, and commercial space;
- (ii) The 84 residential units, and the commercial space have been constructed substantially according to the Plans and Specifications;
- (iii) There exists neither an Event of Default (after any applicable cure period) which is continuing nor a condition or event which, with the giving of notice or passage of time or both, would constitute an Event of Default; and
- (iv) Developer has incurred costs for TIF-Funded Improvements in an amount equal to or higher than \$7,087,500.

(c) The Final Certificate will not be issued until the following requirements have been met:

- (i) The City's Monitoring and Compliance unit has determined in writing that the Developer is in complete compliance with all City requirements (M/WBE, City residency and prevailing wage) as required in this Agreement;
- (ii) The Project, including all 84 residential units, the parking spaces and all related improvements, has been completed;
- (iii) The Developer has received a Certificate of Occupancy from the City or other evidence reasonably acceptable to DPD that the Developer has complied with building permit requirements; and
- (iv) Developer has incurred costs for TIF-Funded Improvements or such amounts are included in the Project Budget in an amount equal to or higher than \$8,100,000.

8.02 Effect of Issuance of Certificate; Continuing Obligations.

(a) The Final Certificate relates only to the construction of the Project, and upon its issuance, the City will certify that the terms of the Agreement specifically related to Developer Parties' obligation to complete such activities have been satisfied. After the issuance of the Final Certificate, however, all executory terms and conditions of this Agreement and all representations and covenants contained herein will continue to remain in full force and effect throughout the Term of the Agreement as to the parties described in the following paragraph, and the issuance of the Final Certificate must not be construed as a waiver by the City of any of its rights and remedies under such executory terms.

(b) Those covenants specifically described at Section 9.02 (Covenant to Redevelop), Section 9.18 (Real Estate Provisions), and Section 9.19 (Affordability Requirements) as covenants that run with the land are the only covenants in this Agreement intended to be binding upon any transferee of the Property (including an assignee as described in the following

sentence) throughout the Term of the Agreement, provided that (a) upon the issuance of the Final Certificate the covenants of Section 9.02 (Covenant to Redevelop) shall be deemed fulfilled and (b) upon the issuance of the Substantial Completion Certificate, the covenant of Section 9.19 (Affordability Requirements) shall not apply to and be deemed released from the Commercial Project. The other executory terms of this Agreement that remain after the issuance of the Final Certificate will be binding only upon Developer or a permitted assignee of Developer who, as provided in Section 19.14 (Assignment) of this Agreement, has contracted to take an assignment of Developer's rights under this Agreement and assume Developer's liabilities hereunder.

8.03 **Failure to Complete.** If Developer Parties fail to timely complete the Project in compliance with the terms of this Agreement, then the City will have, but will not be limited to, any of the following rights and remedies:

(a) the right to terminate this Agreement and cease all disbursement of City Funds not yet disbursed under this Agreement;

(b) the right (but not the obligation), upon not less than thirty (30) days prior written notice to the Developer to complete those TIF-Funded Improvements that are public improvements and to pay for the costs of such TIF-Funded Improvements (including interest costs) out of City Funds or other City monies. If the aggregate cost of completing the TIF-Funded Improvements exceeds the amount of City Funds available under Section 5.01, the Developer Parties will reimburse the City for all reasonable costs and expenses incurred by the City in completing such TIF-Funded Improvements in excess of the available City Funds; and

(c) the right to seek reimbursement of the City Funds from the Developer Parties, provided that the City is entitled to rely on an opinion of counsel that such reimbursement will not jeopardize the tax-exempt status, if any, of any TIF Bonds.

8.04 **Notice of Expiration of Term of Agreement.** Upon the expiration of the Term of the Agreement, DPD will provide the Developer Parties, at their written request, with a written notice in recordable form stating that the Term of the Agreement has expired.

SECTION NINE: REPRESENTATIONS, WARRANTIES AND COVENANTS OF DEVELOPER AND SPONSOR.

9.01 **General.** The Developer Parties each represents, warrants, and covenants, as of the date of this Agreement as follows. Representations, warranties and covenants denoted (Developer only) or (Sponsor only) shall be deemed to have been made only by Developer or Sponsor, as applicable; otherwise, they shall be deemed to apply to both.

(a) Developer is an Illinois limited liability company, duly organized, validly existing and in good standing (Developer only);

(b) Brinshore PL, LLC, an Illinois limited liability company ("**Brinshore**") and Michaels Chicago Holding Company, LLC, an Illinois limited liability company ("**Michaels**") are the sole members Manager,, which is the sole managing member of Developer (Developer only).

(c) Sponsor is an Illinois not-for-profit corporation, duly organized, validly existing and in good standing (Sponsor only);

(d) Sponsor is the sole member of Cabrini Green CDC-SPE, LLC, which is a special member of Developer (Sponsor only);

(e) Each of the Developer Parties (i) has the right, power and authority to enter into, execute, deliver and perform this Agreement, and (ii) has been duly authorized by all necessary limited liability company or corporate action to execute, deliver and perform its obligations under this Agreement, which execution, delivery and performance does not and will not violate its certificate of organization or limited liability company agreement or by-laws as amended and supplemented, any applicable provision of law, or constitute a breach of, default under or require any consent under any agreement, instrument or document to which the Developer Parties is now a party or by which it may become bound;

(f) Developer has acquired and will maintain good and merchantable fee simple title to the Property (and improvements) free and clear of all liens except for the Permitted Liens or Lender Financing, if any, as disclosed in the Project Budget (Developer only);

(g) Developer is now, and until the earlier to occur of the expiration of the Term of the Agreement and the date, if any, on which Developer has no further economic interest in the Project, will remain solvent and able to pay its debts as they mature (Developer only);

(h) there are no actions or proceedings by or before any court, governmental commission, board, bureau or any other administrative agency pending or, to the Developer Parties' actual knowledge threatened or affecting the Developer Parties which would impair its ability to perform under this Agreement;

(i) Developer has or will acquire as necessary and will maintain all government permits, certificates and consents (including, without limitation, appropriate environmental approvals) necessary to conduct its business and to construct, complete and operate the Project (Developer only);

(j) Developer is not in default with respect to any indenture, loan agreement, mortgage, deed, note or any other agreement or instrument related to the borrowing of money to which Developer is a party or by which Developer or any of its assets is bound which would materially adversely affect its ability to comply with its obligations under this Agreement (Developer only);

(k) the Financial Statements are, and when hereafter required to be submitted will be, complete, correct in all material respects and accurately present the assets, liabilities, results of operations and financial condition of Developer; and there has been no material adverse change in the assets, liabilities, results of operations or financial condition of Developer since the date of Developer's most recent Financial Statements (Developer only);

(l) prior to the issuance of the Final Certificate, if it would materially adversely affect Developer's ability to perform its obligations under this Agreement, Developer will not do any of the following without the prior written consent of DPD: (1) be a party to any merger, liquidation or consolidation; (2) sell, transfer, convey, lease or otherwise dispose (directly or indirectly) of all or substantially all of its assets or any portion of the Property or the Project (including but not limited to any fixtures or equipment now or hereafter attached thereto) except in the ordinary course of business or in accordance with Section 5.05; (3) enter into any transaction outside the ordinary course of Developer's business; (4) assume, guarantee, endorse, or otherwise become liable in connection with the obligations of any other person or entity (except as required in connection with Lender Financing or tax credit equity investment for the Project); or (5) enter into any transaction that would cause a material and detrimental change to Developer's financial condition; provided, however, this section shall not apply to any commercial leases entered into in the ordinary course of business, it being acknowledged that Developer shall have the right to enter into commercial leases in the ordinary course of business for all or any portion of the Property on such terms as are determined by Developer (Developer only);

(m) Developer has not incurred and, prior to the issuance of the Final Certificate, will not, without the prior written consent of the Commissioner of DPD, allow the existence of any liens against the Project other than the Permitted Liens or Non-Governmental Charges; or incur any indebtedness secured or to be secured by the Project or any fixtures now or hereafter attached thereto, except Lender Financing disclosed in the Project Budget (Developer only);

(n) None of the Developer Parties has made or caused to be made, directly or indirectly, any payment, gratuity or offer of employment in connection with the Agreement or any contract paid from the City treasury or under City ordinance, for services to any City agency ("**City Contract**") as an inducement for the City to enter into the Agreement or any City Contract with the Developer Parties in violation of Chapter 2-156-120 of the Municipal Code of the City, as amended; and

(o) None of the Developer Parties nor any affiliate thereof is listed on any of the following lists maintained by the Office of Foreign Assets Control of the U.S. Department of the Treasury, the Bureau of Industry and Security of the U.S. Department of Commerce or their successors, or on any other list of persons or entities with which the City may not do business under any applicable law, rule, regulation, order or judgment: the Specially Designated Nationals List, the Denied Persons List, the Unverified List, the Entity List and the Debarred List. For purposes of this subsection only, "affiliate" means a person or entity that, directly or indirectly, through one or more intermediaries, controls, is controlled by or is under common control with such specified person or entity, and a person or entity shall be deemed to be controlled by another person or entity, if controlled in any manner whatsoever that results in

control in fact by that other person or entity (or that other person or entity and any persons or entities with whom that other person or entity is acting jointly or in concert), whether directly or indirectly and whether through share ownership, a trust, a contract or otherwise.

9.02 **Covenant to Redevelop.** Upon DPD's approval of the Scope Drawings and Plans and Specifications as provided in Section 4.02, and DPD's approval of the Project Budget as provided in Section 4.03, and Developer's receipt of all required building permits and governmental approvals, Developer will redevelop the Property in substantial compliance with this Agreement, the TIF Ordinances, the PD, the Scope Drawings, the Plans and Specifications, the Project Budget and all amendments thereto, and all Federal, State and local laws, ordinances, rules, regulations, executive orders and codes applicable to the Project and/or Developer.

The covenants set forth in this Section 9.02 will run with the land and will be binding upon any transferee of the Property (subject to the provisions of Section 8.02(b)), or a portion thereof, unless terminated in whole or in part by the City, acting through DPD, pursuant to a written instrument executed pursuant to Section 8.02 and recorded against the Property, or any portion thereof.

9.03 **Redevelopment Plan.** The Developer Parties represent that the Project is and will be in compliance with all applicable terms of the Redevelopment Plan, as in effect on the date of this Agreement.

9.04 **Use of City Funds.** City Funds disbursed to the Developer Parties will be used by the Developer Parties solely to pay for or reimburse the Developer Parties for payment for the TIF-Funded Improvements as provided in this Agreement.

9.05 **Other Bonds.** At the request of the City, the Developer Parties, at the City's cost and expense, will agree to any reasonable amendments to this Agreement that are necessary or desirable in order for the City to issue (in its sole and absolute discretion) TIF Bonds or other bonds ("**Bonds**") in connection with the Project or the Redevelopment Area, the proceeds of which are to be used to reimburse the City for expenditures made in connection with the TIF-Funded Improvements; provided, however, that any such amendments will not have a material adverse effect on the Developer Parties or the Project. The Developer Parties will cooperate and provide reasonable assistance in connection with the marketing of any such Bonds, including but not limited to providing written descriptions of the Project, making representations, providing information regarding its financial condition, and assisting the City in its preparation of an offering statement with respect thereto. None of the Developer Parties will have any liability with respect to any disclosures made in connection with any such issuance that are actionable under applicable securities laws unless such disclosures are based on factual information provided by the Developer Parties that is determined to be false and misleading.

9.06 **Employment Opportunity.**

(a) Developer covenants and agrees to abide by, and contractually obligate and use reasonable efforts to cause the General Contractor and, as applicable, to cause the General Contractor to contractually obligate each subcontractor to abide by the terms set forth in Section 9.08 and Section 11; provided, however, that the contracting, hiring and testing requirements associated with the MBE/WBE and City resident obligations in Section 11 shall be applied on an aggregate basis and the failure of the General Contractor to require each subcontractor to satisfy, or the failure of any one subcontractor to satisfy, such obligations shall not result in a default or a termination of the Agreement or require payment of the City resident hiring shortfall amount so long as such Section 11 obligations are satisfied on an aggregate basis. Developer will submit to DPD a plan describing its compliance program prior to the Closing Date.

(b) Developer will deliver to the City written progress reports by draw, but not less than quarterly, detailing compliance with the requirements of Sections 9.08, 11.02 and 11.03 of this Agreement. If any such reports indicate a shortfall in compliance, Developer will also deliver a plan to DPD which will outline, to DPD's satisfaction, the manner in which Developer will correct any shortfall.

9.07 **Employment Profile.** Developer will submit, and contractually obligate and cause the General Contractor to submit and contractually obligate any subcontractor to submit, to DPD, from time to time, statements of its employment profile upon DPD's request.

9.08 **Prevailing Wage.** The Developer covenants and agrees to pay, and to contractually obligate and cause the General Contractor to pay and to contractually cause each subcontractor to pay, the prevailing wage rate as ascertained by the federal government pursuant to the Davis-Bacon Act, to all their respective employees working on constructing the Project or otherwise completing the TIF-Funded Improvements. All such contracts will list the specified rates to be paid to all laborers, workers and mechanics for each craft or type of worker or mechanic employed pursuant to such contract. If federal prevailing wage rates are revised, the revised rates will apply to all such contracts. Upon the City's request, Developer will provide the City with copies of all such contracts entered into by Developer or the General Contractor to evidence compliance with this Section 9.08.

9.09 **Arms-Length Transactions.** Unless DPD has given its prior written consent with respect thereto, no Affiliate of Developer may receive any portion of City Funds, directly or indirectly, in payment for work done, services provided or materials supplied in connection with any TIF-Funded Improvement. Developer will provide information with respect to any entity to receive City Funds directly or indirectly (whether through payment to an Affiliate by Developer and reimbursement to Developer for such costs using City Funds, or otherwise), upon DPD's request, prior to any such disbursement.

9.10 **No Conflict of Interest.** Under Section 5/11-74.4-4(n) of the Act, each of the Developer Parties represents, warrants and covenants that to the best of its knowledge, no

member, official, or employee of the City, or of any commission or committee exercising authority over the Project, the Redevelopment Area or the Redevelopment Plan, or any consultant hired by the City or such Developer Party with respect thereto, (a "**City Group Member**") owns or controls, has owned or controlled or will own or control any interest, and no such City Group Member will represent any person, as agent or otherwise, who owns or controls, has owned or controlled, or will own or control any interest, direct or indirect, in a Developer Party, the Property, the Project, or to such Developer Party's actual knowledge, any other property in the Redevelopment Area.

9.11 **Disclosure of Interest.** None of the Developer Parties' counsel has direct or indirect financial ownership interest in the Developer Parties, the Property, or any other feature of the Project.

9.12 **Financial Statements.** Developer will obtain and provide to DPD Financial Statements for Developer's fiscal year ended 2014, and each yearly thereafter for the Term of the Agreement. In addition, if requested by DPD, Developer will submit unaudited financial statements as soon as reasonably practical following the close of each fiscal year and for such other periods as DPD may request.

9.13 **Insurance.** Solely at its own expense, Developer will comply with all provisions of Section 13 hereof.

9.14 **Non-Governmental Charges.**

(a) **Payment of Non-Governmental Charges.** Except for the Permitted Liens, and subject to subsection (b) below, Developer agree to pay or cause to be paid when due any Non-Governmental Charges assessed or imposed upon the Project, or any fixtures that are or may become attached thereto and which are owned by Developer, which create, may create, or appear to create a lien upon all or any portion of the Project; provided however, that if such Non-Governmental Charges may be paid in installments, Developer may pay the same together with any accrued interest thereon in installments as they become due and before any fine, penalty, interest, or cost may be added thereto for nonpayment. Developer will furnish to DPD, within thirty (30) days of DPD's request, official receipts from the appropriate entity, or other evidence satisfactory to DPD, evidencing payment of the Non-Governmental Charges in question.

(b) **Right to Contest.** Developer will have the right, before any delinquency occurs:

(i) to contest or object in good faith to the amount or validity of any Non-Governmental Charges by appropriate legal proceedings properly and diligently instituted and prosecuted, in such manner as shall stay the collection of the contested Non-Governmental Charges, prevent the imposition of a lien or remove such lien, or prevent the transfer or forfeiture of the Property (so long as no such contest or objection shall be deemed or construed to relieve, modify or extend Developer's covenants to pay any such Non-Governmental Charges at the time and in the manner provided in this Section 9.14); or

(ii) to furnish a good and sufficient bond or other security satisfactory to DPD in such form and amounts as DPD will require, or a good and sufficient undertaking as may be required or permitted by law to accomplish a stay of any such transfer or forfeiture of the Property or any portion thereof or any fixtures that are or may be attached thereto, during the pendency of such contest, adequate to pay fully any such contested Non-Governmental Charges and all interest and penalties upon the adverse determination of such contest.

9.15 **Developer Parties' Liabilities.** The Developer Parties will not enter into any transaction that would materially and adversely affect its ability to perform its obligations under this Agreement. The Developer Parties will immediately notify DPD of any and all events or actions which may materially affect such party's ability to carry on its business operations or perform its obligations under this Agreement or any other documents and agreements related to this Agreement or the Project.

9.16 **Compliance with Laws.** To the best of the Developer Parties' knowledge, after diligent inquiry, the Property and the Project are in compliance with all applicable Federal, State and local laws, statutes, ordinances, rules, regulations, executive orders and codes pertaining to or affecting the Property and the Project. Upon the City's request, the Developer Parties will provide evidence satisfactory to the City of such current compliance.

9.17 **Recording and Filing.** The Developer Parties will cause this Agreement, certain exhibits (as specified by Corporation Counsel) and all amendments and supplements hereto to be recorded and filed on the date hereof in the conveyance and real property records of Cook County, Illinois against the Property. The Developer Parties will pay all fees and charges incurred in connection with any such recording. Upon recording, The Developer Parties will immediately transmit to the City an executed original of this Agreement showing the date and recording number of record.

9.18 **Real Estate Provisions.**

(a) **Governmental Charges.**

(i) **Payment of Governmental Charges.** Subject to subsection (ii) below, Developer agrees to pay or cause to be paid when due all Governmental Charges (as defined below) which are assessed or imposed upon Developer, the Property or the Project, or become due and payable, and which create, may create, or appear to create a lien upon Developer or all or any portion of the Property or the Project. "**Governmental Charge**" means all Federal, State, county, the City, or other governmental (or any instrumentality, division, agency, body, or department thereof) taxes, levies, assessments, charges, liens, claims or encumbrances (except for those assessed by foreign nations, states other than the State of Illinois, counties of the State other than Cook County, and municipalities other than the City) relating to Developer, the Property, or the Project, including but not limited to real estate taxes.

(ii) Right to Contest. Developer has the right before any delinquency occurs to contest or object in good faith to the amount or validity of any Governmental Charge by appropriate legal proceedings properly and diligently instituted and prosecuted in such manner as shall stay the collection of the contested Governmental Charge and prevent the imposition of a lien or the sale or transfer or forfeiture of the Property. No such contest or objection will be deemed or construed in any way as relieving, modifying or extending Developer's covenants to pay any such Governmental Charge at the time and in the manner provided in this Agreement unless Developer has given prior written notice to DPD of Developer's intent to contest or object to a Governmental Charge and, unless, at DPD's sole option:

(x) Developer will demonstrate to DPD's satisfaction that legal proceedings instituted by Developer contesting or objecting to a Governmental Charge will conclusively operate to prevent or remove a lien against, or the sale or transfer or forfeiture of, all or any part of the Property to satisfy such Governmental Charge prior to final determination of such proceedings, and/or;

(y) Developer will furnish a good and sufficient bond or other security satisfactory to DPD in such form and amounts as DPD may require, or a good and sufficient undertaking as may be required or permitted by law to accomplish a stay of any such sale or transfer or forfeiture of the Property during the pendency of such contest, adequate to pay fully any such contested Governmental Charge and all interest and penalties upon the adverse determination of such contest.

(b) Developer's Failure To Pay Or Discharge Lien. If Developer fail to pay or contest any Governmental Charge or to obtain discharge of the same as required by this Section 9.18, Developer will advise DPD thereof in writing, at which time DPD may, but will not be obligated to, and without waiving or releasing any obligation or liability of Developer under this Agreement, in DPD's sole discretion, make such payment, or any part thereof, or obtain such discharge and take any other action with respect thereto which DPD deems advisable. All sums so paid by DPD, if any, and any expenses, if any, including reasonable attorneys' fees, court costs, expenses and other charges relating thereto, will be promptly disbursed to DPD by Developer. Notwithstanding anything contained herein to the contrary, this paragraph must not be construed to obligate the City to pay any such Governmental Charge. Additionally, if Developer fail to pay any Governmental Charge, the City, in its sole discretion, may require Developer to submit to the City audited Financial Statements at Developer's own expense.

9.19 Affordability Requirements.

(a) Affordable Units. Of the 84 units comprising the Residential Project, 40 units (or 47.6% of the Residential Project's units) shall be affordable to households with AML not greater than 60%, of which 24 units (or 31% of the Project's units) shall be CHA Units; 10 units (or 12% of the Project's units) shall be affordable to households with AML not greater than 80% but not reserved for CHA households; 2 units (2.4% of the Residential Projects units) shall be CHA units affordable to households with AML not greater than 80%; and 32 units shall not have any affordability restrictions.

(b) CHA Units. The Developer Parties agree and covenant to the City that, prior to any foreclosure of the Property by a lender providing Lender Financing, the provisions of that certain Regulatory Agreement executed by the Developer and DPD as of the date hereof shall govern the terms of the Developer's obligation to provide affordable housing. Following foreclosure, if any, and from the date of such foreclosure through the date set forth in subparagraph (c) below, the following provisions shall govern the terms of the obligation to provide affordable housing under this Agreement:

(i) All of the CHA Units shall be operated and maintained solely as residential rental housing;

(ii) 24 of the 26 CHA Units shall be available for occupancy to and be occupied solely by Low Income Families (as defined below) upon initial occupancy; and

(iii) 24 of the 26 CHA Units have monthly rents not in excess of thirty percent (30%) of the maximum allowable income for a Low Income Family (with the applicable Family size for such units determined in accordance with the rules specified in Section 42(g)(2) of the Internal Revenue Code of 1986, as amended); provided, however, that for any unit occupied by a Family (as defined below) that no longer qualifies as a Low Income Family due to an increase in such Family's income since the date of its initial occupancy of such unit, the maximum monthly rent for such unit shall not exceed thirty percent (30%) of such Family's monthly income.

(iv) As used in this Section 9.19, the following terms have the following meanings:

(A) "Family" shall mean one or more individuals, whether or not related by blood or marriage; and

(B) "Low Income Families" shall mean Families whose annual income does not exceed sixty percent (60%) of the Chicago-area median income, adjusted for Family size, as such annual income and Chicago-area median income are determined from time to time by the United States Department of Housing and Urban Development, and thereafter such income limits shall apply to this definition.

(c) The covenants set forth in this Section 9.19 shall run with the land for a period of forty (40) years from the date of the Final Certificate and be binding upon any transferee. Provided, however, upon the issuance of the Substantial Completion Certificate the Commercial Project shall be released from and no longer subject to the covenants of this Section 9.19.

(d) The City and the Developer Parties may enter into a separate agreement to implement the provisions of this Section 9.19;

9.20 **Job Readiness Program.** If requested by the City, Developer will use its best efforts to encourage its tenants at the Project to participate in job readiness programs established by the City to help prepare individuals to work for businesses located within the Redevelopment Area.

9.21 **Broker's Fees.** Developer has no liability or obligation to pay any fees or commissions to any broker, finder, or agent with respect to any of the transactions contemplated by this Agreement for which the City could become liable or obligated.

9.22 **No Business Relationship with City Elected Officials.** The Developer Parties acknowledge receipt of a copy of Section 2-156-030(b) of the Municipal Code and that the Developer Parties have read and understand such provision. Under Section 2-156-030(b) of the Municipal Code of Chicago, it is illegal for any elected official of the City, or any person acting at the direction of such official, to contact, either orally or in writing, any other City official or employee with respect to any matter involving any person with whom the elected official has a "Business Relationship" (as defined in Section 2-156-080(b)(2) of the Municipal Code), or to participate in any discussion of any City Council committee hearing or in any City Council meeting or to vote on any matter involving the person with whom an elected official has a Business Relationship. Violation of Section 2-156-030(b) by any elected official, or any person acting at the direction of such official, with respect to this Agreement, or in connection with the transactions contemplated thereby, will be grounds for termination of this Agreement and the transactions contemplated thereby. The Developer Parties hereby represents and warrants that, to the best of its knowledge after due inquiry, no violation of Section 2-156-030(b) has occurred with respect to this Agreement or the transactions contemplated thereby.

9.23 **Environmental Features.** The design of the Project incorporates the following environmentally-friendly elements for which Developer shall be responsible: permeable materials for all walkways, patios and driveways; high efficiency heating and hot water (including a solar thermal hot water boosting gas hot water); high insulation values in the windows and walls using environmentally-friendly insulation; insulated domestic hot water tanks; energy star advanced lighting package; recycled/recovered content gypsum wallboard; energy star labeled roofing materials; energy star rated programmable thermostat; low toxic adhesives; natural or recycled-content carpet pad; minimal VOC content paint and finishes, water-based lacquer finishes on woodwork and water-based urethane finishes.

9.24 **Annual Compliance Report.** Beginning with the issuance of the Final Certificate and continuing throughout the Term of the Agreement, the Developer shall submit to DPD the Annual Compliance Report within 30 days after the end of the calendar year to which the Annual Compliance Report relates.

9.25 **Survival of Covenants.** All warranties, representations, covenants and agreements of the Developer Parties contained in this Section 9 and elsewhere in this

Agreement are true, accurate and complete at the time of the Developer Parties' execution of this Agreement, and will survive the execution, delivery and acceptance by the parties and (except as provided in Section 8 upon the issuance of the Final Certificate) will be in effect throughout the Term of the Agreement.

SECTION TEN: REPRESENTATIONS, WARRANTIES AND COVENANTS OF CITY

10.01 **General Covenants.** The City represents that it has the authority as a home rule unit of local government to execute and deliver this Agreement and to perform its obligations hereunder.

10.02 **Survival of Covenants.** All warranties, representations, and covenants of the City contained in this Section 10 or elsewhere in this Agreement shall be true, accurate, and complete at the time of the City's execution of this Agreement, and shall survive the execution, delivery and acceptance hereof by the parties hereto and be in effect throughout the Term of the Agreement.

SECTION ELEVEN: DEVELOPER PARTIES' EMPLOYMENT OBLIGATIONS

11.01 **Employment Opportunity.** Developer, on behalf of itself and its successors and assigns, hereby agrees, and shall contractually obligate its various contractors, subcontractors or any Affiliate of Developer operating on the Project (collectively, with Developer, such parties are defined herein as the "**Employers,**" and individually defined herein as an "**Employer**") to agree, that for the Term of this Agreement with respect to Developer and during the period of any other party's provision of services in connection with the construction of the Project or occupation of the Property:

(a) No Employer shall discriminate against any employee or applicant for employment based upon race, religion, color, sex, national origin or ancestry, age, handicap or disability, sexual orientation, military discharge status, marital status, parental status or source of income as defined in the City of Chicago Human Rights Ordinance, Chapter 2-160, Section 2-160-010 et seq., Municipal Code, except as otherwise provided by said ordinance and as amended from time-to-time (the "**Human Rights Ordinance**"). Each Employer must take affirmative action to ensure that applicants are hired and employed without discrimination based upon race, religion, color, sex, national origin or ancestry, age, handicap or disability, sexual orientation, military discharge status, marital status, parental status or source of income and are treated in a non-discriminatory manner with regard to all job-related matters, including without limitation: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Each Employer agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause. In addition, the Employers, in all solicitations or advertisements for employees, must state that all qualified applicants shall receive consideration for employment without discrimination based upon race, religion, color, sex, national origin or ancestry, age, handicap or disability, sexual orientation, military discharge status, marital status, parental status or source of income.

(b) To the greatest extent feasible, each Employer is required to present opportunities for training and employment of low- and moderate-income residents of the City and preferably of the Redevelopment Area; and to provide that contracts for work in connection with the construction of the Project be awarded to business concerns that are located in, or owned in substantial part by persons residing in, the City and preferably in the Redevelopment Area.

(c) Each Employer will comply with all applicable Federal, State and local equal employment and affirmative action statutes, rules and regulations, including but not limited to the City's Human Rights Ordinance and the State Human Rights Act, 775 ILCS 5/1-101 et. seq. (2002 State Bar Edition, as amended), and any subsequent amendments and regulations promulgated thereto.

(d) Each Employer, in order to demonstrate compliance with the terms of this Section, will cooperate with and promptly and accurately respond to inquiries by the City, which has the responsibility to observe and report compliance with equal employment opportunity regulations of Federal, State and municipal agencies.

(e) Each Employer will include the foregoing provisions of subparagraphs (a) through (d) in every construction contract entered into in connection with the Project (other than for remediation and demolition entered into prior to the date of this Agreement), and will require inclusion of these provisions in every subcontract entered into by any subcontractors and every agreement with any Affiliate operating on the Property, so that each such provision will be binding upon each contractor, subcontractor or Affiliate, as the case may be.

(f) Failure to comply with the employment obligations described in this Section 11.01 will be a basis for the City to pursue remedies under the provisions of Section 16.02 hereof, subject to the cure rights under Section 16.03.

11.02 City Resident Construction Worker Employment Requirement.

(a) Developer agrees for itself and its successors and assigns, and will contractually obligate its General Contractor and will cause the General Contractor to contractually obligate its subcontractors, as applicable, to agree, that during the construction of the Project they will comply with the minimum percentage of total worker hours performed by actual residents of the City as specified in Section 2-92-330 of the Municipal Code of Chicago (at least 50 percent of the total worker hours worked by persons on the site of the Project will be performed by actual residents of the City); provided, however, that in addition to complying with this percentage, Developer, its General Contractor and each subcontractor will be required to make good faith efforts to utilize qualified residents of the City in both unskilled and skilled labor positions. Developer, the General Contractor and each subcontractor will use their respective best efforts to exceed the minimum percentage of hours stated above, and to employ neighborhood residents in connection with the Project.

(b) Developer may request a reduction or waiver of this minimum percentage level of Chicagoans as provided for in Section 2-92-330 of the Municipal Code of Chicago in accordance with standards and procedures developed by the Chief Procurement Officer of the City.

(c) **"Actual residents of the City"** means persons domiciled within the City. The domicile is an individual's one and only true, fixed and permanent home and principal establishment.

(d) Developer, the General Contractor and each subcontractor will provide for the maintenance of adequate employee residency records to show that actual Chicago residents are employed on the Project. Each Employer will maintain copies of personal documents supportive of every Chicago employee's actual record of residence.

(e) Weekly certified payroll reports (U.S. Department of Labor Form WH-347 or equivalent) will be submitted to the Commissioner of DPD in triplicate, which will identify clearly the actual residence of every employee on each submitted certified payroll. The first time that an employee's name appears on a payroll, the date that the Employer hired the employee should be written in after the employee's name.

(f) Upon 5 Business Days prior written notice, Developer, the General Contractor and each subcontractor will provide full access to their employment records related to the Construction of the Project to the Chief Procurement Officer, the Commissioner of DPD, the Superintendent of the Chicago Police Department, the Inspector General or any duly authorized representative of any of them. Developer, the General Contractor and each subcontractor will maintain all relevant personnel data and records related to the Construction of the Project for a period of at least 3 years after final acceptance of the work constituting the Project.

(g) At the direction of DPD, affidavits and other supporting documentation will be required of Developer, the General Contractor and each subcontractor to verify or clarify an employee's actual address when doubt or lack of clarity has arisen.

(h) Good faith efforts on the part of Developer, the General Contractor and each subcontractor to provide utilization of actual Chicago residents (but not sufficient for the granting of a waiver request as provided for in the standards and procedures developed by the Chief Procurement Officer) will not suffice to replace the actual, verified achievement of the requirements of this Section concerning the worker hours performed by actual Chicago residents.

(i) When work at the Project is completed, in the event that the City has determined that Developer has failed to ensure the fulfillment of the requirement of this Section concerning the worker hours performed by actual residents of the City or failed to report in the manner as indicated above, the City will thereby be damaged in the failure to provide the benefit of demonstrable employment to Chicagoans to the degree stipulated in this Section. Therefore, in such a case of non-compliance, it is agreed that 1/20 of 1 percent (0.0005) of the aggregate

hard construction costs set forth in the Project Budget undertaken by Developer (and specifically excluding any tenant improvements which are not undertaken by Developer) (the product of .0005 x such aggregate hard construction costs) (as the same will be evidenced by approved contract value for the actual contracts) will be surrendered by Developer to the City in payment for each percentage of shortfall toward the stipulated residency requirement. Failure to report the residency of employees entirely and correctly will result in the surrender of the entire liquidated damages as if no Chicago residents were employed in either of the categories. The willful falsification of statements and the certification of payroll data may subject Developer, the General Contractor and/or the subcontractors to prosecution. Any retainage to cover contract performance that may become due to Developer pursuant to Section 2-92-250 of the Municipal Code of Chicago may be withheld by the City pending the Chief Procurement Officer's determination as to whether Developer must surrender damages as provided in this paragraph.

(j) Nothing herein provided will be construed to be a limitation upon the "Notice of Requirements for Affirmative Action to Ensure Equal Employment Opportunity, Executive Order 11246" and "Standard Federal Equal Employment Opportunity, Executive Order 11246," or other affirmative action required for equal opportunity under the provisions of this Agreement or related documents.

(k) Developer will cause or require the provisions of this Section 11.02 to be included in all construction contracts and subcontracts related to the Project (other than contracts for remediation and demolition entered into prior to the date of this Agreement).

11.03 **Developer's MBE/WBE Commitment.** The Developer agrees for itself and its successors and assigns, and, if necessary to meet the requirements set forth herein, shall contractually obligate the General Contractor to agree that during the Project:

(a) Consistent with the findings which support, as applicable, (i) the Minority-Owned and Women-Owned Business Enterprise Procurement Program, Section 2-92-420 et seq., Municipal Code of Chicago (the "**Procurement Program**"), and (ii) the Minority- and Women-Owned Business Enterprise Construction Program, Section 2-92-650 et seq., Municipal Code of Chicago (the "**Construction Program**," and collectively with the Procurement Program, the "**MBE/WBE Program**"), and in reliance upon the provisions of the MBE/WBE Program to the extent contained in, and as qualified by, the provisions of this Section 11.03, during the course of the Project, at least the following percentages of the aggregate hard construction costs (as set forth in the Project Budget) shall be expended for contract participation by minority-owned businesses ("**MBEs**") and by women-owned businesses ("**WBEs**"):

- (1) At least 24 percent by MBEs.
- (2) At least four percent by WBEs.

(b) For purposes of this Section 11.03 only:

(i) The Developer (and any party to whom a contract is let by Developer in connection with the Project) shall be deemed a "contractor" and this Agreement (and any contract let by

Developer in connection with the Project) shall be deemed a "contract" or a "construction contract" as such terms are defined in Sections 2-92-420 and 2-92-670, Municipal Code of Chicago, as applicable.

(ii) The term "minority-owned business" or "MBE" shall mean a business identified in the Directory of Certified Minority Business Enterprises published by the City's Department of Procurement Services, or otherwise certified by the City's Department of Procurement Services as a minority-owned business enterprise, related to the Procurement Program or the Construction Program, as applicable.

(iii) The term "women-owned business" or "WBE" shall mean a business identified in the Directory of Certified Women Business Enterprises published by the City's Department of Procurement Services, or otherwise certified by the City's Department of Procurement Services as a women-owned business enterprise, related to the Procurement Program or the Construction Program, as applicable.

(c) Consistent with Sections 2-92-440 and 2-92-720, Municipal Code of Chicago, Developer's MBE/WBE commitment may be achieved in part by Developer's status as an MBE or WBE (but only to the extent of any actual work performed on the Project by Developer) or by a joint venture with one or more MBEs or WBEs (but only to the extent of the lesser of (i) the MBE or WBE participation in such joint venture or (ii) the amount of any actual work performed on the Project by the MBE or WBE), by Developer utilizing a MBE or a WBE as the General Contractor (but only to the extent of any actual work performed on the Project by the General Contractor), by subcontracting or causing the General Contractor to subcontract a portion of the Project to one or more MBEs or WBEs, or by the purchase of materials or services used in the Project from one or more MBEs or WBEs, or by any combination of the foregoing. Those entities which constitute both a MBE and a WBE shall not be credited more than once with regard to Developer's MBE/WBE commitment as described in this Section 11.03. In accordance with Section 2-92-730, Municipal Code of Chicago, Developer shall not substitute any MBE or WBE General Contractor or subcontractor without the prior written approval of DPD.

(d) The Developer shall deliver quarterly reports to the City's monitoring staff during the Project describing its efforts to achieve compliance with this MBE/WBE commitment. Such reports shall include, inter alia, the name and business address of each MBE and WBE solicited by Developer or the General Contractor to work on the Project, and the responses received from such solicitation, the name and business address of each MBE or WBE actually involved in the Project, a description of the work performed or products or services supplied, the date and amount of such work, product or service, and such other information as may assist the City's monitoring staff in determining Developer's compliance with this MBE/WBE commitment. The Developer shall maintain records of all relevant data with respect to the utilization of MBEs and WBEs in connection with the Project for at least five years after completion of the Project, and the City's monitoring staff shall have access to all such records maintained by Developer, on five Business Days' notice, to allow the City to review Developer's compliance with its commitment to MBE/WBE participation and the status of any MBE or WBE performing any portion of the Project.

(e) Upon the disqualification of any MBE or WBE General Contractor or subcontractor, if such status was misrepresented by the disqualified party, Developer shall be obligated to discharge or cause to be discharged the disqualified General Contractor or subcontractor, and, if possible, identify and engage a qualified MBE or WBE as a replacement. For purposes of this subsection (e), the disqualification procedures are further described in Sections 2-92-540 and 2-92-730, Municipal Code of Chicago, as applicable.

(f) Any reduction or waiver of Developer's MBE/WBE commitment as described in this Section 11.03 shall be undertaken in accordance with Sections 2-92-450 and 2-92-730, Municipal Code of Chicago, as applicable.

(g) Prior to the commencement of the Project, Developer shall be required to meet with the City's monitoring staff with regard to Developer's compliance with its obligations under this Section 11.03. The General Contractor and all major subcontractors shall be required to attend this pre-construction meeting. During said meeting, Developer shall demonstrate to the City's monitoring staff its plan to achieve its obligations under this Section 11.03, the sufficiency of which shall be approved by the City's monitoring staff. During the Project, Developer shall submit the documentation required by this Section 11.03 to the City's monitoring staff, including the following: (i) subcontractor's activity report; (ii) contractor's certification concerning labor standards and prevailing wage requirements; (iii) contractor letter of understanding; (iv) monthly utilization report; (v) authorization for payroll agent; (vi) certified payroll; (vii) evidence that MBE/WBE contractor associations have been informed of the Project via written notice and hearings; and (viii) evidence of compliance with job creation/job retention requirements. Failure to submit such documentation on a timely basis, or a determination by the City's monitoring staff, upon analysis of the documentation, that Developer is not complying with its obligations under this Section 11.03, shall, upon the delivery of written notice to Developer, be deemed an Event of Default. Upon the occurrence of any such Event of Default, in addition to any other remedies provided in this Agreement, the City may: (1) issue a written demand to Developer to halt the Project, (2) withhold any further payment of any City Funds to Developer or the General Contractor, or (3) seek any other remedies against Developer available at law or in equity.

SECTION TWELVE: ENVIRONMENTAL MATTERS

12.01 **Environmental Matters.** Developer hereby represents and warrants to the City that Developer has conducted environmental studies sufficient to conclude that the Project may be constructed, completed and operated in accordance with all Environmental Laws (taking into account the anticipated issuance and applicability of any NFRLs issued with respect to the Property), this Agreement and all Exhibits, the Scope Drawings, the Plans and Specifications and all amendments thereto, the TIF Bond Ordinance, if any, and the Redevelopment Plan.

Without limiting any other provisions hereof, Developer agrees to indemnify, defend and hold the City (except with respect to Existing Materials and any gross negligence or wanton or willful misconduct by the City) harmless from and against any and all losses, liabilities, damages, injuries, costs, expenses or claims of any kind whatsoever including, without limitation, any losses, liabilities, damages, injuries, costs, expenses or claims asserted or arising under any Environmental Laws incurred, suffered by or asserted against the City as a direct or

indirect result of any of the following, regardless of whether or not caused by, or within the control of Developer: (i) the presence of any Hazardous Materials on or under, or the escape, seepage, leakage, spillage, emission, discharge or release of any Hazardous Materials from all or any portion of the Property, or (ii) any liens against the Property permitted or imposed by any Environmental Laws, or any actual or asserted liability or obligation of the City or Developer or any of its Affiliates under any Environmental Laws relating to the Property.

SECTION THIRTEEN: INSURANCE

13.01. **Insurance.** The Developer must provide and maintain, at Developer's own expense, or cause to be provided and maintained during the term of this Agreement, the insurance coverage and requirements specified below, insuring all operations related to the Agreement.

(a) Prior to execution and delivery of this Agreement

(i) Workers Compensation and Employers Liability

Workers Compensation Insurance, as prescribed by applicable law covering all employees who are to provide work under this Agreement and Employers Liability coverage with limits of not less than \$100,000 each accident, illness or disease.

(ii) Commercial General Liability (Primary and Umbrella)

Commercial General Liability Insurance or equivalent with limits of not less than \$1,000,000 per occurrence for bodily injury, personal injury, and property damage liability. Coverages must include the following: All premises and operations, products/completed operations independent contractors, separation of insureds, defense, and contractual liability (with no limitation endorsement). The City of Chicago is to be named as an additional insured on a primary, non-contributory basis for any liability arising directly or indirectly from the work.

(iii) All Risk Property

All Risk Property Insurance at replacement value of the property to protect against loss of, damage to, or destruction of the building/facility. The City is to be named as an additional insured and loss payee/mortgagee if applicable.

(b) Construction Prior to the construction of any portion of the Project, Developer will cause its architects, contractors, subcontractors, project managers and other parties constructing the Project to procure and maintain the following kinds and amounts of insurance:

(i) Workers Compensation and Employers Liability

Workers Compensation Insurance, as prescribed by applicable law covering all employees who are to provide work under this Agreement and Employers Liability coverage with limits of not less than \$ 500,000 each accident, illness or disease.

(ii) Commercial General Liability (Primary and Umbrella)

Commercial General Liability Insurance or equivalent with limits of not less than \$2,000,000 per occurrence for bodily injury, personal injury, and property damage liability. Coverages must include the following: All premises and operations, products/completed operations (for a minimum of two (2) years following project completion), explosion, collapse, underground, separation of insureds, defense, and contractual liability (with no limitation endorsement). The City of Chicago is to be named as an additional insured on a primary, non-contributory basis for any liability arising directly or indirectly from the work.

(iii) Automobile Liability (Primary and Umbrella)

When any motor vehicles (owned, non-owned and hired) are used in connection with work to be performed, the Automobile Liability Insurance with limits of not less than \$2,000,000 per occurrence for bodily injury and property damage. The City of Chicago is to be named as an additional insured on a primary, non-contributory basis.

(iv) Railroad Protective Liability

When any work is to be done adjacent to or on railroad or transit property, Developer must provide cause to be provided with respect to the operations that Contractors perform, Railroad Protective Liability Insurance in the name of railroad or transit entity. The policy must have limits of not less than \$2,000,000 per occurrence and \$6,000,000 in the aggregate for losses arising out of injuries to or death of all persons, and for damage to or destruction of property, including the loss of use thereof.

(v) All Risk /Builders Risk

When the Developer Parties undertakes any construction, including improvements, betterments, and/or repairs, the Developer must provide or cause to be provided All Risk Builders Risk Insurance at replacement cost for materials, supplies, equipment, machinery and fixtures that are or will be part of the project. The City of Chicago is to be an additional insured mortgagee for liability coverage and named as an additional insured and loss payee/mortgagee on all property coverage.

(vi) Professional Liability

When any architects, engineers, construction managers or other professional consultants perform work in connection with this Agreement, Professional Liability Insurance covering acts, errors, or omissions must be maintained with limits of not less than \$1,000,000. Coverage must include contractual liability. When policies are renewed or replaced, the policy retroactive date must coincide with, or precede, start of work on the Contract. A claims-made policy which is not renewed or replaced must have an extended reporting period of two (2) years.

(vii) Valuable Papers

When any plans, designs, drawings, specifications and documents are produced or used under this Agreement, Valuable Papers Insurance must be maintained in an amount to insure against any loss whatsoever, and must have limits sufficient to pay for the re-creation and reconstruction of such records.

(viii) Contractors Pollution Liability

When any remediation work is performed which may cause a pollution exposure, the Developer must cause remediation contractor to provide Contractor Pollution Liability covering bodily injury, property damage and other losses caused by pollution conditions that arise from the contract scope of work with limits of not less than \$1,000,000 per occurrence. Coverage must include completed operations, contractual liability, defense, excavation, environmental cleanup, remediation and disposal. When policies are renewed or replaced, the policy retroactive date must coincide with or precede, start of work on the Agreement. A claims-made policy which is not renewed or replaced must have an extended reporting period of two (2) years. The City of Chicago is to be named as an additional insured.

(c) Post Construction: All Risk Property Insurance at replacement value of the property to protect against loss of, damage to, or destruction of the building/facility. The City is to be an additional insured mortgagee for liability coverage and named as an additional insured and loss payee/mortgagee on all property coverage.

(d) Other Requirements: The Developer must furnish the City of Chicago, Department of Planning Services, City Hall, Room 1000, 121 North LaSalle Street 60602, original Certificates of Insurance, or such similar evidence, to be in force on the date of this Agreement, and Renewal Certificates of Insurance, or such similar evidence, if the coverages have an expiration or renewal date occurring during the term of this Agreement. The Developer must submit evidence of insurance on the City of Chicago Insurance Certificate Form (copy attached) or equivalent prior to closing. The receipt of any certificate does not constitute agreement by the City that the insurance requirements in the Agreement have been fully met or that the insurance policies indicated on the certificate are in compliance with all Agreement requirements. The failure of the City to obtain certificates or other insurance evidence from Developer is not a waiver by the City of any requirements for the Developer to obtain and maintain the specified coverages. The Developer shall advise all insurers of the Agreement provisions regarding insurance. Non-conforming insurance does not relieve Developer of the obligation to provide insurance as specified herein. Nonfulfillment of the insurance conditions may constitute a violation of the Agreement, and the City retains the right to stop work and/or terminate agreement until proper evidence of insurance is provided.

The insurance must provide for 60 days prior written notice to be given to the City in the event coverage is substantially changed, canceled, or non-renewed.

Any deductibles or self insured retentions on referenced insurance coverages must be borne by Developer and Contractors.

The Developer hereby waives and agrees to require its insurers to waive their rights of subrogation against the City of Chicago, its employees, elected officials, agents, or representatives.

The coverages and limits furnished by Developer in no way limit the Developer's liabilities and responsibilities specified within the Agreement or by law.

Any insurance or self insurance programs maintained by the City of Chicago do not contribute with insurance provided by the Developer under the Agreement.

The required insurance to be carried is not limited by any limitations expressed in the indemnification language in this Agreement or any limitation placed on the indemnity in this Agreement given as a matter of law.

If Developer is a joint venture or limited liability company, the insurance policies must name the joint venture or limited liability company as a named insured.

The Developer must require Contractor and subcontractors to provide the insurance required herein, or Developer may provide the coverages for Contractor and subcontractors. All Contractors and subcontractors are subject to the same insurance requirements of Developer unless otherwise specified in this Agreement.

If Developer, any Contractor or subcontractor desires additional coverages, the party desiring the additional coverages is responsible for the acquisition and cost.

The City of Chicago Risk Management Department maintains the right to modify, delete, alter or change these requirements.

SECTION FOURTEEN: INDEMNIFICATION

14.01 **General Indemnity.** Each of the Developer Parties agrees to indemnify, pay and hold the City, and its elected and appointed officials, employees, agents and affiliates (individually an "**Indemnitee**," and collectively the "**Indemnitees**") harmless from and against, any and all liabilities, obligations, losses, damages (arising out of a third party action against the City), penalties, actions, judgments, suits, claims, costs, expenses and disbursements of any kind or nature whatsoever, (and including, without limitation, the reasonable fees and disbursements of counsel for such Indemnitees in connection with any investigative, administrative or judicial proceeding commenced or threatened, whether or not such Indemnitees shall be designated a party thereto), that may be imposed on, suffered, incurred by or asserted against the Indemnitees by a third party in any manner relating to or arising out of:

- (i) The Developer Parties' failure to comply with any of the terms, covenants and conditions contained within this Agreement; or

- (ii) The Developer Parties' or any contractor's failure to pay General Contractors, subcontractors or materialmen in connection with the TIF-Funded Improvements or any other Project feature or improvement; or
- (iii) the existence of any material misrepresentation or omission in this Agreement, any offering memorandum or the Redevelopment Plan or any other document related to this Agreement that is the result of information supplied or omitted by the Developer Parties or any of its Affiliates or any of their respective agents, employees, contractors or persons acting under the control or at the request of the Developer Parties or any of its Affiliates; or
- (iv) the Developer Parties' failure to cure any misrepresentation in this Agreement or any other document or agreement relating hereto; or
- (v) any act or omission by the Developer Parties or any of its Affiliates.

provided, however, that the Developer Parties shall not have any obligation to an Indemnitee arising from the wanton or willful misconduct of that Indemnitee. To the extent that the preceding sentence may be unenforceable because it is violative of any law or public policy, the Developer Parties will contribute the maximum portion that it is permitted to pay and satisfy under applicable law, to the payment and satisfaction of all indemnified liabilities incurred by the Indemnitees or any of them. The provisions of the undertakings and indemnification set out in this Section 14.01 will survive the termination of this Agreement.

SECTION FIFTEEN: MAINTAINING RECORDS/RIGHT TO INSPECT

15.01 **Books and Records.** The Developer Parties will keep and maintain separate, complete, accurate and detailed books and records necessary to reflect and fully disclose the total actual costs of the Project and the disposition of all funds from whatever source allocated thereto, and to monitor the Project. All such books, records and other documents, including but not limited to the Developer Parties' loan statements, if any, General Contractors' and contractors' sworn statements, general contracts, subcontracts, purchase orders, waivers of lien, paid receipts and invoices, will be available at the Developer Parties' offices for inspection, copying, audit and examination by an authorized representative of the City, at the Developer Parties' expense. The Developer Parties shall not pay for salaries or fringe benefits of auditors or examiners. The Developer Parties must incorporate this right to inspect, copy, audit and examine all books and records into all contracts entered into by the Developer Parties with respect to the Project.

15.02 **Inspection Rights.** Upon 3 Business Days notice and subject to the rights of tenants, any authorized representative of the City will have access to all portions of the Project and the Property during normal business hours for the Term of the Agreement.

SECTION SIXTEEN: DEFAULT AND REMEDIES

16.01 **Events of Default.** The occurrence of any one or more of the following events, subject to the provisions of Section 16.03, will constitute an "Event of Default" by the Developer Parties hereunder:

(a) the failure of the Developer Parties to perform, keep or observe any of the covenants, conditions, promises, agreements or obligations of such party under this Agreement or any related agreement;

(b) the failure of the Developer Parties to perform, keep or observe any of the covenants, conditions, promises, agreements or obligations under any other agreement with any person or entity if such failure may have a material adverse effect on the Developer Parties' business, property (including the Property or the Project), assets (including the Property or the Project), operations or condition, financial or otherwise;

(c) the making or furnishing by the Developer Parties to the City of any representation, warranty, certificate, schedule, report or other communication within or in connection with this Agreement or any related agreement which is untrue or misleading in any material respect when made;

(d) except as otherwise permitted hereunder, the creation (whether voluntary or involuntary) of, or any attempt by the Developer Parties to create, any lien or other encumbrance upon the Property or the Project, including any fixtures now or hereafter attached thereto, other than the Permitted Liens, or the making or any attempt to make any levy, seizure or attachment thereof;

(e) the commencement of any proceedings in bankruptcy by or against the Developer Parties or for the liquidation or reorganization of the Developer Parties, or alleging that the Developer Parties is insolvent or unable to pay its debts as they mature, or for the readjustment or arrangement of the Developer Parties' debts, whether under the United States Bankruptcy Code or under any other state or Federal law, now or hereafter existing for the relief of debtors, or the commencement of any analogous statutory or non-statutory proceedings involving the Developer Parties; provided, however, that if such commencement of proceedings is involuntary, such action will not constitute an Event of Default unless such proceedings are not dismissed within 120 days after the commencement of such proceedings;

(f) the appointment of a receiver or trustee for Developer, for any substantial part of Developer's assets, or the institution of any proceedings for the dissolution, or the full or partial liquidation, or the merger or consolidation, of Developer; provided, however, that if such appointment or commencement of proceedings is involuntary, such action will not constitute an Event of Default unless such appointment is not revoked or such proceedings are not dismissed within 120 days after the commencement thereof;

(g) the entry of any judgment or order against Developer for an amount in excess of \$1.0 million which remains unsatisfied or undischarged and in effect for 60 days after such entry without a stay of enforcement or execution;

- (h) the declaration of an event of default under the Lender Financing, if any, which default is not cured within any applicable cure period;
- (i) the dissolution of Developer; or
- (j) the institution in any court of a criminal proceeding (other than a misdemeanor) against the Developer Parties or any natural person who owns a material interest in the Developer Parties, which is not dismissed within 30 days, or the indictment of the Developer Parties or any natural person who owns a material interest in the Developer Parties, for any crime (other than a misdemeanor).

For purposes of Section 16.01(i) hereof, a natural person with a material interest in the Developer Parties is one owning in excess of thirty-three percent (33%) of such party's (or such party's ultimate parent entity's) issued and outstanding ownership shares or interest.

16.02 Remedies. Upon the occurrence of an Event of Default, the City may terminate this Agreement and any other agreements to which the City and the Developer Parties are or shall be parties and/or suspend disbursement of City Funds, except as otherwise provided in Section 5.03(c)(vii). The City may, in any court of competent jurisdiction by any action or proceeding at law or in equity, pursue and secure any available remedy, including but not limited to injunctive relief or the specific performance of the agreements contained herein. To the extent permitted by law, the City may also lien the Property. Without limiting the generality of the foregoing, with respect to Events of Defaults by the Developer Parties prior to the issuance of a Final Certificate, the City shall be entitled to seek reimbursement of City Funds from the Developer Parties.

16.03 Curative Period.

(a) In the event the Developer Parties fail to perform a monetary covenant which it is required to perform under this Agreement, notwithstanding any other provision of this Agreement to the contrary, an Event of Default will not be deemed to have occurred unless the applicable party has failed to perform such monetary covenant within 10 days of its receipt of a written notice from the City specifying that it has failed to perform such monetary covenant.

(b) In the event the Developer Parties fail to perform a non-monetary covenant which it is required to perform under this Agreement, an Event of Default will not be deemed to have occurred unless the applicable party has failed to cure such default within 30 days of its receipt of a written notice from the City specifying the nature of the default; provided, however, with respect to those non-monetary defaults which are not capable of being cured within such 30 day period, the applicable party will not be deemed to have committed an Event of Default under this Agreement if it has commenced to cure the alleged default within such 30 day period and thereafter diligently and continuously prosecutes the cure of such default until the same has been cured.

16.04 Right to Cure by the Limited Partner and/or Citibank. If a default occurs under this Agreement and as a result thereof, the City intends to exercise any right or remedy

available to it that could result in termination of this Agreement and all related agreements, or the suspension, cancellation, reduction or reimbursement of City Funds disbursed hereunder, or any other remedy under this Agreement, the City shall prior to exercising such right or remedy, send notice of such intended exercise to the Limited Partner and Citibank, and the Limited Partner (including, without limitation, by exercise of management take over rights of the Owner under its partnership agreement) and Citibank shall have the right (but not the obligation) to cure such default as follows:

(a) if a monetary default exists, the Limited Partner may cause to be cured such monetary default within 90 days after the later of (and Citibank, except as provided in Section 16.04(h) below, and the City shall take no action during such 90 day period): (i) the expiration of the cure period, if any, granted under Section 16.03 to Developer Parties with respect to such monetary default; or (ii) receipt by the Limited Partner and Citibank of notice of default from the City. If the Limited Partner does not cause such monetary default to be cured within such 90-day time period set forth in the preceding sentence, then Citibank may cure such monetary default in the manner set forth in Section 16.04(c); and

(b) if a non-monetary default exists (except for a Personal Developer Default, as later defined), the Limited Partner may cause to be cured such non-monetary default within 90 days after the later of (and Citibank, except as provided in Section 16.04(h) below, and the City shall take no action during such 90 day period): (i) the expiration of the cure period, if any, granted under Section 16.03 to Developer with respect to such non-monetary default; or (ii) receipt by the Limited Partner and Citibank of notice of default from the City. If the Limited Partner does not cause such non-monetary default to be cured within such 90-day time period set forth in the preceding sentence, then Citibank may cure such monetary default in the manner set forth in Section 16.04(d); and

(c) if a monetary default exists, Citibank may cure such monetary default within 60 days after the later of (and the non-electing party and the City shall take no action during such 60-day period): (i) the expiration of the Limited Partner's 90-day cure period; or (ii) receipt by Citibank of notice from the City that the Limited Partner has failed to cure the default within the timeframe set forth in Section 16.04(a) above; and

(d) if a non-monetary default exists (except for a Personal Developer Default), Citibank may cure such non-monetary default within 90 days after the later of (and the non-electing party and the City shall take no action during such 90-day period): (i) the expiration of the Limited Partner's 90-day cure period; or (ii) receipt by Citibank of notice from the City that the Limited Partner has failed to cure the default within the timeframe set forth in Section 16.04(b) above; provided, however, if such non-monetary default is of a nature that is not subject to cure in 90 days, the cure period will be extended for the time period needed to cure such default (including any time period required by Citibank to take control of the Project by initiating foreclosure of its mortgage and/or appointing a receiver) and the City shall forbear from exercising its remedies hereunder so long as diligent and continuous efforts are being pursued to cure such default; and

(e)(1) If such non-monetary default would be an Event of Default set forth in Section 16.01(e), (f), (g), (i) or (j) hereof (each such default being a "Personal Developer Default"), the Limited

Partner or Citibank (as applicable and in that strict order as more fully provided in this Section 16.04(e) below and not otherwise, the "Electing Party"), may provide written notice (the "Assumption Notice") to the City and the Limited Partner or Citibank (as applicable, the "Non-Electing Parties") within 30 days of receipt of notice from the City of such Personal Developer Default, as more fully provided in Section 16.04(e)(2) below. If notice is delivered within said 30-day period, the Electing Party shall, in accordance with Section 16.04(e)(2) below, either cure or cause to be cured such Personal Developer Default by the assignment pursuant to Section 19.14 hereof of all of the Developer Parties' rights, obligations and interests in this Agreement to the Electing Party or any other party agreed to in writing by Citibank and the City, which assumption shall be deemed to cure the Personal Developer Default.

(2) Upon receipt by the City and Citibank of an Assumption Notice from the Limited Partner pursuant to subsection (e)(1) above, the cure period shall be extended for such reasonable period of time as may be necessary to complete such assignment and assumption of the Developer Parties' rights, obligations and interests in this Agreement (but in no event longer than 90 days without the written consent of the City and Citibank). If the Limited Partner does not (i) provide such Assumption Notice within the 30-day period specified in subsection (e)(1), or (ii) identify to the City and the Non-Electing Parties any other party (which may be an affiliate of the Limited Partner other than any of the Developer Parties) to assume the Developer Parties' rights, obligations and interests in this Agreement within 30 days from the date of the Assumption Notice, then Citibank shall have 30 days to cure such Personal Developer Default by the assignment, in accordance with the provisions of Section 18.14 hereof, of all of the Developer Parties' rights, obligations and interests in this Agreement to Citibank, or an affiliate thereof, or any other party agreed to in writing by Citibank and the City.

(f) If such Personal Developer Default is not cured by the Limited Partner or Citibank within the timeframes set forth in Section 16.04(e), then the City shall have available all remedies set forth in this Agreement, including those in Sections 16.02.

(g) During all such times as a Personal Developer Default exists and remains uncured after the expiration of all cure periods, no payments of City Funds shall occur until such time as such Personal Developer Default is thereafter cured.

(h) The City agrees that at any time during which an Event of Default has occurred under the Lender Financing Documents, during the period that Citibank is diligently and continuously pursuing actions or remedies under the Lender Financing, with or without the Developer Parties, which are intended to cause substantial completion of the Project, and, as part of such actions or remedies, continues to fund or make advances to pay Project costs, the City shall likewise forbear from exercising its remedies under Section 16.02.

(i) Notwithstanding anything to the contrary contained in this Agreement, including, without limitation, the continuation of any cure periods under Section 16.03 and Section 16.04, in the event Citibank initiates a foreclosure proceeding, or the Limited Partner and Citibank provide a

joint notice of discontinuance of actions or remedies intending to achieve substantial completion, the City may immediately commence to exercise any and all of the remedies specified in Section 16.02 above.

SECTION SEVENTEEN: MORTGAGING OF THE PROJECT

17.01 **Mortgaging of the Project.** All mortgages or deeds of trust in place as of the date hereof with respect to the Property or any portion thereof are listed on Exhibit G (including but not limited to mortgages made prior to or on the date hereof in connection with Lender Financing) and are referred to herein as the "**Existing Mortgages.**" Any mortgage or deed of trust that Developer may hereafter elect to record or permit to be recorded against the Property or any portion thereof without obtaining the prior written consent of the City is referred to herein as a "**New Mortgage.**" Any mortgage or deed of trust that Developer may hereafter elect to record or permit to be recorded against the Property or any portion thereof with the prior written consent of the City is referred to herein as a "**Permitted Mortgage.**" It is hereby agreed by and between the City and the Developer as follows:

(a) If a mortgagee or any other party shall succeed to Developer's interest in the Property or any portion thereof by the exercise of remedies under a mortgage or deed of trust (other than an Existing Mortgage or a Permitted Mortgage) whether by foreclosure or deed in lieu of foreclosure, and in conjunction therewith accepts an assignment of Developer's interest hereunder in accordance with Section 19.14 hereof, the City may, but will not be obligated to, attorn to and recognize such party as the successor in interest to Developer for all purposes under this Agreement and, unless so recognized by the City as the successor in interest, such party will be entitled to no rights or benefits under this Agreement, but such party will be bound by those provisions of this Agreement that are covenants expressly running with the land specified in Section 8.02.

(b) If any mortgagee or any other party shall succeed to Developer's interest in the Property or any portion thereof by the exercise of remedies under an Existing Mortgage or a Permitted Mortgage, whether by foreclosure or deed in lieu of foreclosure, and in conjunction therewith accepts an assignment of Developer's interest hereunder in accordance with Section 19.14 hereof, then the City hereby agrees to attorn to and recognize such party as the successor in interest to Developer for all purposes under this Agreement so long as such party accepts all of the executory obligations and liabilities of a "Developer" hereunder. Notwithstanding any other provision of this Agreement to the contrary, it is understood and agreed that if such party accepts an assignment of Developer's interest under this Agreement, such party will have no liability under this Agreement for any Event of Default of Developer or other claim of the City against the Developer based on events which occurred prior to the time such party succeeded to the interest of Developer under this Agreement, nor shall the City have the right to record a lien against or otherwise enforce any remedies hereunder against the Project, in which case Developer will be solely responsible. If the City placed a lien on the Project pursuant to Section 16.02 hereof in connection with an Event of Default of Developer or other claim of the City against the Developer based on events which accrued prior to the time such party succeeded to the interest of the Developer under this Agreement, the City shall release such lien upon written request to do so by such succeeding mortgagee. However, if

such mortgagee under a Permitted Mortgage or an Existing Mortgage does not expressly accept an assignment of Developer's interest hereunder, such party will be entitled to no rights and benefits under this Agreement, and such party will be bound only by those provisions of this Agreement, if any, which are covenants expressly running with the land specified in Section 8.02.

(c) Prior to the issuance by the City to Developer of a Final Certificate under Section 8 hereof, no New Mortgage will be executed with respect to the Property or the Project or any portion thereof without the prior written consent of the Commissioner of DPD. A feature of such consent will be that any New Mortgage will subordinate its mortgage lien to the covenants in favor of the City that run with the land. After the issuance of a Final Certificate, consent of the Commissioner of DPD is not required for any such New Mortgage.

SECTION EIGHTEEN: NOTICES

18.01 **Notices.** All notices and any other communications under this Agreement will: (A) be in writing; (B) be sent by: (i) telecopier/fax machine, (ii) delivered by hand, (iii) delivered by an overnight courier service which maintains records confirming the receipt of documents by the receiving party, or (iv) registered or certified U.S. Mail, return receipt requested; (C) be given at the following respective addresses:

If to the City:	City of Chicago Department of Planning and Development Attn: Commissioner 121 North LaSalle Street, Room 1000 Chicago, IL 60602 312/744-2271 (Fax)
With copy to:	City of Chicago Corporation Counsel Attn: Finance and Economic Development Division 121 North LaSalle Street, Room 600 Chicago, IL 60602 312/744-8538 (Fax)
If to Developer Parties:	Clydiv, LLC 666 Dundee Road, Suite 1102 Northbrook, IL 60062 Attention: Peter Levavi 847/562-9401 (Fax)
With copy to:	Applegate & Thorne-Thomsen, P.C. 626 W. Jackson Blvd, Suite 400 Chicago, Illinois 60661 Attention: Nicole Jackson, Esq. 312/421-4411 (Fax)

With a copy to: Cabrini Green LAC Community Development Corporation
530 West Locust
Chicago, Illinois 60610
Attention: President

With a copy to: Cabrini Green CDC-SPE, LLC
530 West Locust
Chicago, Illinois 60610
Attention: President

With a copy to: Jeff Leslie
Director, Clinical and Experiential Learning
Paul J. Tierney Director, Housing Initiative Clinic
The University of Chicago Law School
6020 S. University Ave
Chicago, IL 60637

If to Limited Partner:

With copy to:

If to CHA: Chicago Housing Authority
60 East Van Buren, 12th Floor
Chicago, Illinois 60605
Attn: Chief Executive Officer

With copy to: Chicago Housing Authority
Office of the General Counsel
60 East Van Buren, 12th Floor
Chicago, Illinois 60605
Attn: Chief Legal Officer

or at such other address or telecopier/fax number or to the attention of such other person as the party to whom such information pertains may hereafter specify for the purpose in a notice to the other specifically captioned "Notice of Change of Address" and, (D) be effective or deemed delivered or furnished: (i) if given by telecopier/fax, when such communication is confirmed to have been transmitted to the appropriate telecopier/fax number specified in this section, and confirmation is deposited into the U.S. Mail, postage prepaid to the recipient's address shown herein; (ii) if given by hand delivery or overnight courier service, when left at the address of the addressee, properly addressed as provided above.

18.02 The Developer Parties Requests for City or DPD Approval. Any request under this Agreement for City or DPD approval submitted by the Developer Parties will comply with the following requirements:

- (a) be in writing and otherwise comply with the requirements of Section 18.01 (Notices);
- (b) expressly state the particular document and section thereof relied on by the Developer Parties to request City or DPD approval;
- (c) if applicable, note in bold type that failure to respond to the Developer Parties' request for approval by a certain date will result in the requested approval being deemed to have been given by the City or DPD;
- (d) if applicable, state the outside date for the City's or DPD's response; and
- (e) be supplemented by a delivery receipt or time/date stamped notice or other documentary evidence showing the date of delivery of the Developer Parties' request.

SECTION NINETEEN: ADDITIONAL PROVISIONS

19.01 **Amendments.** Except as provided in this Section 19.01, and except for changes or amendments that are otherwise expressly identified as being in the discretion of the Commissioner, this Agreement and the Schedules and Exhibits attached hereto may not be materially amended without the written consent of all parties. In addition to consents and discretion expressly identified herein, the Commissioner, in his or her sole discretion, may amend or otherwise revise: (a) any exhibits containing legal descriptions in order to correct a surveyor's, scrivener's or clerical error in such a legal description, or to reflect any new subdivision of property index numbers, provided that such correction does not have a material effect on any portion of the Project; and (b) Exhibit B-2 to adjust unit locations and types; (c) Exhibits C-1 and C-2 in connection with updated budgets and/or the approval of Change Orders resulting in changes in the Project Budget in accordance with Section 4.05; (d) Exhibit D to adjust allocations between line items or to add new line items permitted under the Plan; (e) Exhibit K to reflect the terms of the final project financing, so long as such financing is not materially inconsistent with that contemplated hereunder; and (f) Exhibit G to correct inadvertent omissions or permit other minor title encumbrances not in the nature of a lien. Amendments required in clauses (b), (c) and (e) shall also require the Developer Parties' consent. The City in its sole discretion, may amend, modify or supplement the Redevelopment Plan. For purposes of this Agreement, the Developer Parties is only obligated to comply with the Redevelopment Plan as in effect on the date of this Agreement.

19.02 **Complete Agreement, Construction, Modification.** This Agreement, including any exhibits and the other agreements, documents and instruments referred to herein or contemplated hereby, constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all previous negotiations, commitments and writings with respect to such subject matter.

19.03 **Limitation of Liability.** No member, elected or appointed official or employee or agent of the City shall be individually, collectively or personally liable to the Developer Parties or

any successor in interest to the Developer Parties in the event of any default or breach by the City or for any amount which may become due to the Developer Parties or any successor in interest, from the City or on any obligation under the terms of this Agreement.

19.04 **Further Assurances.** The Developer Parties, Sponsor and City each agree to take such actions, including the execution and delivery of such documents, instruments, petitions and certifications as may become necessary or appropriate to carry out the terms, provisions and intent of this Agreement, and to accomplish the transactions contemplated in this Agreement.

19.05 **Waivers.** No party hereto will be deemed to have waived any rights under this Agreement unless such waiver is given in writing and signed by such party. No delay or omission on the part of a party in exercising any right will operate as a waiver of such right or any other right unless pursuant to the specific terms hereof. A waiver by a party of a provision of this Agreement will not prejudice or constitute a waiver of such party's right otherwise to demand strict compliance with that provision or any other provision of this Agreement. No prior waiver by a party, nor any course of dealing between the parties hereto, will constitute a waiver of any of such parties' rights or of any obligations of any other party hereto as to any future transactions.

19.06 **Remedies Cumulative.** The remedies of a party hereunder are cumulative and the exercise of any one or more of the remedies provided for herein must not be construed as a waiver of any other remedies of such party unless specifically so provided herein.

19.07 **Parties in Interest/No Third Party Beneficiaries.** The terms and provisions of this Agreement are binding upon and inure to the benefit of, and are enforceable by, the respective successors and permitted assigns of the parties hereto. This Agreement will not run to the benefit of, or be enforceable by, any person or entity other than a party to this Agreement and its successors and permitted assigns. This Agreement should not be deemed to confer upon third parties any remedy, claim, right of reimbursement or other right. Nothing contained in this Agreement, nor any act of the City or the Developer Parties, will be deemed or construed by any of the parties hereto or by third persons, to create any relationship of third party beneficiary, principal, agent, limited or general partnership, joint venture, or any association or relationship involving the City or the Developer Parties.

19.08 **Titles and Headings.** The Section, section and paragraph headings contained herein are for convenience of reference only and are not intended to limit, vary, define or expand the content thereof.

19.09 **Counterparts.** This Agreement may be executed in any number of counterparts and by different parties hereto in separate counterparts, with the same effect as if all parties had signed the same document. All such counterparts shall be deemed an original, must be construed together and will constitute one and the same instrument.

19.10 **Severability.** If any provision of this Agreement, or the application thereof, to any person, place or circumstance, is held by a court of competent jurisdiction to be invalid,

unenforceable or void, the remainder of this Agreement and such provisions as applied to other persons, places and circumstances will remain in full force and effect only if, after excluding the portion deemed to be unenforceable, the remaining terms will provide for the consummation of the transactions contemplated hereby in substantially the same manner as originally set forth herein. In such event, the parties will negotiate, in good faith, a substitute, valid and enforceable provision or agreement which most nearly affects the parties' intent in entering into this Agreement.

19.11 **Conflict.** In the event of a conflict between any provisions of this Agreement and the provisions of the TIF Ordinances in effect as of the date of this Agreement, such ordinance(s) will prevail and control.

19.12 **Governing Law.** This Agreement is governed by and construed in accordance with the internal laws of the State, without regard to its conflicts of law principles.

19.13 **Form of Documents.** All documents required by this Agreement to be submitted, delivered or furnished to the City will be in form and content satisfactory to the City.

19.14 **Assignment.** Prior to the issuance by the City to the Developer Parties of the Final Certificate, the Developer Parties may not sell, assign or otherwise transfer its interest in this Agreement in whole or in part without the written consent of the City; provided, however, that the Developer Parties may collaterally assign their interests in this Agreement to any of its lenders identified to the City as of the Closing Date if any such lenders require such collateral assignment. Any successor in interest to the Developer Parties under this Agreement will certify in writing to the City its agreement to abide by all remaining executory terms of this Agreement, including but not limited to Section 9.25 (Survival of Covenants) hereof, for the Term of the Agreement. The Developer Parties hereby consents to the City's transfer, assignment or other disposal of this Agreement at any time in whole or in part.

19.15 **Binding Effect.** This Agreement is binding upon the Developer Parties, the Sponsor, the City and their respective successors and permitted assigns (as provided herein) and will inure to the benefit of the Developer Parties, the Sponsor, the City and their respective successors and permitted assigns (as provided herein).

19.16 **Force Majeure.** None of the City, the Developer Parties and Sponsor nor any successor in interest to any of them will be considered in breach of or in default of its obligations under this Agreement in the event of any delay caused by damage or destruction by fire or other casualty, war, terrorism, strike, shortage of material, unusually adverse weather conditions such as, by way of illustration and not limitation, severe rain storms or below freezing temperatures of abnormal degree or for an abnormal duration, tornadoes or cyclones, and other events or conditions beyond the reasonable control of the party affected which in fact interferes with the ability of such party to discharge its obligations hereunder. Such force majeure events shall also include the City's failure to complete the public improvements within the Property which, at the Closing Date, the City has agreed to undertake within a construction schedule mutually acceptable to the City and the Developer Parties. The individual or entity relying on this section

with respect to any such delay will, upon the occurrence of the event causing such delay, immediately give written notice to the other parties to this Agreement. The individual or entity relying on this section with respect to any such delay may rely on this section only to the extent of the actual number of days of delay effected by any such events described above.

19.17 **Exhibits and Schedules.** All of the exhibits and schedules attached hereto are incorporated herein by reference. Any exhibits and schedules to this Agreement will be construed to be an integral part of this Agreement to the same extent as if the same has been set forth verbatim herein.

19.18 **Business Economic Support Act.** Under the Business Economic Support Act (30 ILCS 760/1 et seq. 2002 State Bar Edition, as amended), if Developer is required to provide notice under the WARN Act, Developer will, in addition to the notice required under the WARN Act, provide at the same time a copy of the WARN Act notice to the Governor of the State, the Speaker and Minority Leader of the House of Representatives of the State, the President and Minority Leader of the Senate of State, and the Mayor of each municipality where Developer has locations in the State. Failure by Developer to provide such notice as described above may result in the termination of all or a part of the payment or reimbursement obligations of the City set forth herein.

19.19 **Approval.** Wherever this Agreement provides for the approval or consent of the City, DPD or the Commissioner, or any matter is to be to the City's, DPD's or the Commissioner's satisfaction, unless specifically stated to the contrary, such approval, consent or satisfaction shall be made, given or determined by the City, DPD or the Commissioner in writing and in the reasonable discretion thereof. The Commissioner or other person designated by the Mayor of the City shall act for the City or DPD in making all approvals, consents and determinations of satisfaction, granting the Final Certificate or otherwise administering this Agreement for the City.

19.20 **Construction of Words.** The use of the singular form of any word herein includes the plural, and vice versa. Masculine, feminine and neuter pronouns are fully interchangeable, where the context so requires. The words "herein", "hereof" and "hereunder" and other words of similar import refer to this Agreement as a whole and not to any particular Section or other subdivision. The term "include" (in all its forms) means "include, without limitation" unless the context clearly states otherwise. The word "shall" means "has a duty to."

19.21 **Date of Performance.** If any date for performance under this Agreement falls on a Saturday, Sunday or other day which is a holiday under Federal law or under State law, the date for such performance will be the next succeeding Business Day.

19.22 **Survival of Agreements.** Except as otherwise contemplated by this Agreement, all covenants and agreements of the parties contained in this Agreement will survive the consummation of the transactions contemplated hereby.

19.23 **Equitable Relief.** In addition to any other available remedy provided for hereunder, at law or in equity, to the extent that a party fails to comply with the terms of this Agreement, any of the other parties hereto shall be entitled to injunctive relief with respect thereto, without the necessity of posting a bond or other security, the damages for such breach hereby being acknowledged as unascertainable.

19.24 **Venue and Consent to Jurisdiction.** If there is a lawsuit under this Agreement, each party hereto agrees to submit to the jurisdiction of the courts of Cook County, the State of Illinois and the United States District Court for the Northern District of Illinois.

19.25 **Costs and Expenses.** In addition to and not in limitation of the other provisions of this Agreement, the Developer Parties agree to pay upon demand the City's out-of-pocket expenses, including attorneys' fees, incurred in connection with the enforcement of the provisions of this Agreement but only if the City is determined to be the prevailing party in an action for enforcement. This includes, subject to any limits under applicable law, reasonable attorneys' fees and legal expenses, whether or not there is a lawsuit, including reasonable attorneys' fees for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services. The Developer Parties also will pay any court costs, in addition to all other sums provided by law.

IN WITNESS WHEREOF, the parties hereto have caused this Clybourn Division Rental Project Redevelopment Agreement to be signed on or as of the day and year first above written.

CITY OF CHICAGO

By: _____
David L. Reifman, Acting Commissioner,
Department of Planning and Development

CLYDIV, LLC, an Illinois limited liability company

By: Clydiv Manager, LLC, an Illinois limited liability company, its Manager

By: Brinshore PL, LLC, an Illinois limited liability company, a Member

By: Brinshore Development, L.L.C., an Illinois limited liability company, a Member

By: RJS Real Estate Services, Inc., an Illinois corporation, a Member

By: _____
Richard J. Sciortino, President

By: Michaels Chicago Holding Company, LLC, an Illinois limited liability company,
a Member

By: _____
Michael Leavitt, Its Sole Member

CLYDIV MANAGER, LLC, an Illinois limited liability company, its Manager

By: Brinshore PL, LLC, an Illinois limited liability company, a Member

By: Brinshore Development, L.L.C., an Illinois limited liability
company, a Member

By: RJS Real Estate Services, Inc., an Illinois corporation, a Member

By: _____
Richard J. Sciortino, President

By: Michaels Chicago Holding Company, LLC, an Illinois limited liability company,
a Member

By: _____
Michael Leavitt, Its Sole Member

CABRINI GREEN LAC COMMUNITY DEVELOPMENT CORPORATION, an Illinois not-for-
profit corporation

By: _____

Name: _____

Its: _____

CABRINI GREEN CDC-SPE, LLC, an Illinois limited liability company

By: Cabrini Green LAC Community Development Corporation, its sole member

said instrument, pursuant to authority given by the members of _____, on behalf of the Manager, as the free and voluntary act of such person, and as the free and voluntary act and deed of the Developer, for the uses and purposes therein set forth.

Given under my hand and official seal this ____ day of _____, 2015.

Notary Public

(SEAL)

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the county and State aforesaid, do hereby certify that _____ personally known to me to be the _____ of Cabrini Green LAC Community Development Corporation ("Sponsor"), sole member of Cabrini Green CDC-SPE, LLC, an Illinois limited liability company ("Special Member"), and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such officer, he signed and delivered the said instrument on behalf of the Sponsor, as the free and voluntary act of such person, and as the free and voluntary act and deed of the Sponsor and Special Member, for the uses and purposes therein set forth.

Given under my hand and official seal this ____ day of _____, 2015.

Notary Public

(SEAL)

[(Sub)Exhibit "B-4" referred to in this Clybourn Division Rental Project Redevelopment Agreement printed on page 8438 of this *Journal*.]

[(Sub)Exhibit "B-1" referred to in this Clybourn Division Rental Project Redevelopment Agreement constitutes Exhibit "A" to ordinance and printed on pages 8367 and 8368 of this *Journal*.]

[(Sub)Exhibit "A", "B-2", "B-3", "D", "E", "F", "I", "L", "M" and "N" referred to in this Clybourn Division Rental Project Redevelopment Agreement unavailable at time of printing.]

(Sub)Exhibits "C-1", "C-2", "G", "H", "J" and "K" referred to in this Clybourn Division Rental Project Redevelopment Agreement read as follows:

PROJECT 04-1-1
 To Construct a New Rental Facility
 Rental System Acquisition

as of 12/14/2015

Account Data	\$ 24,000.00
Environmental Remediation	125,000.00
Site Work - Landscaping - Fencing	20,000.00
Site Work - Grading and Grading	125,000.00
Construction Costs - Parking	5,120,000.00
Construction Costs - Res. Utility - Water - Sewer	11,940,000.00
Construction Costs - Commercial	3,020,500.00
Construction Costs - Equipment	1,400,000.00
Construction Profit	1,439,852.00
Construction Overhead	4,000,000.00
Construction Management - Retention	1,020,000.00
Construction Contingency - Commercial	191,220.00
Architectural Planning & Design Services (Includes Landscaping and City)	600,000.00
Architectural Revisions	90,000.00
Building Permit Review and Fees	10,000.00
Relocation Expense	1,000.00
Survey	10,000.00
Construction Permit Under Review	20,000.00

Security During Construction	\$200,000.00
Winter Conditions	100,000.00
Geo-technical	50,000.00
Insurance During Construction (Builders Risk/General Liability)	120,000.00
Environmental Testing and Monitoring during Construction	70,000.00
F, F & E (Community Center, Rental Office and Model Unit)	200,000.00
Utility Connection Fees (Cable, Electric and Gas)	125,000.00
Developer Legal (Acquisition, PUD, Partnership, Construction, Permanent)	360,000.00
Commercial Legal	100,000.00
Lender Legal	60,000.00
CHA Legal	100,000.00
CHA Predevelopment Loan Interest	14,328.38
Market Study	25,000.00
Appraisal	35,000.00
Real Estate Tax/Insurance Escrow	125,784.00
Accounting, Cost Certifications	60,000.00
Lender Perm Loan Legal	50,000.00
Title/Recording/Closing/Bring Down Fees	90,000.00
DPD Application Fees	1,500.00
DPD Tax Credit Allocation Fees	63,250.00
DPD Donation Tax Credit Allocation Fee	52,875.00
Commercial Leasing Expenses (Commission and Legal Fees)	309,708.00

Tenant Improvement Allowance	\$ 775,458.84
Permanent Loan Fees (Third Party Reports, Commitment)	90,000.00
Capitalized Bridge Loan Interest	865,733.10
Construction/Bridge Loan Fees	221,718.77
Marketing (Residential and Commercial)	105,529.76
Rent-up Fee (Leasing Fee Paid to Management Company as Units are Occupied)	42,000.00
Developer Fee (Max per DOH underwriting)	2,205,179.63
Affordability Reserve	249,600.00
Operating Reserve (Residential and Commercial)	556,573.33
Working Capital Rent up Reserve	<u>\$ 832,115.58</u>
Total Development Costs:	\$37,947,061.23

(Sub)Exhibit "C-2".
(To Clybourn Division Rental Project
Redevelopment Agreement)

Construction (MBE/WBE) Budget.

Project Hard Costs	\$20,840,279*
Architectural Design	<u>668,792</u>
TOTAL:	\$21,509,071
Project MBE Total at 24 percent	\$ 5,162,177
Project WBE Total at 4 percent	\$ 860,363

The above MBE/WBE dollar values are an estimate. If the actual cost of the above applicable MBE/WBE activities increase, the associated MBE/WBE dollar values will increase accordingly.

* Reflects \$7,535,389 sole source exception for precast panel procurement.

Article 11.1
 To City of Chicago's Rental Project
 Redevelopment Agreement

Article 11.1.1.1

1. Waives all other claims against the Property, and related improvements,

in those matters set forth in Schedule B (the exceptions in this waiver shall in no manner apply to the Title Company as of the date hereof, but shall apply as applicable to the encumbrances, claims or interests on the date hereof) of any person or to remain in full force and effect.

2. Waives all other claims against the Partnership or the Project, other than claims against the Property, and related improvements, of any

None

Article 11.1.1.2
 To City of Chicago's Rental Project
 Redevelopment Agreement

Section 11.1.1.2.1 Developer Parties

[To Be Retyped On Developer Parties' Counsel's Letterhead]

11.1.1.2

City of Chicago
 City Hall, Room 800
 121 North LaSalle Street
 Chicago, Illinois 60602

Attention: Corporation Counsel

Witness and Conferred

We, the undersigned, as referred to above, I, City of Chicago, hereby certify that the

Developer and Clabour, Gover. 200.54F.110. On 10/26/10, we reviewed, among other things, the Plan and in connection with the approval of certain improvements on the site located in the Near North Redevelopment Project Area, the "Project". In that capacity, we have reviewed, among other things, the following agreements, instruments and documents of even date here with some matters referred to as the "Documents":

(a) Clabour Decision Rendered Final Redevelopment Agreement (the "Agreement") of even date herewith executed by Developer and the City of Chicago (the "City"); and

(b) all other agreements, instruments and documents enclosed in connection with the foregoing;

and in addition the foregoing, we have examined:

(a) the original or certified, confirmed or photostatic copies of Developer's and Operator's Certificate of Organization, as amended to date, of Articles and Restated Agreement of Limited Liability Company, and qualifications to do business and certificates of good standing in all states in which Developer is qualified to do business, and any records of a corporate proceeding relating to the Project; and

(b) such other documents, records and legal matters as we have deemed necessary or relevant for purposes of issuing the opinions hereinafter expressed.

There was no representation we have been made as to the genuineness of the signatures (other than those of Developer), the authenticity of documents submitted to us as originals and conformity to the originals of all documents submitted to us as certified, confirmed or photostatic copies.

Based on the foregoing, it is our opinion that:

(1) Each of Developer and Operator is a limited liability company or partnership, validly existing and in good standing under the laws of its state of organization, has full power and authority in that state to execute, and to carry on, to consummate, its presently completed, and all proposed, standing and duly authorized contracts, as a foreign organization, under the laws of every state in which the conduct of its affairs or the exercise of its assets requires, and qualification in each state in which its business is being carried on to do business and conduct all material business operations of its business.

2. Each of Developer and Sponsor has full right, power, authority to execute and deliver the Documents to which it is a party and to perform the obligations thereunder. Such execution, delivery and performance will not conflict with or result in a breach of Developer or Sponsor's certificate of incorporation or Articles of Association (Restated Agreement of Limited Liability Company) or resolution or resolution or other resolution of any of the conditions or provisions of any law or regulation, order, writ, judgment or decree or any court, governmental or regulatory authority, or, to the best of our knowledge after diligent inquiry, any of the terms, conditions or provisions of any agreement, instrument or document to which Developer or Sponsor is a party, or by which Developer or Sponsor or its respective respective is bound. To the best of our knowledge after diligent inquiry, such execution, delivery and performance will not constitute grounds for acceleration of the maturity of any agreement, instrument, undertaking or other instrument to which Developer is a party or by which it or any of its property may be bound, or result in the creation or imposition of or the obligation to create or impose any lien, charge or encumbrance or any security interest in any of its property pursuant to the provisions of any of the foregoing or other than in favor of any lender providing lender financing.

3. The execution and delivery of each Document and the performance of the obligations contemplated thereby have been duly authorized and approved by all requisite action on the part of Developer and Sponsor.

4. Each of the Documents to which Developer is a party has been duly executed and delivered by a duly authorized officer of Developer, and each such Document constitutes the legal, valid and enforceable obligation of Developer enforceable in accordance with its terms, except as limited by applicable bankruptcy reorganization insolvency or similar laws affecting the enforcement of obligations in any generally, each of the Documents by which Sponsor is a party has been duly executed and delivered by a duly authorized officer of Sponsor, and each such Document constitutes the legal, valid and enforceable obligation of Sponsor enforceable in accordance with its terms, except as limited by applicable bankruptcy reorganization insolvency or similar laws affecting the enforcement of creditors' rights generally.

5. Subsection 1(A) affords a certain percentage to some members and to a portion of Developer and the percentage interests held by each member. To the best of our knowledge after diligent inquiry, except as set forth in Sub Exhibit A, there are no warrants, options, rights or securities or any purchase securities or any other securities or other rights or interests with respect to any of the equity of Developer. Each outstanding interest of Developer is fully authorized, fully paid, fully and non-negotiable. (Sub Exhibit B attached hereto) and as to the members and managers of Sponsor, to the best of our knowledge after diligent inquiry, there are no warrants, options, rights or securities or any purchase securities or any other securities or other rights or interests with respect to any of the equity of Sponsor. To the best of our knowledge after diligent inquiry, there are no warrants, options, rights or securities or any purchase securities or any other securities or other rights or interests with respect to any of the equity of Sponsor.

contaminated, damaged or otherwise impaired in respect to any of the objects of the present Lease and/or any interest of Sponsor, except as otherwise expressly stated herein, and had not been assessed.

6. To the best of our knowledge after diligent inquiry, no judgments are outstanding against Developer, nor is there now pending or threatened, any litigation, contested claim or governmental proceeding by or against Developer or affecting Developer or its property or seeking to restrain or enjoin the performance by Developer of the Agreement or the transactions contemplated by the Agreement, or contesting the validity thereof. To the best of our knowledge after diligent inquiry, Developer is not in default with respect to any order, writ, injunction or process of any court, government or regulatory authority or in default in any respect under any law, order, regulation or demand of any governmental agency or instrumentality, a default under which would have a material adverse effect on Developer or its business.

7. To the best of our knowledge after diligent inquiry, there is no default by Developer or any other entity under any contract, lease, agreement, instrument or other instrument to which Developer is a party, or is, or in the course of its properties is bound.

8. To the best of our knowledge after diligent inquiry, all of the assets of Developer are free and clear of mortgages, liens, charges, security interests and other burdens except for those specifically set forth in the Documents.

9. The execution, delivery and performance of the Documents by Developer will not and will not require the consent of any person or the giving of notice, any exemption by any regulator or classification, or filing with or any taking of any other actions, in respect of, any person, court or tribunal, or federal, state, government or regulatory authority.

10. To the best of our knowledge after diligent inquiry, Developer owns or possesses or is licensed or otherwise has the right to use all necessary permits and other governmental approvals and authorizations, operating documents, certificates of good compliance, goods, carriers, permits, authorizations and other rights that are necessary for the operation of its business.

11. A federal or state court sitting in the State of Illinois and applying the choice of law provisions of the State of Illinois will enforce the choice of law contained in the Documents and apply the law of the State of Illinois to the transactions contemplated hereby.

We are offering this Document only in the State of Illinois and we express no opinion as to any laws other than those laws of the United States of America or the laws of the State of Illinois.

This opinion was issued at Developer's and Sponsor's request for the benefit of the City and its citizens. It may not be used to defend against or in any other manner.

Very truly yours,

G. _____
Name

(Subjunctive: A and B referred to in this Opinion of Counsel for Developer Parties only, at a time of drafting)

(Subjunctive: C)
To City Council on Rental Project
Redevelopment Agreement

Request for Cure

State of Illinois:)

SS

County of Cook:)

The Mayor _____ of _____
at _____, the Developer's, hereby certifies that with respect to that certain _____ Redevelopment Agreement between the Developer and the City of Chicago dated _____, the Agreement:

- A. Expenses for the Project in the total amount of \$ _____ have been made;
- B. This agreement is a full and complete statement of all costs of the project and all payments for the Project made by the City to date;

1) The Developer requests reimbursement for the following cost of 100,000 Euros for the Developer's

§ _____

2) None of the costs referenced in paragraph 1 above have been previously reimbursed by the City.

3) The Developer hereby certifies to the City that, as of the date hereof:

1) Except as described in the attached certificate, the representations and warranties contained in the Agreement are true and correct and the Developer is in compliance with all applicable laws and regulations contained therein.

2) No payment or claim or obligation of reimbursement with the exception of those of passage of time or other lawful constitute an event of Default as set forth herein.

4) Capitalized terms which are not defined herein shall have the meanings given such terms in the Agreement.

DEVELOPER:

By: _____

Name

Title: _____

Subscribed and sworn before me this _____ day of _____

My commission expires: _____

Approved and Accepted:

Name:

Title:

City of Chicago
Department of Planning and Development

\$27,500,000
1st Mortgage (2.5% Interest Rate)
Redevelopment Agreement:

(continued)

1. Construction Equity Bridge Loan. Chicago, ILL. The Bank shall provide a construction equity bridge loan to the Owner in the approximate amount of \$18,000,000 with monthly interest-only payments during the term to secure a first lien combination of tax credit equity 7.75 percent interest of the permanent 2nd Mortgage can be established. This loan shall have a term of 28 months with two 6-month extensions. The loan will bear interest at 30-day LIBOR plus 2 percent. The loan will be secured by a 1st Mortgage during the construction period.

2. Permanent 1st Mortgage. Loan to be secured by a first lien plus to be paid by the permanent 1st mortgage loan secured by first lien plus a portion of the project in the approximate amount of \$4,000,000 with a fixed interest rate not to exceed 5.00 percent per annum, a 15-year term, and a 30-year amortization schedule. The loan will be secured by a 1st Mortgage during the permanent term, but shall be subordinate in priority and lien interest to the National Life lenders.

3. Permanent 2nd Mortgage. Loan to be secured by a second lien plus to be the permanent 1st mortgage loan secured by the permanent 1st lien secured by the approximate amount of \$2,500,000 with a fixed interest rate not to exceed 4.00 percent per annum, a 15-year term, and a 30-year amortization schedule.

4. CLM 2011 or MTW Funds Guaranteed Permanent 2nd Mortgage Loan. The Chicago Housing Authority (CHA) will make an \$8,000,000 first lien permanent 1st loan to Owner

from a HOPE VI grant and MTW funds. The loan will bear 0 percent interest. Repayment of the loan will be deferred until maturity. This loan will have a 42-year term (inclusive of the construction period). The loan will be secured by a 2nd Mortgage.

5. TIF Loan: ClyDiv Manager LLC, recipient of a \$8,100,000 TIF Grant from the City of Chicago, will capitally contribute the proceeds of the TIF Grant to the Owner. [\$5,350,000] in TIF will become permanent debt of the commercial component of the project when the ownership is divided, leaving a TIF loan of [\$2,750,000] on the residential component. [Note-the split between the 2 loans is still being determined.]

6. Citibank AHC funds: Citibank will loan funds set aside by Citibank as part of a settlement with the Department of Justice to the project in the approximate amount of \$1,476,000, with a fixed term of 42 years, and an interest rate not to exceed [1 percent] with payments deferred until repayment.

7. Special Member Capital Contribution: The donation by the City of Chicago of the land to the nonprofit (Cabrini Green LAC Community Development Corporation) will generate; a donation tax credit of \$2,117,610 provided by the City of Chicago. These credits will be sold to an investor at a credit price of \$.91 and generate \$1,927,025 in equity, plus a \$10,000 donation to the nonprofit. These amounts will be capitally contributed to the owner by the for profit affiliate of the nonprofit.

8. Equity: An affiliate of The Richman Group shall provide tax credit equity in the approximate amount of \$13,154,684, as follows:

(i) \$1,973,203 (at closing)

(ii) \$5,261,874 (construction completion; no earlier than July 20, 2017)

(iii) \$3,946,405 no earlier than January 1, 2018, to pay down construction loan. May be paid directly to the Construction Lender

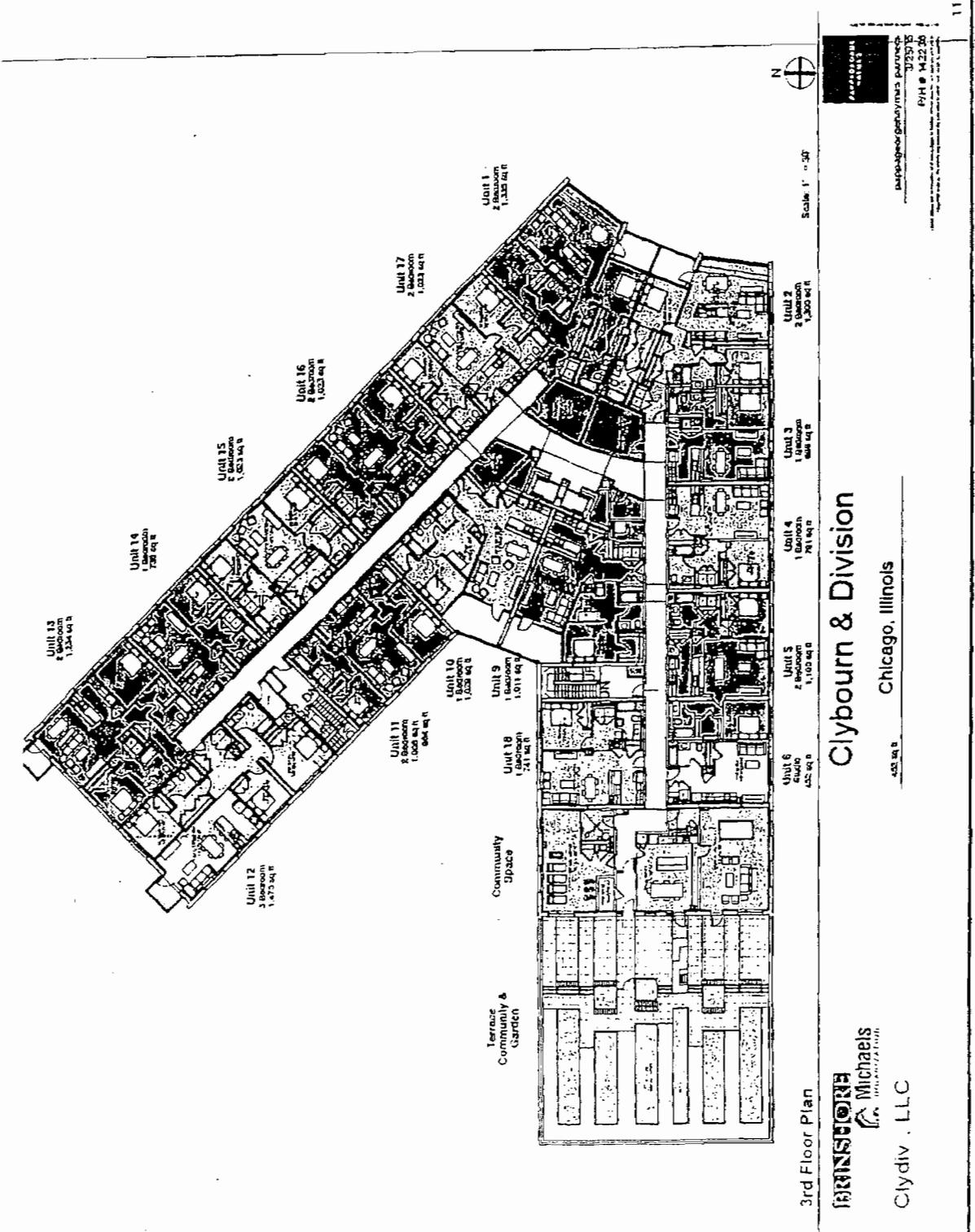
(iv) \$1,315,468 (at 95 percent occupancy, Breakeven, no earlier than January 1, 2018)

(v) \$657,734 (@ 8609s, no earlier than January 1, 2018)

9. Deferred Developer Fee: BMD-I LLC will defer a portion of its developer fee (\$2,251,169) in the approximate amount of [\$642,407]. Of this amount, [\$47,331] will be attributable to the commercial component after the splitting of ownership, leaving [\$595,075] to be repaid by the residential component from available cash flow over a 10-year period.

(Sub)Exhibit "B-4".
(To Clybourn Division Rental Project
Redevelopment Agreement)

Site Plan.



3rd Floor Plan

BRINSON
Michael's
ILLINOIS REAL ESTATE
Clydiv, LLC

Clybourn & Division
Chicago, Illinois



Scale: 1" = 30'

ARCHITECT
BRINSON MICHAELS
1000 N. LAUREL ST. SUITE 100
CHICAGO, IL 60610
PH: 312.467.1000
WWW.BRINSONMICHAELS.COM

IMPOSITION OF TAX LEVY, APPROVAL OF YEAR 2016 BUDGET AND AUTHORIZATION OF SERVICE PROVIDER AGREEMENT FOR SPECIAL SERVICE AREA NO. 3.

[O2015-6474]

The Committee on Finance submitted the following report:

CHICAGO, October 14, 2015.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration an ordinance authorizing the imposition of a tax levy, the approval of the 2016 budget and the approval of the service provider agreement for Special Service Area Number 3, amount to be levied: \$1,152,669, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee, with no dissenting vote.

Alderman Burke abstains under provisions of Rule 14.

Respectfully submitted,

(Signed) EDWARD M. BURKE,
Chairman.

On motion of Alderman Burke, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Hopkins, Dowell, Burns, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 48.

Nays -- None.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

Altonna Burke amended Rule 14 of the City Council's Rules of Order and Procedure dealing with the business-related parties to be included in matters, such as unrelated matters.

The following is an ordinance as passed:

WHEREAS Special service areas may be established pursuant to Article VII Sections 6(1) and 7(8) of the Constitution of the State of Illinois and pursuant to the provisions of the State's Section Area Law (Act 35 of 1972 as amended) and other laws and ordinances, the Act(s) and pursuant to the Property Tax Code (35 ILCS 200-1.1, et seq.) as amended from time to time; and

WHEREAS On October 31, 1993, the City Council of the City of Chicago (the City Council) enacted an ordinance, as amended by an ordinance enacted by the City Council on May 20, 1994, as further amended by an ordinance enacted by the City Council on July 23, 1993, as further amended by an ordinance enacted by the City Council on September 14, 1993 (collectively, the "Establishment Ordinance"), which established an area known and designated as City of Chicago Special Service Area Number 1 (the Area), and authorized the levy of an additional (the "Special Tax") millage rate (an annual millage rate of one and one hundredths of one percent (1.25%)) of the equalized assessed value of the taxable property therein to provide certain special services in and for the Area in addition to the services provided in and from the City of Chicago generally; and

WHEREAS Certain funds (Fund 302 - Fund 305) in the amount of \$20,000,000 are available for use in connection with the Area; and

WHEREAS The special services authorized in the Establishment Ordinance include recruitment of new businesses to the Area, loan guarantees, services, technical activities, coordinated development and other programs to stimulate the Area, and other technical assistance and fees to promote commercial and economic development in the Special Service Area;

WHEREAS On December 1, 1998, the City Council enacted an ordinance establishing that within the scope of rehabilitation activities, as such term is used in the Establishment Ordinance, are included certain activities relating to the demolition and assessment of properties for redevelopment in the Area, and payment or advancement of funds for, and performance of certain predevelopment activities relating to such suitable properties, including the awarding of Special Tax funds as a restriction on other costs incurred in furtherance of the possible acquisition for future ownership of such properties; and

WHEREAS On November 2, 2015, the City Council enacted an ordinance which amended Section 4 of the Establishment Ordinance (the "Amendment Ordinance") to give authority to the Commission (as hereinafter defined) and powers granted and enlarged the Area to

encompass the territory consisting of West 63rd Street frontage, between South Bell Avenue and South Cicero Avenue; South Western Avenue frontage, between West 61st Street and West 64th Street; South Kedzie Avenue frontage, between West 62nd Street and West 64th Street; South Pulaski Road frontage, between West 56th Place and West 71st Street; and the eastern frontage of South Cicero Avenue, between West 71st Street and the alley north of West 63rd Street; and

WHEREAS, The Establishment Ordinance provided for the appointment of the Chicago Southwest Business Growth Area Commission (the "Commission") to advise the City Council regarding the amount of the Services Tax to be levied and for the purpose of recommending to the City Council: (1) a yearly budget based upon the cost of providing the Special Services; (2) an entity to serve as a service provider (the "Service Provider"); (3) an agreement between the City and the Service Provider for the provision of Special Services to the Area (the "Service Provider Agreement"); and (4) a budget to be included in the agreement between the City and the Service Provider (the "Budget") (the aforementioned items 1 through 4 shall be known collectively herein as the "Recommendations"); and

WHEREAS, The Commission has been duly appointed and qualified and has heretofore prepared and transmitted to the Commissioner of the Department of Planning and Development (the "Commissioner") its Recommendations to the City Council, including the Budget attached hereto as Exhibit A and hereby made a part hereof; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Incorporation Of Preambles. The preambles of this ordinance are hereby incorporated into this text as if set out herein in full.

SECTION 2. Appropriations. There is hereby appropriated the following sums in the amounts and for the purposes necessary to provide the Special Services in and for the Area, the estimated amounts of miscellaneous income and the amounts required to be raised by the levy of the Services Tax indicated as follows:

Chicago Southwest Business Growth Area Commission

Special Service Area Budget.

For the fiscal year beginning January 1, 2016 and ending December 31, 2016.

	Expenditures
Service Provider Agreement for the provision of Special Services	\$1,246,083
TOTAL BUDGET REQUEST:	\$1,246,083

Source Of Funding

Tax levy not to exceed an annual rate of one and twenty-five hundredths of one percent (1.25%) of the equalized assessed value of taxable property within Special Service Area Number 3	\$1,152,669
Fund 328	\$ 23,790
Carryover funds currently available from prior tax years	\$ 68,748
Late collections received by the City of Chicago attributable to the levy of the Services Tax in prior tax years, along with interest income thereon, if any	\$ 876

SECTION 3. Levy Of Taxes. There is hereby levied pursuant to the provisions of Article VII, Sections 6(a) and 6(l)(2) of the Constitution of the State of Illinois and pursuant to the provisions of the Act and pursuant to the provisions of this ordinance, the sum of \$1,152,669 as the amount of the Services Tax for the tax year 2015.

SECTION 4. Filing. The City Clerk of the City (the "City Clerk") is hereby ordered and directed to file in the Office of the County Clerk of Cook County, Illinois (the "County Clerk") a certified copy of this ordinance on or prior to December 29, 2015, and the County Clerk shall thereafter extend for collection together with all other taxes to be levied by the City of Chicago, the Services Tax herein provided for, said Services Tax to be extended for

collection by the County Clerk for the 10-year 00% against all the realty existing within the Area, the amount of the Services Tax, when levied to be in addition to and in excess of all other taxes to be levied and collected against all taxable property within the Area.

SECTION 5 - Service Provider Agreement. The Commission heretofore composed of the Commissioners (each an Authorized Officer) is hereby authorized, subject to approval by the Corporation Board, to enter into, to enter into, execute and defend a Service Provider Agreement as authorized herein with Greater Southwest Development Corporation and its not-for-profit corporation as the Service Provider for a one year term, not to be renewable to such Authorized Officer, along with all other supporting documents, if any, as may be necessary to carry out and comply with the provisions of the Service Provider Agreement. The Budget shall be attached to the Service Provider Agreement as an exhibit. Upon the execution of the Service Provider Agreement and the receipt of proper documentation from the Authorized Officer and the City Clerk, the approved money authorized to debit the sums appropriated in Section 2 above to the Service Provider in consideration for the provision of the Special Services described in the Budget. The Department of Planning and Development shall promptly make a copy of the executed Service Provider Agreement readily available for public inspection.

SECTION 6 - Enforcement. If any person purporting to provide or to contract to provide the services described herein for any reason, the validity or enforceability of any section, paragraph or provision shall not affect any of the remaining provisions of this ordinance.

SECTION 7 - Copies. This ordinance shall create fees. Any provision of any other ordinance, resolution, motion or order in conflict with this ordinance, to the extent of such conflict.

SECTION 8 - Publication. This ordinance shall be published by the City Clerk in special manner of form, and made available in an office for public inspection, and distributed to members of the public, who may wish to obtain copies of a copy of this ordinance.

SECTION 9 - Effective Date. This ordinance shall have effect 10 days after its passage and publication.

Exhibit A, attached to this ordinance reads as follows:

2016 Budget and Services Summary

Chicago Department of Planning and Development

Name:	63rd Street	SSA Chairperson:	Sheldon Rice	Agency Contact:	Nick Kollias
Service Provider Agency:	Greater Southwest Development Corporation	Phone Number:	773 737 3940	Phone Number:	773 562 3371
SSA Tax Authority Term:	1983	Email:	sheldon.rice.kjg@statefarm.com	Email:	n.kollias@greatersouthwest
Date:	8/19/2015				

2016 BUDGET SUMMARY	Fund 328	+	2015 Levy	+	Carry Over	+	Late Collections and Interest Income Thereon	=	2016 Budget
CATEGORY									
1.00 Customer Attraction	\$ 23,050	+	\$ 286,900	+	\$ 33,645	+	\$ 405	=	\$ 300,950
2.00 Public Way Aesthetics	\$ 250	+	\$ 128,000	+	\$ 2,000	+	\$ 250	=	\$ 130,250
3.00 Sustainability and Public Places	\$ -	+	\$ -	+	\$ -	+	\$ -	=	\$ -
4.00 Economic/Business Development	\$ 150	+	\$ 69,300	+	\$ 490	+	\$ 60	=	\$ 69,850
5.00 Safety Programs	\$ 340	+	\$ 285,800	+	\$ 20,090	+	\$ 10	=	\$ 305,900
6.00 SSA Management	\$ -	+	\$ 114,209	+	\$ 12,468	+	\$ 116	=	\$ 126,813
7.00 Personnel	\$ -	+	\$ 223,215	+	\$ 35	+	\$ 35	=	\$ 223,285
8.00 Loss Collection: 5.7%	\$ -	+	\$ 65,245	+	\$ -	+	\$ -	=	\$ 65,245
GRAND TOTAL	\$ 23,790	+	\$ 1,152,669	+	\$ 68,748	+	\$ 878	=	\$ 1,245,083

2016 Budget	\$	1,245,083
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LEVY ANALYSIS	
1	Estimated 2015 EAV: 596,463,888
2	Authorized Tax Rate Cap: 1.250%
3	Estimated 2015 Levy: \$1,152,669
4	Estimated Tax Rate to Generate 2015 Levy (Estimated 2015 Levy ÷ Estimated 2015 EAV = Est. Tax Rate): 1.195%

2016 BUDGET & SERVICES - SIGNATURE PAGE

63rd Street
 Budget & Services Period: January 1, 2016 to December 31, 2016

The 2016 Budget & Services were approved by the SSA Commission

Sheldon K. Rice Sheldon K. Rice 08/25/2015
 SSA Chairperson Signature SSA Chairperson Printed Name Date

Exhibit "A"
 Budget.

IMPOSITION OF TAX LEVY, APPROVAL OF YEAR 2016 BUDGET AND AUTHORIZATION OF SERVICE PROVIDER AGREEMENT FOR SPECIAL SERVICE AREA NO. 4.

[O2015-6476]

The Committee on Finance submitted the following report:

CHICAGO, October 14, 2015.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration an ordinance authorizing the imposition of a tax levy, the approval of the 2016 budget and the approval of the service provider agreement for Special Service Area Number 4, amount to be levied: \$83,987, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) EDWARD M. BURKE,
Chairman.

On motion of Alderman Burke, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas-- Aldermen Moreno, Hopkins, Dowell, Burns, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 49.

Nays -- None.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, Special service areas may be established pursuant to Article VII, Sections 6(l) and 7(6) of the Constitution of the State of Illinois, and pursuant to the provisions of the Special Service Area Tax Law, 35 ILCS 200/27-5, et seq. (the "Special Service Area Act") and pursuant to the Property Tax Code, 35 ILCS 200/1-1, et seq., as amended from time to time; and

WHEREAS, On October 31, 1983, the City Council of the City of Chicago (the "City Council") enacted an ordinance, as amended by an ordinance enacted by the City Council on May 30, 1984, as further amended by an ordinance enacted by the City Council on July 27, 1988, and as further amended by an ordinance enacted by the City Council on November 15, 1995 (collectively, the "Establishment Ordinance") which established an area known and designated as City of Chicago Special Service Area Number 4 (the "Area") and authorized the levy of an annual tax not to exceed an annual rate of two percent (2%) of the equalized assessed value of the taxable property therein (the "Services Tax") to provide certain special services in and for the Area in addition to the services provided by and to the City of Chicago generally (the "Special Services"); and

WHEREAS, The Establishment Ordinance established the Area as that territory approximately bounded by the area fronting in whole or in part on 95th Street, between Ashland Avenue on the east and Western Avenue on the west; and

WHEREAS, The Special Services authorized in the Establishment Ordinance included recruitment of new businesses to the Area, rehabilitation activities, maintenance, private security services, coordinated promotional and advertising activities for the Area, and other technical assistance activities to promote economic development; and

WHEREAS, The Establishment Ordinance provided for the appointment of the 95th Street Special Service Area Commission (the "Commission") to advise the City Council regarding the amount of the Services Tax to be levied and for the purpose of recommending to the City Council: (1) a yearly budget based upon the cost of providing the Special Services; (2) an entity to serve as a service provider (the "Service Provider"); (3) an agreement between the City and the Service Provider for the provision of Special Services to the Area (the "Service Provider Agreement"); and (4) a budget to be included in the agreement between the City and the Service Provider (the "Budget") (the aforementioned items 1 through 4 shall be known collectively herein as the "Recommendations"); and

WHEREAS, The Commission has been duly appointed and qualified and has heretofore prepared and transmitted to the Commissioner of the Department of Planning and Development (the "Commissioner") its Recommendations to the City Council, including the Budget attached hereto as Exhibit A and hereby made a part hereof; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Incorporation Of Preambles. The preambles of this ordinance are hereby

appropriated and this amount is set out here in full:

SECTION 2. Article 10. There is hereby appropriated the following sums and the amounts and for the purposes necessary to provide the Special Services and for the Area: the estimated amount of income tax revenues and the amount expected to be raised by the levy of the Special Tax indicated as follows:

**257 Street Special Service Area Commission
Special Service Area Budget**

For the fiscal year beginning January 1, 2016 and ending December 31, 2016:

	Expenditures
Special Provider Agreement for the provision of Special Services	\$49,000
1016. 20106. 700. 0. 0. 0.	250,000
Source Of Funding	
Tax Levy of one tenth of one cent to extend two percent (2%) of the equalized assessed value of taxable property within Special Service Area Number 4	\$53,437
Unexpended funds from Special Service Area Special Tax Levies	1,1650
Unexpended funds received by the City of Chicago from the levy of the Special Tax in prior tax years, and with interest payable thereon if any	3,4200

SECTION 3. Levy of Taxes. There is hereby levied and to be paid to the Special Service Area, City of Chicago, a levy of 1% on the Constitution of the Area of 1016. 20106. 700. 0. 0. 0. and pursuant to the provisions of the Special Service Area Act and pursuant to the provisions of the Establishment Ordinance, the sum of \$53,437 is the amount of the Special Tax for the tax year 2016.

SECTION 4. - Finding. The City Clerk of the City of Chicago, the City Clerk's records, ordered and directed to file in the Office of the County Clerk of Cook County, Illinois, the County Clerk's a certified copy of this ordinance on or before December 29, 2015, and the County Clerk shall thereafter extend for collection together with all other taxes to be levied by the City of Chicago, the Services Tax herein provided for, said Services Tax to be extended for collection by the County Clerk for the tax year 2015 and for all taxable property within the Area, the amount of the Services Tax herein levied in addition to and in excess of all other taxes to be levied and extended against the taxable property within the Area.

SECTION 5. - Service Provider Agreement. The Commission, or a designee of the Commission, upon the authorization of the Authorized Officer, and each hereby authorized, subject to approval by the Commission Council, as to form and legality, to enter into, execute and deliver a Service Provider Agreement as authorized herein with The Toll Street Brewery, Inc. a Business Association, and its successors and assigns, in the Service Provider, for a one-year term in a form acceptable to such Authorized Officer, along with such other supporting documents, if any, as may be necessary to carry out and comply with the provisions of the Service Provider Agreement. The Budget shall be attached to the Service Provider Agreement as an exhibit. Upon the execution of the Service Provider Agreement and the receipt of proper documentation the Authorized Officer and the City Comptroller are hereby authorized to disburse the sums appropriated in Section 3 above to the Service Provider in consideration for the provision of the special Services described in the Budget. The Department of Finance and Development shall promptly make a copy of the executed Service Provider Agreement readily available for public inspection.

SECTION 6. - Enforceability. If any section, paragraph or provision of this ordinance shall be found invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect the validity or enforceability of the remaining provisions of this ordinance.

SECTION 7. - Conflict. This ordinance shall to the extent of any conflict supersede any other ordinance, resolution, motion or order in conflict with this ordinance, to the extent of such conflict.

SECTION 8. - Publication. This ordinance shall be published by the City Clerk in a special pamphlet form, and made available at her office for public inspection and distribution to the names of the citizens and may also transmit to each of a copy of this ordinance.

SECTION 9. - Effective Date. This ordinance shall take effect 10 days after its passage and publication.

Exhibit A referred to in this ordinance reads as follows:

IMPOSITION OF TAX LEVY, APPROVAL OF YEAR 2016 BUDGET AND AUTHORIZATION OF SERVICE PROVIDER AGREEMENT FOR SPECIAL SERVICE AREA NO. 10.

[O2015-6478]

The Committee on Finance submitted the following report:

CHICAGO, October 14, 2015.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration an ordinance authorizing the imposition of a tax levy, the approval of the 2016 budget and the approval of the service provider agreement for Special Service Area Number 10, amount to be levied: \$424,683, having had the same under advisement, begs leave to report and recommend that Your Honorable Body Pass the proposed ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee, with no dissenting vote.

Alderman Burke abstains under provisions of Rule 14.

Respectfully submitted,

(Signed) EDWARD M. BURKE,
Chairman.

On motion of Alderman Burke, the said proposed ordinance transmitted with the foregoing committee report was Passed by yeas and nays as follows:

Yeas -- Aldermen Moreno, Hopkins, Dowell, Burns, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 48.

Nays -- None.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to this ordinance in previous and unrelated matters.

The following is said ordinance as passed:

WHEREAS, Section 5-200 of the Code may be revised and replaced by Article VI, Section 5-200 and 5-210 of the Constitution of the State of Illinois and pursuant to the provisions of the Special Service Area Tax Law, 35 ILCS 200-2.15 et seq., the Special Service Area Act and pursuant to the Property Tax Code, 35 ILCS 200-1.1 et seq., as amended from time to time, and

WHEREAS, On September 13, 1999, the City Council of the City of Chicago (the "City Council") enacted an ordinance, as amended by an ordinance enacted by the City Council on November 11, 1999, and by the 1999 Establishment Ordinance, which established an area known and designated as City of Chicago Special Service Area Number 10 (the "Area") and authorizes the levy of an annual tax not to exceed an annual rate of one and one-half percent (1.5%) of the gross assessed value of the taxable property within the Services Tax 10 project certain special services, and for the Area, in addition to the services provided by and to the City of Chicago generally (the "Special Services"), and

WHEREAS, Certain funds in Fund 139 - Fund 139 - in the amount of \$6,494 are available for use in connection with the Area, and

WHEREAS, The Establishment Ordinance establishing the Area as that territory, approximately bounded by the area fronting a whole or more than 47' Street from the Council Railroad tracks on the west (2700 West 36th Avenue Street on the east and an Arden Road Avenue from the Council Railroad tracks on the north (4000 South to 49' Street on the south), and

WHEREAS, The Special Services established in the Establishment Ordinance include recruitment of new businesses to the Area, not to exceed 165,000 square feet, 500 new units of single and multi-family residential, assisted living, transitional and supportive housing for the Area, or other special services, and other technical assistance and other to promote commercial and economic development, and

WHEREAS, The Finance and the Committee are asked for the report of the Chair of the Finance Special Service Area Commission (the "Commission") to advise the City Council regarding the amount of the Services Tax to be levied and for the purpose of recommending to the City Council, if a yearly budget based upon the cost of providing the Special Services, which may be set by the City Council, for the Service Provider, is an agreement between the City and the Service Provider for the provision of Special Services to the Area (the "Service Provider Agreement") and if a budget is to be adopted if the agreement between the City and the Service Provider, the budget, the information given to the Finance Staff be known collectively hereinafter as the "Recommendations"; and

WHEREAS, The Commission has been duly appointed and a final report has recently prepared and submitted to the Commission of the Department of Planning and Development (the "Commissioner's Report") in addition to the City Council, including the Budget attached hereto as Exhibit A and hereby made a part hereof, now therefore

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Incorporation Of Preambles. The preambles of this ordinance are hereby incorporated into this text as if set out herein in full.

SECTION 2. Appropriations. There is hereby appropriated the following sums in the amounts and for the purposes necessary to provide the Special Services in and for the Area, the estimated amounts of miscellaneous income and the amounts required to be raised by the levy of the Services Tax indicated as follows:

Back Of The Yards Special Service Area Commission
Special Service Area Budget.

For the fiscal year beginning January 1, 2016 and ending December 31, 2016.

	Expenditures
Service Provider Agreement for the provision of Special Services	\$449,028
TOTAL BUDGET REQUEST:	\$449,028
 Source Of Funding	
Tax levy at an annual rate not to exceed one and nine-tenths percent (1.9%) of the equalized assessed value of taxable property within Special Service Area Number 10	\$424,683
Fund 339	\$ 8,494
Carryover funds currently available from prior tax years	\$ 2,000
Late collections received by the City of Chicago attributable to the levy of the Services Tax in prior tax years, along with interest income thereon, if any	\$ 13,851

SECTION 3. Levy Of Taxes. There is hereby levied pursuant to the provisions of Article VII, Sections 6(a) and 6(l)(2) of the Constitution of the State of Illinois and pursuant to the provisions of Special Service Area Act and pursuant to the provisions of the Establishment Ordinance, the sum of \$424,683 as the amount of the Services Tax for the tax year 2015.

SECTION 4. Filing. The City Clerk of the City of Chicago (the "City Clerk") is hereby ordered and directed to file in the Office of the County Clerk of Cook County, Illinois (the "County Clerk") a certified copy of this ordinance on or prior to December 29, 2015, and the County Clerk shall thereafter extend for collection together with all other taxes to be levied by the City of Chicago, the Services Tax herein provided for, said Services Tax to be extended for collection by the County Clerk for the tax year 2015 against all the taxable property within the Area, the amount of the Services Tax herein levied to be in addition to and in excess of all other taxes to be levied and extended against all taxable property within the Area.

SECTION 5. Service Provider Agreement. The Commissioner, or a designee of the Commissioner (each, an "Authorized Officer"), are each hereby authorized, subject to approval by the Corporation Counsel as to form and legality, to enter into, execute and deliver a Service Provider Agreement as authorized herein with Back of the Yards Neighborhood Council, an Illinois not-for-profit corporation, as the Service Provider, for a one-year term in a form acceptable to such Authorized Officer, along with such other supporting documents, if any, as may be necessary to carry out and comply with the provisions of the Service Provider Agreement. The Budget shall be attached to the Service Provider Agreement as an exhibit. Upon the execution of the Service Provider Agreement and the receipt of proper documentation the Authorized Officer and the City Comptroller are each hereby authorized to disburse the sums appropriated in Section 2 above to the Service Provider in consideration for the provision of the Special Services described in the Budget. The Department of Planning and Development shall promptly make a copy of the executed Service Provider Agreement readily available for public inspection.

SECTION 6. Enforceability. If any section, paragraph or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this ordinance.

SECTION 7. Conflict. This ordinance shall control over any provision of any other ordinance, resolution, motion or order in conflict with this ordinance, to the extent of such conflict.

SECTION 8. Publication. This ordinance shall be published by the City Clerk, in special pamphlet form, and made available in her office for public inspection and distribution to members of the public who may wish to avail themselves of a copy of this ordinance.

SECTION 9. Effective Date. This ordinance shall take effect 10 days after its passage and publication.

Exhibit "A" referred to in this ordinance reads as follows:

Exhibit "A"

Budget

2016 Budget and Services Summary

Chicago Department of Planning and Development

Name:	#10 Back of the Yards	SSA Chairperson:	Mal Montoya	Agency Contact:	Fabiola Flores
Service Provider Agency:	Back of the Yards Neighborhood Council	Phone Number:	630-649-4161	Phone Number:	773-523-4416
SSA Tax Authority Term:	2015	Email:	malmontoya@yahoo.com	Email:	fabiola.flores@bync.org
Date:					

2016 BUDGET SUMMARY	Fund 339	+	2015 Levy	+	Carry Over	+	Late Collections and Interest Income Thereon	=	2016 Budget
CATEGORY									
1.00 Customer Attraction	\$ -	+	\$ 57,960	+	\$ -	+	\$ 13,851	=	\$ 71,831
2.00 Public Way Aesthetics	\$ 8,494	+	\$ 22,889	+	\$ 1,000	+	\$ -	=	\$ 32,383
3.00 Sustainability and Public Places	\$ -	+	\$ 1,500	+	\$ -	+	\$ -	=	\$ 1,500
4.00 Economic/Business Development	\$ -	+	\$ 18,156	+	\$ 1,000	+	\$ -	=	\$ 19,156
5.00 Safety Programs	\$ -	+	\$ -	+	\$ -	+	\$ -	=	\$ -
6.00 SSA Management	\$ -	+	\$ 29,067	+	\$ -	+	\$ -	=	\$ 29,067
7.00 Personnel	\$ -	+	\$ 281,571	+	\$ -	+	\$ -	=	\$ 281,571
8.00 Loss Collection: 3.2%	\$ -	+	\$ 13,520	+	\$ -	+	\$ -	=	\$ 13,520
GRAND TOTAL	\$ 8,494	+	\$ 424,683	+	\$ 2,000	+	\$ 13,851	=	\$ 449,028

2016 Budget	\$ 449,028
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LEVY ANALYSIS

1	Estimated 2015 EAV:	\$32,679,293
2	Authorized Tax Rate Cap:	1.900%
3	Estimated 2015 Levy:	\$424,683
4	Estimated Tax Rate (to Generate 2015 Levy (Estimated 2015 Levy ÷ Estimated 2015 EAV = Est. Tax Rate):	1.300%

2016 BUDGET & SERVICES - SIGNATURE PAGE

#10 Back of the Yards

Budget & Services Period

January 1, 2016 to December 31, 2016

IMPOSITION OF TAX LEVY, APPROVAL OF YEAR 2016 BUDGET AND
 AUTHORIZATION OF SERVICE FROM DEPARTMENT FOR SPECIAL SERVICE
 AREA NO. 13

PC2015-06201

The Committee on Finance hereby reports the following:

ON 0400 (Ord. 14-201)

To the Governmental Officers of the City of St.

Your Committee on Finance, having had under consideration an ordinance authorizing the imposition of a tax levy, the approval of the 2016 budget and the approval of the contract for the acquisition of Special Service Area No. 13 and to be levied at \$1.15471 having had the same under advisement, begs to report and recommend that Your Honorable Body, pass the proposed ordinance as amended hereon.

The recommendation was concurred in by a unanimous vote of the members of the committee with no dissenting vote.

A certain Clause stands under provisions of Rule 14.

Respectfully submitted,

Signed: EDWARD W. SLIKK

Chairman

The original of A certain Clause, the said ordinance, prepared in accordance with the foregoing Committee report, was filed in by you and may be found as follows:

Edward W. Slikk, Chairman, Robert D. Gable, Chairman, Wayne J. Miller, Chairman, Brian Sudway, Chair, Theresa A. Gander, OS, Chair, Linda P. Jones, D. Wayne Curtis, OS, Brian Chastain, Brockway, Marco Zukawa, Scott Gots, Mattias Gao, Barrett, Duane Calabrese, Jeffery, Jay Westbrook, Tom Austin, Katherine Pappas, Angela Sims, Mykenna, Chair of Deborah, Nancy, and Kelly Smith, Cheryl A. Cole, Captain, David Osterman, Marie S. Venturi, OS.

Very truly yours,

Edmund Gable, Clerk of the Council of the City of St. The motion was laid.

Edmund Gable, Clerk of the City Council, is Clerk of Council and Finance, and is serving that he has represented parties to this contract in previous years and the said parties

The following is a list of names as passed:

WHEREAS, Special service areas may be established pursuant to Article VII, Sections 5(b) and (c) of the Constitution of the State of Illinois, and pursuant to the provisions of the Special Service Area Tax Law, 35 ILCS 200.21-5 et seq., as amended from time to time, the Act and pursuant to the Property Tax Code, 31 ILCS 200.1-1 et seq., as amended from time to time (the "Code"), and

WHEREAS, On July 24, 1991, the City Council of the City of Chicago, the City Council, enacted an ordinance, as amended by an ordinance enacted by the City Council on November 6, 1991, which established an area known and designated as City of Chicago Special Service Area Number 13, and authorized the levy of an annual tax not to exceed an annual rate of one and one-half percent (1.5%) of the equalized assessed value of the taxable property therein to provide certain special services, and for the term for a period of 20 years of the initial Levy Period in addition to the services provided by and to the City of Chicago generally; and

WHEREAS, The initial Levy Period expired; and

WHEREAS, On October 8, 2010, the City Council of the City of Chicago, the City Council, enacted an ordinance, the "Plan," which established an area known and designated as City of Chicago Special Service Area Number 13 (the "Area") and authorized the levy of an annual tax for the period beginning in 2010 through and including 2030, not to exceed an annual rate of one and one-half percent (1.5%) of the equalized assessed value of the taxable property therein (the "Services Tax") to provide certain special services, and for the Area, in addition to the services provided by and to the City of Chicago generally, the Special Services, and

WHEREAS, Certain funds in Fund 306, Fund 308, in the amount of \$3,385,000 are not available to use in conjunction with the Area; and

WHEREAS, The Establishment Ordinance established the Area as that territory north of and east of the intersection of eastern 34th Street north to 35th Street, south of Morgan Street then east on 28th Street, south on Oakdale Street then east to Horseshoe Road, south on 28th Street, Avenue then east on 10th Street, south on Wentworth Avenue, then west on Redden Street, west on Stewart Avenue then west on 4th Street north on Norma Avenue then west on 2nd Street, east on 2nd Street then west on 4th Street, east on 4th Street, south on 4th Street then east on 48th Street, north on Morgan Street then generally west on 4th Street, north on Chicago Street then west on 4th Street, generally north on Ash and Augusta then east on 34th Street, south on 34th Street, 34th Street, and

WHEREAS The Special Services Bureau and the Establishment Ordinance Ordinance include and are not limited to recruitment of new businesses to the Area, new information services, maintenance and beautification activities, security, coordination of promotional and advertising and other strategies being for the Area, and other technical assistance activities to promote commercial and economic development which may include but are not limited to streetscape improvements, strategic beautification, improvement in zoning, parking management studies, and enhanced public use oversight and control of highway, and

WHEREAS The Establishment Ordinance provided for the appointment of the Stockport Special Service Area Commission, the Commission is to advise the City Council regarding the amount of the Services Tax to be levied and for the purpose of recommending to the City Council a yearly budget based upon the goal of providing the Special Service Area an ability to serve as a service provider (the "Service Provider") in an agreement between the City and the Service Provider for the provision of Special Services to the Area, the "Service Provider Agreement"; and A. a budget to be included in the agreement between the City and the Service Provider (the "Budget"); the aforementioned terms throughout this Letter shall collectively refer to as the "Requirements"; and

WHEREAS The Commission has been duly appointed and qualified and has heretofore prepared and submitted to the Commission of the Department of Planning and Management, the Commission is Recommendation to the City Council, including the Budget attached hereto as Exhibit A and hereby made a part hereof, now, therefore

Resolved by the City Council of the County of Cook:

SECTION 1 - Incorporation Of Preambles: The preambles of this ordinance are hereby incorporated into this text as if set out in full.

SECTION 2 - Appropriations: There is hereby appropriated the following sums in the amounts and for the purposes necessary to carry out the Special Services in and for the Area, the estimated amounts of expenditures and the approximate amounts to be raised by the levy of the Services Tax are stated as follows:

Stockport Special Service Area Commission

Special Service Area Budget

For the fiscal year commencing January 1, 2016, and ending December 31, 2016

	Expenditures
Special Proceeds Agreement for the creation of Special Services	\$1,323,712
TOTAL SPECIAL SERVICES	\$1,323,712

Source Of Funding

Payment of an additional amount to extend one and nine tenths percent (1.9%) of the equalized assessed value of the taxable property within Special Service Area Number 13	\$1,183,417
State Sales	\$ 21,454
County Overlap for 2015 only, with 2014 portion of the years	\$ 17,839
Joint Effortions requested by the City of Chicago with regard to the issue of the Services Tax in prior tax years along with interest income thereon during	\$ 18,792

SECTION 4 - Law: The Taxes Thereon to be levied pursuant to the provisions of Article VI, Section 9 and 10, and 11 of the Constitution of the State of Illinois and pursuant to the provisions of the Act and pursuant to the provisions of the Establishment Ordinance the sum of \$1,183,417 as the amount of the Services Tax for the year 2015.

SECTION 4 - Findings: The City Clerk of the City (the City Clerk) is hereby directed and requested to cause the said County Clerk of Cook County and the County Clerk of a certified copy of this ordinance on or prior to December 30, 2015, and the County Clerk and the latter extend for publication together with all other taxes to be levied by the City of Chicago, the Services Tax Thereon and also for said Special Tax to be extended for

collection by the City Clerks for the tax year 2016 against all taxable property within the Area. The amount of the Services Tax then is levied to be in addition to and in excess of all other taxes to be levied and extended against all taxable property within the Area.

SECTION 5. Service Provider Agreement. The undersigned, or a designee of the Commissioner, acting through Authorized Officers, are each hereby authorized, subject to approval by the Lieutenant Governor, as to form and legal effect, to enter into, execute and deliver a Service Provider Agreement as authorized herein, with each of the various governmental Entities and persons for professional services as the Service Provider, for a one year term in a form acceptable to such Authorized Officers, along with such other supporting documents, if any, as may be necessary to carry out and comply with the provisions of the Service Provider Agreement. The Budget shall be attached to the Service Provider Agreement as an exhibit. Upon the execution of the Service Provider Agreement and the receipt of proper documentation from the Authorized Officers and the City Clerks, the undersigned hereby authorizes the disbursement of funds appropriated in Section 6 above to the Service Provider in accordance with the provisions of the Service Provider Agreement as set forth in the attached Budget and the Department of Planning and Development shall promptly make a copy of the executed Service Provider Agreement and a resolution for public deposit.

SECTION 6. Severability. If any section, paragraph or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the validity and enforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this ordinance.

SECTION 7. Conflict. This ordinance shall prevail over any provision of any prior ordinance, resolution, motion or order as herein set forth in this ordinance in the event of such conflict.

SECTION 8. Publication. This ordinance shall be published by the City Clerks in open a pamphlet form and made available in the office for public inspection and distribution to members of the public who wish to avail themselves of a copy of this ordinance.

SECTION 9. Effective Date. This ordinance shall take effect immediately upon passage and approval.

Enacted and passed to in this ordinance reads as follows:

Exhibit "A"

Budget

2016 Budget and Services Summary

Chicago Department of Planning and Development

Name:	#13 Stockyards Industrial Park	SSA Chairperson:	James Malanky	Agency Contact:	Mike McMullin
Service Provider Agency:	Back of the Yards Neighborhood Council	Phone Number:	0	Phone Number:	773.523.4416
SSA Tax Authority Term:	2015	Email:	jmalanky@malanky.com	Email:	mmcmullin@bync.org
Date:					

2016 BUDGET SUMMARY	Fund 306	+	2015 Levy	+	Carry Over	+	Late Collections and Interest Income Thereon	=	2016 Budget
CATEGORY									
1.00 Customer Attraction	\$ -	+	\$ 78,085	+	\$ -	+	\$ -	=	\$ 78,085
2.00 Public Way Aesthetics	\$ 23,668	+	\$ 136,000	+	\$ 27,000	+	\$ -	=	\$ 186,668
3.00 Sustainability and Public Places	\$ -	+	\$ 4,000	+	\$ -	+	\$ -	=	\$ 4,000
4.00 Economic/Business Development	\$ -	+	\$ 37,500	+	\$ 10,000	+	\$ -	=	\$ 47,500
5.00 Safety Programs	\$ -	+	\$ 370,000	+	\$ 40,000	+	\$ 18,143	=	\$ 428,143
6.00 SSA Management	\$ -	+	\$ 51,332	+	\$ -	+	\$ -	=	\$ 51,332
7.00 Personnel	\$ -	+	\$ 463,298	+	\$ -	+	\$ -	=	\$ 463,298
8.00 Loss Collection: 3.7%	\$ -	+	\$ 43,195	+	\$ -	+	\$ -	=	\$ 43,195
GRAND TOTAL	\$ 23,668	+	\$ 1,183,411	+	\$ 77,000	+	\$ 18,143	=	\$ 1,302,222

2016 Budget	\$	1,302,222
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LEVY ANALYSIS	
1	Estimated 2015 EAV: \$148,752,654
2	Authorized Tax Rate Cap: 1.900%
3	Estimated 2015 Levy: \$1,183,411
4	Estimated Tax Rate to Generate 2015 Levy (Estimated 2015 Levy ÷ Estimated 2015 EAV = Est. Tax Rate): 0.796%

IMPOSITION OF TAX LEVY, APPROVAL OF YEAR 2016 BUDGET,
AUTHORIZATION OF SERVICE PROVIDER AGREEMENT AND AMENDMENT OF
COMMISSION MEMBERSHIP FOR SPECIAL SERVICE AREA NO. 16.

[O2015-6665]

The Committee on Finance submitted the following report:

CHICAGO, October 14, 2015.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration an ordinance authorizing the imposition of a tax levy, the approval of the 2016 budget and the approval of the service provider agreement for Special Service Area Number 16, amount to be levied: \$483,460, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) EDWARD M. BURKE,
Chairman.

On motion of Alderman Burke, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas-- Aldermen Moreno, Hopkins, Dowell, Burns, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 49.

Nays -- None.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS Special Service Areas may be established pursuant to Article VI, Sections 83, and 84, of the Constitution of the State of Illinois, and pursuant to the provisions of the Special Service Area Tax Law, 25 I.C.S. 20-27, and to regulations amended from time to time, and the Uniform pursuant to the Property Tax Code, 25 I.C.S. 200-11, et seq., as amended from time to time, and

WHEREAS On July 31, 1998, the City Council of the City of Chicago, the City Council, enacted an Ordinance (the "First Ordinance"), as further amended by an ordinance enacted by the City Council on November 20, 1998, the Amendment Ordinance, the First Ordinance and the Amendment Ordinance are collectively referred to herein as the "Original Ordinance," which established an area known and designated as City of Chicago Special Service Area Number 18, the Area, and authorized the levy of an annual tax for the period beginning in the year 1998 through and including tax year 2010, the "Original Period," at the extended annual rate of one percent (1%) of the grossized assessed value of the taxable property therein for the Services Tax, to only to certain special services from a fee-in-kind donation to the services provided by, and to the City of Chicago generally, the "Original Special Services," 1998

WHEREAS On December 11, 2014, the Board of Finance, attached an Ordinance (the "City Board of Finance Ordinance") which provisions established special services in the Area during both the Original Special Services and "Special Services," and authorized the levy of the Original Period and of the levy of the Services Tax for the provision of the Special Services in the Area for a period through and including tax year 2028, and

WHEREAS The Original Ordinance and the Levy Extension Ordinance are herein collectively referred to as the "Establishment Ordinance"; and

WHEREAS The Amendment Ordinance authorized an increase in the number of members of the Commission (as hereinafter defined) from eleven (11) to sixteen (16) and

WHEREAS The City of Chicago has a desire to decrease the number of members of the Commission from sixteen (16) to ten (10), and

WHEREAS Certain lands in the 1901 and 1902 lot block bounded by 55th and 56th streets for use in connection with the Area, and

WHEREAS The East Street Corridor Development Area, as that territory approximately bounded by Madison Street on the north, the John Hancock Kennedy Expressway on the east, Congress Parkway on the south and Green Street on the west, and

WHEREAS, The Special Services authorized in the Establishment Ordinance include but are not limited to: customer attraction, public way aesthetics, sustainability and public place enhancements, economic/business development, safety programs, and other activities to promote commercial and economic development; and

WHEREAS, The Establishment Ordinance provided for the appointment of the Greektown/Halsted Street Special Service Area Commission (the "Commission") to advise the City Council regarding the amount of the Services Tax to be levied and for the purpose of recommending to the City Council: (1) a yearly budget based upon the cost of providing the Special Services; (2) an entity to serve as a service provider (the "Service Provider"); (3) an agreement between the City and the Service Provider for the provision of Special Services to the Area (the "Service Provider Agreement"); and (4) a budget to be included in the agreement between the City and the Service Provider (the "Budget") (the aforementioned items 1 through 4 shall be known collectively herein as the "Recommendations"); and

WHEREAS, The Commission has been duly appointed and qualified and has heretofore prepared and transmitted to the Commissioner of the Department of Planning and Development (the "Commissioner") its Recommendations to the City Council, including the Budget attached hereto as Exhibit A and hereby made a part hereof; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Incorporation Of Preambles. The preambles of this ordinance are hereby incorporated into this text as if set out herein in full.

SECTION 2. Appropriations. There is hereby appropriated the following sums in the amounts and for the purposes necessary to provide the Special Services in and for the Area, the estimated amounts of miscellaneous income and the amounts required to be raised by the levy of the Services Tax indicated as follows:

Greektown/Halsted Street Special Service Area

Special Service Area Budget.

For the fiscal year commencing January 1, 2016 and ending December 31, 2016:

	Expenditures
Service Provider Agreement for the provision of Special Services	\$499,311
TOTAL BUDGET REQUEST:	\$499,311

The Commission shall have the powers delegated to it in Section 5 hereof. The terms and assignments of the Commission members shall expire with the termination of the Finance Code for all of the levy of the Services Tax as authorized. The members of the Commission shall serve without compensation.

SECTION 4 - Findings. The City Clerk of the City of Chicago, City Clerk Lisa Murty, and directors of the Finance Office of the County Clerk of Cook County, Lisa White, County Clerk, a certified copy of this ordinance together with the Budget for 2016, and the County Clerk shall thereafter submit for an action together with all other taxes to be levied by the City of Chicago, the Services Tax hereinafter provided for, said Services Tax to be extended for collection by the County Clerk for the tax year 2015 against all taxable property within the Area, the amount of the Services Tax here provided to be in addition to and in excess of all other taxes to be levied and extended against all taxable property within the Area.

SECTION 5 - Service Provider Agreement. The Commission or a designate of the Commission shall, in an Authorized Officers, in each hereby authorized, subject to approval by the Corporation Counsel as to form and legality to enter into, execute and deliver a Service Provider Agreement as authorized herein with the United Central Association, Inc., an Illinois not-for-profit corporation, as the Service Provider for a one-year term, a date and date to such Authorized Officers, in compliance with such other supporting documents, if any, as may be necessary to carry out and comply with the provisions of the Service Provider Agreement. The Budget shall be attached to the Service Provider Agreement as an exhibit. Upon the execution of the Service Provider Agreement and the receipt of copies of such documents from the Authorized Officers and the City Comptroller and each hereby authorized to distribute same appropriated in Section 6 and into the Service Provider's accounts for the collection of the Special Services described in the Budget. The Department of Planning and Development shall promptly make a copy of the executed Service Provider Agreement readily available for public inspection.

SECTION 7 - Enforceability. If any section, paragraph or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this ordinance.

SECTION 8 - Control. This ordinance shall control over any provision of any other ordinance, resolution, motion or order in conflict with this ordinance to the extent of such conflict.

SECTION 9 - Publication. This ordinance shall be published by the City Clerk in some appropriate form and made available in her office for public inspection and distribution to members of the public who may wish to avail themselves of a copy of this ordinance.

SECTION 10 - Effective Date. This ordinance shall take effect 10 days after its issuance and publication.

Except as referred to in this ordinance reads as to laws.

PROPOSITION OF TAX LEVY APPROVAL OF YEAR 2015 BUDGET AND AUTHORIZATION OF SERVICE PROVIDER AGREEMENT FOR SPECIAL SERVICE AREAS 19

COMMITTEE

The Committee on Finance submitted the following report:

CHICAGO, October 14, 2014

To the Honorable and Most Excellent the City Council:

Your Committee on Finance, by making this report, hereby certifies that it has read and approved the proposition of a tax levy, the approval of the 2015 budget and the approval of the service provider agreement for Special Service Area Number 19, amount to be levied \$100,478, having had the same under advisement, together with the report and findings of the Honorable Body Plus, the proposed ordinance transmitted herewith.

This report was adopted by a unanimous vote of the members of the committee, with no dissenting vote.

Respectfully submitted,

Signed: EDUARDO M. BURKE
Chairman

On request made by your Honor, the said proposed ordinance filed with the foregoing ordinance report was filed as follows:

Attest: Alexander Moreno, Reporter, Clerk; Hilda Martinez, Sawyer Middle; Maria Beate Sagradas, Clark; Thompson, Cardenas, Guerra, Baker, Lopez, Edwards, D. Moore, Curtis, O'Brien, Cochran, Beckins, Muñoz, Zayas, Scott, Salas, Madanado, Burnett, Liver, De Vera, Rodriguez, Gonzalez, Mc. Austin, Ramirez, Rivas, Lopez, Ortiz, Soto, Lachar, O'Connell, Hugo, Diaz, Kelly, Smith, Luther, Ayala, Gonzalez, Lopez, Estrella, J. Moore, Miralman. 49

Very Truly

A certain Bill is moved to receive due the foregoing laws. The motion was carried.

The following is a list of the areas covered:

WHEREAS Special Service Areas may be established pursuant to Article VII, Sections 6(b) and 16 of the Constitution of the State of Illinois and pursuant to the provisions of the Special Service Area Tax Law, 35 ILCS 200-27.5, et seq., as amended from time to time, the "Act"; and pursuant to the Property Tax Code, 35 ILCS 200-1-1, et seq., as amended from time to time, and

WHEREAS On October 28, 1997, the City Council of the City of Chicago, the "City Council," entered into an ordinance which established an area within and designated as City of Chicago Special Service Area Number 19 (the "Area") and authorized the levy of an annual tax for the period beginning in 1997 through and including 2006 in an amount not to exceed an annual rate of one percent (1%) of the equalized assessed value of the taxable property within the "Local Levy Method" to provide certain special services in and for the Area in addition to the services provided by and to the City of Chicago generally, and

WHEREAS The Local Levy Bond expires and

WHEREAS On November 8, 2006, the City Council entered an ordinance, the "Establishment Ordinance," which established an area within and designated as City of Chicago Special Service Area Number 19 (the "Area") and authorized the levy of an annual tax for the period beginning in the year 2006 through and including the year 2011 not to exceed an annual rate of 0.633 percent of the equalized assessed value of the taxable property within the "Special Services Tax" to provide certain special services in and for the Area in addition to the services provided by and to the City of Chicago generally, the "Special Services Tax," and

WHEREAS Certain funds in Fund 155 - Fund 155 in the amount of \$3,510,000 are available for use in connection with the Area, and

WHEREAS The Establishment Ordinance established the Area boundary wholly or in part along Hubbard Street, from Ridge Avenue to Sheridan Road, Halsted Street, from State's Avenue to Jackson Terrace, and Rogers Avenue, from Greenlaw Avenue to Ashland Avenue, and Clark Street, and

WHEREAS The Special Services authorized in the Establishment Ordinance include but are not limited to maintenance and renovation activities, new construction, the recruitment

and promotion of new businesses to the Area and retention and promotion of existing businesses within the Area, coordinated marketing and promotional activities, parking and transportation, financing of street and facade improvements, security programs, and other technical assistance services to promote community and economic development, and

WHEREAS The Establishment Ordinance provided for the appointment of the Howard Street Special Service Area Commission (the "Commission") to advise the City Council regarding the amount of the Services Tax to be levied and for the purpose of recommending to the City Council: (1) a yearly budget based upon the cost of providing the Special Services; (2) an entity to serve as a service provider (the "Service Provider"); (3) an agreement between the City and the Service Provider for the provision of Special Services to the Area (the "Service Provider Agreement"); and (4) a budget to be included in the departmental budget of the City and the Service Provider (the "Budget"). The document used here is referred to as the Report and is hereby referred to as the "Report" hereinafter.

WHEREAS The Commission has been duly appointed and qualified and has heretofore created and submitted to the Commission of the Department of Planning and Development the Commission's Recommendations to the City Council, including the Budget attached hereto as Exhibit A, and hereby makes a part hereof, hereby:

Section 1. hereby adopted the Report of the City of Columbia.

SECTION 1. Description of Requirements. The amounts herein provided are hereby appropriated, estimated, and authorized as follows:

SECTION 2. Appropriations. There is hereby appropriated the following sums in the amounts and for the purposes necessary to provide the Special Services and for the cost of the estimated amounts of miscellaneous income and the amounts required to be raised on the levy of the Services Tax as set forth in said Report.

Howard Street Special Service Area Commission

Special Service Area Budget

For the fiscal year commencing on January 1, 2016 and ending December 31, 2016.

	Expenditures
Service Provider Agreement for the provision of Special Services	\$366,513
TOTAL BUDGET REQUEST:	\$366,513
 Source Of Funding	
Tax levy at an annual rate not to exceed 0.833 percent of the equalized assessed value of the taxable property within Special Service Area Number 19	\$290,478
Fund 155	\$ 5,535
Carryover funds currently available from previous tax years	\$ 65,000
Late collections received by the City of Chicago attributable to the levy of the Services Tax in prior tax years, along with interest income thereon, if any	\$ 5,500

SECTION 3. Levy Of Taxes. There is hereby levied pursuant to the provisions of Article VII, Sections 6(a) and 6(l)(2) of the Constitution of the State of Illinois and pursuant to the provisions of the Act and pursuant to the provisions of the Establishment Ordinance, the sum of \$290,478 as the amount of the Services Tax for the tax year 2015.

SECTION 4. Filing. The City Clerk of the City (the "City Clerk") is hereby ordered and directed to file in the Office of the County Clerk of Cook County, Illinois (the "County Clerk") a certified copy of this ordinance on or prior to December 29, 2015, and the County Clerk shall thereafter extend for collection together with all other taxes to be levied by the City, the Services Tax herein provided for, said Services Tax to be extended for collection by the County Clerk for the tax year 2015 against all the taxable property within the Area, the

amount of the Services Tax herein levied to be in addition to and in excess of all other taxes to be levied and extended against all taxable property within the Area.

SECTION 5. Service Provider Agreement. The Commissioner, or a designee of the Commissioner (each, an "Authorized Officer"), are each hereby authorized, subject to approval by the Corporation Counsel as to form and legality, to enter into, execute and deliver a Service Provider Agreement as authorized herein with DevCorp North, doing business as Rogers Park Business Alliance, an Illinois not-for-profit corporation, as the Service Provider, for a one-year term in a form acceptable to such Authorized Officer, along with such other supporting documents, if any, as may be necessary to carry out and comply with the provisions of the Service Provider Agreement. The Budget shall be attached to the Service Provider Agreement as an exhibit. Upon the execution of the Service Provider Agreement and the receipt of proper documentation the Authorized Officer and the City Comptroller are each hereby authorized to disburse the sums appropriated in Section 2 above to the Service Provider in consideration for the provision of the Special Services described in the Budget. The Department of Planning and Development shall promptly make a copy of the executed Service Provider Agreement readily available for public inspection.

SECTION 6. Enforceability. If any section, paragraph or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this ordinance.

SECTION 7. Conflict. This ordinance shall control over any provision of any other ordinance, resolution, motion or order in conflict with this ordinance, to the extent of such conflict.

SECTION 8. Publication. This ordinance shall be published by the City Clerk, in special pamphlet form, and made available in her office for public inspection and distribution to members of the public who may wish to avail themselves of a copy of this ordinance.

SECTION 9. Effective Date. This ordinance shall take effect 10 days after its passage and publication.

Exhibit "A" referred to in this ordinance reads as follows:

2016 Budget and Services Summary

Chicago Department of Planning and Development

Name:	Howard Street SSA #19	SSA Chairperson:	Cally Radunzel	Agency Contact:	Paul Reise
Service Provider Agency:	Rogers Park Business Alliance	Phone Number:	773-338-5633	Phone Number:	773-508-5885
SSA Tax Authority Term:	0	Email:	callyscurl@gmail.com	Email:	preise@rogers-park.com
Date:	8/28/2015				

2016 BUDGET SUMMARY	Fund 155	+	2015 Levy	+	Carry Over	+	Late Collections and Interest Income Thereon	=	2016 Budget
CATEGORY									
1.00 Customer Attraction	\$ -	+	\$ 49,800	+	\$ 25,000	+	\$ -	=	\$ 74,800
2.00 Public Way Aesthetics	\$ 5,535	+	\$ 56,000	+	\$ 30,000	+	\$ 5,500	=	\$ 97,035
3.00 Sustainability and Public Places	\$ -	+	\$ 13,200	+	\$ 10,000	+	\$ -	=	\$ 23,200
4.00 Economic/Business Development	\$ -	+	\$ 12,500	+	\$ -	+	\$ -	=	\$ 12,500
5.00 Safety Programs	\$ -	+	\$ 1,000	+	\$ -	+	\$ -	=	\$ 1,000
6.00 SSA Management	\$ -	+	\$ 38,815	+	\$ -	+	\$ -	=	\$ 38,815
7.00 Personnel	\$ -	+	\$ 108,663	+	\$ -	+	\$ -	=	\$ 108,663
8.00 Less Collection: 4.3%	\$ -	+	\$ 12,500	+	\$ -	+	\$ -	=	\$ 12,500
GRAND TOTAL	\$ 5,535	+	\$ 290,478	+	\$ 65,000	+	\$ 5,500	=	\$ 366,513

2016 Budget	\$ 366,513
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LEVY ANALYSIS		
1	Estimated 2015 EAV:	\$39,719,013
2	Authorized Tax Rate Cap:	0.833%
3	Estimated 2015 Levy:	\$290,478
4	Estimated Tax Rate to Generate 2015 Levy (Estimated 2015 Levy ÷ Estimated 2015 EAV = Est. Tax Rate):	0.731%

2016 BUDGET & SERVICES - SIGNATURE PAGE

Howard Street SSA #19

Budget & Services Period: January 1, 2016 to December 31, 2016

The 2016 Budget & Services were approved by the SSA Commission.

SSA Chairperson Signature _____ SSA Chairperson Printed Name _____ Date _____ Date _____

Exhibit "A"
Budget.

APPROVAL OF TAX LEVY, APPROVAL OF YEAR 2016 BUDGET AND
 AUTHORIZATION OF SERVICE AREA DEWAGREEMENT FOR SPECIAL SERVICE
 AREA NO. 20

10/14/2015

The Committee of Finance submitted the following report:

CHICAGO October 14, 2015

To the President and Members of the City Council

Your Committee on Finance has the honor to acknowledge the submission to the Corporation of a tax levy, the approval of the 2016 budget and the approval of the service area agreement for Special Service Area Number 20 amount to be levied \$100,000. We have had the same of our all subject items come to us and recommend that the Corporation body shall be disposed of and authorized to be levied with

This resolution was adopted by a vote of all the members of the Committee on Finance as follows:

Respectfully submitted,

Signed: **JOHN P. BURKE**

Chairman

Composition of a Special Service Area 20 discussed and authorized in the foregoing Committee report was as follows and by vote as follows:

Roll: Alexander, Alvarez, Berman, Burke, Daley, Durrenberger, Gualtieri, Harter, Jones, Sims, Suarez-Garcia, Thompson, Cook, Das, De Leo, Ecker, Lopez, Pookles, D. Moore, Curtis, DiStasio, Hartman, Haddock, Madala, Zolovick, Scott, Patis, Malachuk, Houch, Lyle, LaVigne, Romanus, Wiggans, Lee, McLaughlin, Ramirez, Rivera, Lopez, Madala, Pookles, Lurie, O'Connor, Houch, De Leo, Scott, Turvey, Area, Guzman, Pavin, O'Brien, J. Moore, Sims, Scott, etc.

Very truly,

A. J. ...

The following is said ordinance as passed:

WHEREAS, Special service areas may be established pursuant to Article VII, Sections 6(l) and 7(6) of the Constitution of the State of Illinois, and pursuant to the provisions of the Special Service Area Tax Law, 35 ILCS 200/27-5, et seq., as amended from time to time (the "Act") and pursuant to the Property Tax Code, 35 ILCS 200/1-1, et seq., as amended from time to time (the "Code"); and

WHEREAS, On October 28, 1997, the City Council of the City of Chicago (the "City Council") enacted an ordinance, as amended by an ordinance by the City Council on November 15, 2000, which established an area known and designated as City of Chicago Special Service Area Number 20 and authorized the levy of an annual tax, for the period beginning in 1997 through and including 2003 (the "Initial Levy Period"), not to exceed an annual rate of one and zero-hundredths percent (1.00%) of the equalized assessed value of the taxable property in the area to provide certain special services in and for the area in addition to the services provided by and to the City of Chicago (the "City") generally; and

WHEREAS, The Initial Levy Period expired; and

WHEREAS, On December 8, 2004, the City Council enacted an ordinance (the "Original Ordinance") which again established a special service area known and designated as City of Chicago Special Service Area Number 20 (the "Area") to provide certain special services in and for the Area in addition to services provided generally by the City (the "Original Special Services") and authorizing a levy of an annual tax for the period beginning in 2004 through and including 2013 (the "Second Period") not to exceed an annual rate of one and zero-hundredths percent (1.00%) of the equalized assessed value of all property within the Area (the "Services Tax") to provide the Original Special Services for an additional period of 10 years; and

WHEREAS, On December 11, 2013, the City Council enacted an ordinance (the "Levy Extension Ordinance") which (i) authorized certain special services in the Area distinct from the Original Special Services (the "Special Services"), and (ii) authorized the extension of the Second Period and of the levy of the Services Tax for the provision of the Special Services in the Area in addition to services provided generally by the City for a period beginning 2013 through and including tax year 2022; and

WHEREAS, The Original Ordinance and the Levy Extension Ordinance are herein collectively referred to as the "Establishment Ordinance"; and

WHEREAS, Certain funds in Fund 158 ("Fund158") in the amount of \$3,797 are available for use in connection with the Area; and

WHEREAS The Establishment Ordinance established the Area as that portion of Western Avenue from 4th Street to 10th Place and on the west side of Western Avenue from 10th Place to 17th Street and

AND WHEREAS The Special Services authorized in the Establishment Ordinance include but are not limited to regulation of new businesses to the Area, retail utility activities, maintenance and beautification activities, new construction, security, promotional and advertising activities, strategic planning for the Area, and other technical assistance activities to promote economic and community development. Activities include, but are not limited to, streetscape improvements, strategic transit/parking improvement including parking management studies, and enhanced and use oversight and control in transit, and

AND WHEREAS The Establishment Ordinance provided for the appointment of the South Western Special Service Area Commission (the "Commission") to advise the City Council regarding the amount of the Special Service Tax to be levied and for the purpose of determining to the City Council (1) a yearly budget based upon the cost of providing the Special Services (2) an entity to serve as a service provider (the "Service Provider"); (3) an agreement between the City and the Service Provider for the provision of Special Services to the Area (the "Service Provider Agreement"); and (4) a budget to be levied in the agreement between the City and the Service Provider (the "Budget"). The aforementioned items (1) through (4) shall be known collectively herein as the "Recommendations"; and

AND WHEREAS The Commission has been duly appointed and qualified and has heretofore organized and transacted its business and, at the Department of Planning and Development, the Commission, in its recommendations to the City Council regarding the Budget authorized herein as Fund 1A and hereby make a final report, therefore:

And the Council do hereby enact the following Ordinance:

SECTION 1. Separation Of Responsibilities. The provisions of this ordinance are hereby incorporated into this text as if set out here in full.

SECTION 2. Appropriations. There is hereby appropriated the following sums in the general fund for the purposes of carrying on and of the Special Services in and for the Area, the estimated amount of which annual income and bond income required to be raised by the levy of the Service Tax indicated as follows:

South Western Special Service Area Commission

Special Service Area Budget

For the term beginning January 1, 2016 and ending December 31, 2016:

	1,416,212.05
Service Provider Agreement for the purchase of Special Services	5702,306
TOTAL BUDGET REQUEST	5702,306

Source Of Funding

The amount to be added to the total of the amount available through percent of ADU's of the City, if not assessed as an ad- ditional charge, which Special Services Area Number 20	\$165,954
Funds 108	\$ 3,797
Unexpended funds currently available from other tax years	\$ 0
Rate collected and received by the City of Chicago with relation to the City of the Services Tax in prior tax years along with interest on the amount of tax,	\$ 6,145

SECTION 3 - Levy Of Taxes - There is hereby levied pursuant to the provisions of Article VII, Sections 6, 7 and 8 of the Constitution of the State of Illinois and pursuant to the provisions of the Act and pursuant to the provisions of the Fiscal Management Ordinance the sum of \$166,854 as the amount of the Services Tax for the fiscal year 2016.

SECTION 4 - Levy City Clerk of the City of Chicago - A Petition and Certificate submitted to the Office of the County Clerk of Cook County Illinois, the County Clerk, a certified copy of this ordinance on or prior to 11:59pm on 10/21/2015 and the County Clerk shall thereafter enter the ordinance and file with all proper taxes to be levied by the City the Special Tax herein provided for said Services Tax to be extended for collection by the

County Clerk for the tax year 2015 against all the taxable property within the Area, the amount of the Special Services Tax shall be levied against all property in excess of all other taxes to be levied and collected against all taxable property within the Area.

Section 14.01 - Service Provider Agreement. The Commissioner, or a designee of the Commissioner (each an "Authorized Officer"), and each hereby authorized, subject to approval by the Corporation Council as to form and legality to enter into, execute and deliver a Service Provider Agreement as set forth herein with the Morgan Park Beverage Business Association and its designated subcontractor as the Service Provider for a one-year term, in full compliance with such Authorized Officer, along with such other supporting documents, forms, as may be necessary to carry out and comply with the provisions of the Service Provider Agreement. The Budget shall be attached to the Service Provider Agreement as an exhibit upon the execution of the Service Provider Agreement and the receipt thereof for approval by the Authorized Officer and the City Comptroller and each hereby authorize to disburse the sums as provided in Section 14 above to the Service Provider in consideration for the provision of the Special Services described in the Budget. The Department of Planning and Development shall promptly file a copy of the executed Service Provider Agreement ready and available for public inspection.

SECTION 6 - Enforcement. Any section, paragraph or provision of this ordinance shall be held to be null and void in whole or in part if the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this ordinance.

SECTION 7 - Conflict. This ordinance shall control over any provision of any other ordinance, resolution, motion or provision of any law or this ordinance to the extent of such conflict.

SECTION 8 - Publication. This ordinance shall be published by the City Clerk in accordance with the provisions of the Charter of the City of Chicago and a printed copy shall be made available to the office of the public inspectors and a printed copy to members of the public who may wish to audit their voters or a copy of the ordinance.

SECTION 9 - Effect as Date. This ordinance shall take effect 15 days after its passage and publication.

Exhibit A, referred to in this ordinance reads as follows:

2016 Budget and Services Summary

Chicago Department of Planning and Development

Name:	SSA 20	SSA Chairperson:	Margaret O'Connell	Agency Contact:	0
Service Provider Agency:	Morgan Park Beverly Hills Business Association	Phone Number:	773-369-0285	Phone Number:	0
SSA Tax Authority Term:	January 1, 2016-December 31, 2016	Email:	moconnel@thebeverlybank.com	Email:	0
Date:	6/15/2015				

2016 BUDGET SUMMARY CATEGORY	Fund 158	+	2015 Levy	+	+	Carry Over	+	Late Collections and Interest Income Thereon	=	2016 Budget
1.00 Customer Attraction	\$-	+	\$45,400	+	\$-	+	\$8,645	=	\$54,045	
1.00 Public Way Aesthetics	\$3,797	+	\$77,250	+	\$-	+	\$-	=	\$81,047	
1.00 Sustainability and Public Places	\$-	+	\$-	+	\$-	+	\$-	=	\$-	
1.00 Economic/Business Development	\$-	+	\$2,000	+	\$-	+	\$-	=	\$2,000	
1.00 Safety Programs	\$-	+	\$-	+	\$-	+	\$-	=	\$-	
1.00 SSA Management	\$-	+	\$16,965	+	\$-	+	\$-	=	\$16,965	
1.00 Personnel	\$-	+	\$27,754	+	\$-	+	\$-	=	\$27,754	
1.00 Loss Collection: 10.8%	\$-	+	\$20,495	+	\$-	+	\$-	=	\$20,495	
GRAND TOTAL	\$3,797	+	\$189,864	+	\$-	+	\$8,645	=	\$202,306	

2016 Budget	\$	202,305
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LEVY ANALYSIS

1	Estimated 2015 EAV:	\$43,072,721
2	Authorized Tax Rate Cap:	1.000%
3	Estimated 2015 Levy:	\$189,864
4	Estimated Tax Rate to Generate 2015 Levy (Estimated 2015 Levy ÷ Estimated 2015 EAV = Est. Tax Rate):	0.441%

Exhibit "A"
Budget.

PROPOSITION OF TAX LEVY APPROVAL OF YEAR 2016 BUDGET AND
 AUTHORIZATION OF SPEND OF FUNDING BASIS EVENTS FOR SPECIAL SERVICE
 AREA NO. 21

10/14/2015 10:48

The Committee on Finance, submitted the following report:

CHICAGO, October 14, 2015

to the Honorable and Members of the City Council

My Committee has examined the City's applications for the approval of the following: the approval of a tax levy, the approval of the 2016 budget and the approval of the special services agreements for Special Service Area Number 21, amount to be levied \$126,366 having had the same under advice of the City's Auditor and Accounting Staff. Your Honorable Body has the proposed and same attached herewith.

The report and resolution was adopted by a majority vote of the members of the committee, with no dissenting vote.

Respectfully submitted,

Signed: EDUARDO M. SUPRE

Chairman

On this 14th day of October 2015, the said proposed and same to be signed and on the foregoing committee report was filed by my self and signed as follows:

Myself, Alexander Moreno, Carlos Diaz, Barry Fontaine, George Lopez, Marco Rojas, Stefano Garcia, Thompson Cisneros, Glenn Hulse Lopez, Antonio B. Moran, Carlos Ochoa, Cesar Briceno, Marco Zurek, Scott Scott, Madeline Carrott, Frank LaPointe, Reslyss Magueta, Mr. Austin Ramirez, Rosa Lopez, Mrs. Soledad Garcia, O'Connell Magallon, Kelly Kook, Lanny Arora, Cesarman Phad, Catherine J. Moore, Zander

Myself, None

Adopted and recommended by the following vote: The motion was adopted

to be levied on said property as stated.

WHEREAS, Special Services has been established pursuant to Article VI, Sections 6.01 and 7.0 of the Constitution of the State of Illinois and pursuant to the provisions of the Special Service Area Tax Law, 15 ILCS 207-2.4-5, et seq., as amended from time to time (the "SST Law") and pursuant to the Property Tax Code, 35 ILCS 100-1.1, et seq., as amended from time to time (the "PTC");

WHEREAS, On September 15, 2001, the City Council of the City of Chicago (the "City Council") enacted an ordinance which established an area known and designated as City of Chicago Special Service Area Number 21 (the "Initial Area") and authorized the levy of an annual tax for the period beginning in tax year 2005 through and including tax year 2008 (the "Initial Services Tax") in an amount not to exceed an annual rate of one quarter of one percent (0.25%) of the equalized assessed value of the taxable property therein to provide certain special services in and for the Initial Area in addition to the services provided by and to the City of Chicago generally; and

WHEREAS, On November 9, 2005, the City Council enacted an ordinance (the "Latest Ordinance") which reconstituted an area known and designated as City of Chicago Special Service Area Number 21 (the "Area") with reconstituted boundaries to provide the authorization to levy the Initial Services Tax and authorized the levy of an annual tax for the period beginning in tax year 2008 through and including tax year 2015 not to exceed an annual rate of 0.25 percent of the equalized assessed value of the taxable property therein (the "SST Law") to provide certain special services in and for the Area in addition to the services provided by and to the City of Chicago generally (the "Special Services Law"); and

WHEREAS, Certain funds in Funds 1561.1 and 1561.2 in the amount of \$2,700 are available for use in connection with the Area; and

WHEREAS, The Latest Ordinance established the Area (roughly west of 17th East and east of 19th East Avenues from Marquette Avenue to Lawrence Avenue, Western Avenue from Avenue Street to Marquette Avenue, and Lawrence Avenue from Virginia Avenue to Leola Street); and

WHEREAS, The Special Services authorized by the Latest Ordinance will be used and not limited to maintenance and beautification activities, new construction, construction

market, and other non-profit activities within and through the plan's area shared with the neighborhood and the arrival of new businesses to the Area and retention and expansion of existing business within the Area, financing of storefront parade improvements, security programs, and other technical assistance activities to promote community and economic development, and

WHEREAS, The fiscal plan and Ordinance provided for the appointment of the Current Special Service Area Commission, the Commission is to advise the City Council regarding the amount of the Services Tax to be levied and for the purpose of recommending to the City Council, (1) a year phasing based upon the cost of providing the Special Services, (2) an entity to serve as a contractor and Service Provider, (3) an agreement between the City and the Service Provider for the provision of Special Services to the Area (the "Service Provider Agreement"), and (4) a budget to be included in the agreement between the City and the Service Provider (the "Budget"); the aforementioned items, if through special assessment levied hereinafter as the "Recommendations" and

WHEREAS, The Commission has been duly appointed and qualified and has reported its progress and transcripts to the Commissioners of the Department of Planning and Development (the "Commissioner's Recommendations to the City Council") including the Special Assessment Schedule List of Areas and the amount of Special Assessment levied hereinafter

Be it Ordained by the City Council of the City of Chicago,

SECTION 1. Incorporation of Provisions: The provisions of this ordinance are hereby incorporated into the text as if set out herein in full.

SECTION 2. Appropriation: There is hereby appropriated the following amount in the amounts and for the purposes necessary to provide the Special Services in regard to the Area, the estimated amounts of the special assessment and the amounts required to be levied by the levy of the Services Tax included as follows:

Current Special Service Area Commission

Special Service Area Budget

For the fiscal year commencing January 1, 2015 and ending December 31, 2015.

	Expenditures
Source of Proceed Agreement by Contract with Special Services	\$145,000
INITIAL BUDGET REQUEST	\$145,000
Source of Funding	
1% levy of an additional rate that exceeds 3% in percent of the equalized assessed value of the local property within Special Service Area Number 27	\$138,000
Fund 155	\$ 7,000
Carryover funds currently available from prior fiscal years	\$ 90,000
Life collection rate levied by the City of Chicago and added to the rate of the Special Tax that of the special area special service District 27A,	\$ 10,000

SECTION 5-110, Chicago Police Department Authority Act pursuant to the provisions of Article 2, Sections 1 and 2-2 of the Constitution of the State of Illinois and pursuant to the provisions of the act and pursuant to the provisions of the Police Services Ordinance the sum of \$138,000 as the amount of the Special Tax for the January 2010.

SECTION 4-110. The City Clerk of the City of Chicago, the City Clerk, a records person and trustee in the City of Cook County, Clerk of Cook County, and the County Clerk's administrative copy of this ordinance on or after to December 31, 2010, and the County Clerk shall thereafter send by electronic together with a paper copy to be held by the City, the Services Tax Return program for said Services Tax to be extended for

collected by the City Clerk for the tax year 2015 against all taxable property within the Area the amount of the Services Tax shall be levied to be in addition to and in excess of all other taxes to be levied and extended against all taxable property within the Area.

SECTION 5. Service Provider Agreement. The Commission and a designated officer of the Commission (each an "Authorized Officer") are each hereby authorized, subject to approval by the Commission Council as to form and legal effect, to enter into a service and deliver a Service Provider Agreement as outlined herein with the Chief Executive Officer of Commerce and Finance not for profit corporation, as the Service Provider for a one-year term in a form acceptable to such Authorized Officer along with such other supporting documents, if any, as may be necessary to carry out and comply with the provisions of the Service Provider Agreement. The Hospital shall be attached to the Service Provider Agreement as an exhibit. Upon the execution of the Service Provider Agreement and the receipt of proper documentation by the Authorized Officer and the City Controller, the each hereby authorized to disburse the sums appropriated in Section 2 above to the Service Provider in consideration for the provision of the Special Services described in the Budget. The Department of Planning and Development shall promptly provide a copy of the executed Service Provider Agreement to the City Clerk for filing in the public inspection.

SECTION 6. Enforcement. If any provision, paragraph or subsection of this ordinance shall prove to be invalid for any reason, the invalidity of such provision shall not affect any of the remaining provisions of this ordinance.

SECTION 7. Conferral. This ordinance shall conform with any provision of any other ordinance or resolution or order of council or of the administration to the extent of such conflict.

SECTION 8. Publication. This ordinance shall be published by the City Clerk in official printed form and made available in electronic form by e-mail request or distribution to members of the public who may wish to read themselves a copy of this ordinance.

SECTION 9. Effective Date. This ordinance shall take effect 15 days after its passage and publication.

Exhibit A, referred to in this ordinance reads as follows:

2016 Budget and Services Summary			
Chicago Department of Planning and Development			
Name:	SSA #21 - Lincoln Square	SSA Chairperson:	Greg Petersen
Service Provider Agency:	Lincoln Square Ravenswood	Phone Number:	(773) 305-5000
SSA Tax Authority Term:	2000 - 2015	Email:	gpetersen@keystonalliance.org
Date:	08.07.15	Agency Contact:	Rudy Flores
		Phone Number:	773.726.3890
		Email:	rudy@lincolnsquare.org

2016 BUDGET SUMMARY	Fund 166	+	2015 Levy	+	Carry Over	+	Late Collections and Interest Income Thereon	=	2016 Budget
CATEGORY									
1.00 Customer Attraction	\$ -	+	\$ 11,300	+	\$ 6,000	+	\$ -	=	\$ 17,300
2.00 Public Way Aesthetics	\$ 2,769	+	\$ 78,544	+	\$ 14,000	+	\$ 5,050	=	\$ 100,363
3.00 Sustainability and Public Places	\$ -	+	\$ -	+	\$ -	+	\$ -	=	\$ -
4.00 Economic/Business Development	\$ -	+	\$ 10,000	+	\$ -	+	\$ 1,872	=	\$ 11,872
5.00 Safety Programs	\$ -	+	\$ -	+	\$ -	+	\$ -	=	\$ -
6.00 SSA Management	\$ -	+	\$ 7,850	+	\$ -	+	\$ -	=	\$ 7,850
7.00 Personnel	\$ -	+	\$ 20,753	+	\$ -	+	\$ -	=	\$ 20,753
8.00 Loss Collection: 5.1%	\$ -	+	\$ 6,922	+	\$ -	+	\$ -	=	\$ 6,922
GRAND TOTAL	\$ 2,769	+	\$ 135,369	+	\$ 20,000	+	\$ 6,922	=	\$ 165,060

2016 Budget	\$ 165,060
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LEVY ANALYSIS		
1	Estimated 2015 EAV:	\$54,147,483
2	Authorized Tax Rate Cap:	0.250%
3	Estimated 2015 Levy:	\$135,369
4	Estimated Tax Rate to Generate 2015 Levy (Estimated 2015 Levy + Estimated 2015 EAV = Est. Tax Rate):	0.250%

2016 BUDGET & SERVICES - SIGNATURE PAGE

SSA #21 - Lincoln Square

Budget & Services Period January 1, 2016 to December 31, 2016

The 2016 Budget & Services were approved by the SSA Commission.

SSA Chairperson Signature _____ SSA Chairperson Printed Name _____ Date _____ Date _____

Exhibit "A".
Budget.

IMPOSITION OF TAX Levy APPROVAL OF YEAR 2016 BUDGET AND
 AUTHORIZATION OF SERVICE PROVIDER AGREEMENT FOR SPECIAL SERVICE
 AREA NO. 24

10/14/2015

The Commission on Finance submitted the following report:

CHICAGO, October 14, 2015

To the President and Members of the City Council

Your Commission has considered the City's request for an ordinance authorizing the imposition of a tax levy, the approval of the 2016 budget and the approval of the service provider agreement for Special Service Area Number 24, amount to be levied \$0.79 per \$100 of assessed value under all assessed classes, subject to certain other requirements that will be included in the proposed ordinance submitted herewith.

This recommendation is based on a study conducted by a joint committee of the members of the Commission on Finance consisting of:

Respectfully submitted,

Signed: EDWARD M. BURKE

Chairman

On October 14, 2015, the Commission on Finance presented to the City Council the ordinance described above. The ordinance was passed by yeas and nays, as follows:

Yeas: Aldermen Martinez, Moreno, Daley, Burse, Tranter, Sawyer, Moreno, Harris, Egan, Sadler, Carter, Tranter, Carreras, Dixon, Burke, Lopez, Brooks, Di Marco, Cook, O'Brien, Cochran, Bradley, Miller, Zwick, Scott, Noguera, Madril, Barron, Brian, Tranter, Kelly, and Aldermen, Mr. Austin, Ramirez, Rodriguez, Mr. George, Esquivel, O'Connor, Nunez, Daley, Kelly, Tranter, Aron, Caputo, Rodriguez, Osterman, and Alder, S. Lightfoot. (4)

Nays: None

A motion to be referred to a committee for further study was not seconded.

The Commission's report and ordinance passed.

WHEREAS Special Services areas may be established pursuant to Article VII, Sections 81, and 82 of the Constitution of the State of Illinois and pursuant to the provisions of the Special Service Area Tax Law, 35 ILCS 200.21(a) (as amended from time to time) and the "Act" and pursuant to the Property Tax Code, 35 ILCS 200.11 (as amended from time to time), the Council and

WHEREAS, On December 11, 2013, the City Council of the City of Chicago, the City Council, has adopted an ordinance, the Establishment Ordinance, which establishes an area and is designated as City of Chicago Special Service Area Number 24, the Area, and authorized the levy of an annual tax for the fiscal year beginning in 2017 through and including 2027, not to exceed an annual rate of 0.63 percent of the equalized assessed value of the taxable property therein, the Special Tax, to provide certain special services and for the Area, in addition to the services provided by and to the City of Chicago generally, the "Special Services", and

WHEREAS, Certain taxes in 2015, 2016, 2017, and 2018 in the amount of \$5,000 are available for use in connection with the Area, and

WHEREAS, The Establishment Ordinance defines the Area as that territory consisting approximately of Clark Street between E Howard Avenue and Alden Avenue, Greenleaf Avenue between Clark Street and Howard Avenue, East Avenue between Clark Street and Ravenswood Avenue, Ravenswood Avenue between Greenleaf Avenue and East Avenue, Morse Avenue between Clark Street and the alley west of Sheridan Road, and Exchange Avenue between Greenleaf Avenue and Pullaski Avenue, and

WHEREAS, The Special Services authorized in the Establishment Ordinance include but are not limited to recruitment of new businesses to the Area, job-habitat, job training, maintenance and beautification activities, new construction, security, commercial and apartment buildings, streetscape lighting for the Area, and other methods and assistance directed to promote commercial and economic development which may include, but are not limited to, streetscape, merchandise, strategic transit planning, improvement including parking, signage, rest studies, and enhanced landscape design and design of streets and

WHEREAS, The Establishment Ordinance provided for the appointment of the Clark Street Special Service Area Commission, the Commission, to advise the City Council regarding the amount of the Special Tax to be levied and for the purpose of recommending to the City Council (1) a yearly budget based upon the cost of providing the Special Services, (2) an application to serve as a service provider (the Service Provider), (3) an agreement between the City and the Service Provider for the provision of Special Services to the Area, the Service Provider Agreement, and (4) a budget to be included in the agreement between the City and the Service Provider, the budget for the aforementioned years 2015 through 2018 and to be included in the Recommendation, and

WHEREAS, The Commission has been duly assembled and qualified and has heretofore prepared and transmitted to the Council as well as the Department of Planning and Service and the Commission, the Recommendation to the City Council, and with the Budget attached thereto as Exhibit A and hereby made a preliminary report, to wit:

SECTION 3. Levy Of Taxes. There is hereby levied pursuant to the provisions of Article VII, Sections 6(a) and 6(l)(2) of the Constitution of the State of Illinois and pursuant to the provisions of the Act and pursuant to the provisions of the Establishment Ordinance, the sum of \$279,654 as the amount of the Services Tax for the tax year 2015.

SECTION 4. Filing. The City Clerk of the City (the "City Clerk") is hereby ordered and directed to file in the Office of the County Clerk of Cook County, Illinois (the "County Clerk") a certified copy of this ordinance on or prior to December 29, 2015, and the County Clerk shall thereafter extend for collection together with all other taxes to be levied by the City of Chicago, the Services Tax herein provided for, said Services Tax to be extended for collection by the County Clerk for the tax year 2015 against all the taxable property within the Area, the amount of the Services Tax herein levied to be in addition to and in excess of all other taxes to be levied and extended against all taxable property within the Area.

SECTION 5. Service Provider Agreement. The Commissioner, or a designee of the Commissioner (each, an "Authorized Officer"), are each hereby authorized, subject to approval by the Corporation Counsel as to form and legality, to enter into, execute and deliver a Service Provider Agreement as authorized herein with DevCorp North, doing business as Rogers Park Business Alliance, an Illinois not-for-profit corporation, as the Service Provider, for a one-year term in a form acceptable to such Authorized Officer, along with such other supporting documents, if any, as may be necessary to carry out and comply with the provisions of the Service Provider Agreement. The Budget shall be attached to the Service Provider Agreement as an exhibit. Upon the execution of the Service Provider Agreement and the receipt of proper documentation the Authorized Officer and the City Comptroller are each hereby authorized to disburse the sums appropriated in Section 2 above to the Service Provider in consideration for the provision of the Special Services described in the Budget. The Department of Planning and Development shall promptly make a copy of the executed Service Provider Agreement readily available for public inspection.

SECTION 6. Enforceability. If any section, paragraph or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this ordinance.

SECTION 7. Conflict. This ordinance shall control over any provision of any other ordinance, resolution, motion or order in conflict with this ordinance, to the extent of such conflict.

SECTION 8. Publication. This ordinance shall be published by the City Clerk, in special pamphlet form, and made available in her office for public inspection and distribution to members of the public who may wish to avail themselves of a copy of this ordinance.

SECTION 9. Effective Date. This ordinance shall take effect 10 days after its passage and publication.

Exhibit "A" referred to in this ordinance reads as follows:

2016 Budget and Services Summary

Chicago Department of Planning and Development

Name:	SSA #24 Clark/Morse/Glenwood	SSA Chairperson:	Jim McHale	Agency Contact:	Ana Bermudez
Service Provider Agency:	Rogers Park Business Alliance	Phone Number:	773-761-4360	Phone Number:	773-508-5895
SSA Tax Authority Term:	2014-2022	Email:	jmchale@thefirstcommercialbank.com	Email:	abermudez@rogers-park.co
Date:	7/21/2015				

2016 BUDGET SUMMARY	Fund 900	+	2015 Levy	+	Carry Over	+	Late Collections and Interest Income Thereon	=	2016 Budget
1.00 Customer Attraction	\$ 1,687	+	\$ 38,813	+	\$ 7,300	+	\$ 4,500	=	\$ 52,300
2.00 Public Way Aesthetics	\$ 2,216	+	\$ 62,693	+	\$ 2,215	+	\$ 8,200	=	\$ 75,324
3.00 Sustainability and Public Places	\$ 500	+	\$ 500	+	\$ -	+	\$ 500	=	\$ 1,500
4.00 Economic/Business Development	\$ 1,200	+	\$ -	+	\$ 462	+	\$ 400	=	\$ 2,062
5.00 Safety Programs	\$ -	+	\$ 100	+	\$ -	+	\$ -	=	\$ 100
6.00 SSA Management	\$ -	+	\$ 46,886	+	\$ 585	+	\$ 400	=	\$ 47,851
7.00 Personnel	\$ -	+	\$ 119,493	+	\$ -	+	\$ -	=	\$ 119,493
8.00 Loss Collection: 4.0%	\$ -	+	\$ 11,189	+	\$ -	+	\$ -	=	\$ 11,189
GRAND TOTAL	\$ 5,603		\$ 279,654		\$ 10,562		\$ 14,000		\$ 309,819

2016 Budget \$ 309,819

LEVY ANALYSIS	
1	Estimated 2015 EAV: \$44,402,397
2	Authorized Tax Rate Cap: 0.630%
3	Estimated 2015 Levy: \$279,654
4	Estimated Tax Rate to Generate 2015 Levy (Estimated 2015 Levy ÷ Estimated 2015 EAV = Est. Tax Rate): 0.630%

2016 BUDGET & SERVICES - SIGNATURE PAGE

SSA #24 Clark/Morse/Glenwood

Budget & Services Period: January 1, 2016 to December 31, 2016

The 2016 Budget & Services were approved by the SSA Commission.

SSA Chairperson Signature _____ SSA Chairperson Printed Name _____ Date _____ Date _____

Exhibit "A":
Budget.

IMPOSITION OF TAX LEVY, APPROVAL OF YEAR 2016 BUDGET AND AUTHORIZATION OF SERVICE PROVIDER AGREEMENT FOR SPECIAL SERVICE AREA NO. 28-2014.

[O2015-6812]

The Committee on Finance submitted the following report:

CHICAGO, October 14, 2015.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration an ordinance authorizing the imposition of a tax levy, the approval of the 2016 budget and the approval of the service provider agreement for Special Service Area Number 28-2014, amount to be levied: \$288,200, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) EDWARD M. BURKE,
Chairman.

On motion of Alderman Burke, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Hopkins, Dowell, Burns, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 49.

Nays -- None.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, Special Service Areas may be established pursuant to Article VI, Sections 6-1/2 and 6-1/6 of the Constitution of the State of Illinois, and pursuant to the provisions of the Special Service Area Act, Act No. 05-006 of 1975, which was amended from time to time and the Act) and pursuant to the Property Tax Code, Act No. 08-001 of 1971, as amended from time to time (the Code); and

WHEREAS, On December 11, 2014, the City Council of the City of Chicago, the City Council, enacted an ordinance (the Establishment Ordinance) which established an area (the Area) and authorized the City of Chicago Special Service Area Number 2497 (the Area) and authorized the levy of an annual tax for the period beginning in 2014 (the tax) including 2018, not to exceed an annual rate of 0.153 percent of the equalized assessed value of the taxable property therein (the Services Tax) to provide certain special services, namely fire alarm and light tower services provided by, and to the City of Chicago generally, the Special Services Fund;

WHEREAS, Certain taxes in 2014 totaling \$411,100 in the amount of \$4,529 annually, will be used in connection with the Area; and

WHEREAS, The Establishment Ordinance established the Area as that territory consisting approximately of the properties at or near the intersection of Irving Park Road and Milwaukee Avenue, extending west along Irving Park Road to Lawrence Avenue, with the inclusion of two commercial properties at the northwest and southwest corners of Irving Park Road and Lawrence Avenue, south along Chicago and Milwaukee Avenues to Birch Street, with the exception of the 2000 sq. ft. premises located at 2000 Birch Street between 2000 sq. ft. just south of the former Bank of America parking areas and other commercial uses between Chicago and Milwaukee Avenues north along Chicago Avenue to Wacker Avenue, excluding the two parcels shown on the east side of Street Milwaukee Avenue to John Birch Street and including the parking lots to the Canadian Pacific Mills train tracks to the east, Milwaukee Avenue north to Wacker Avenue, and extending to Lawrence Avenue to the west including the vacant corner parcels at the 400 Plaza Gateway and the commercial parcel northwest of the Milwaukee Avenue and Chicago Avenue intersection, including the Lawrence Avenue parking lot and the parcel bounded by Irving West City of Avenue and east along Irving Park Road to the Canadian Pacific Mills Railroad, as indicated on the Birch Park Area and the City, serving the 8th Corner Station to Center Development;

WHEREAS, The Special Services Authority in the State, through Ordinance, has provided a list of its special services which may include, but is not limited to, signs and traffic signs, way finding, public safety, and public art, and other services, equipment, and personnel, safety, programs, and other activities to promote commercial and economic development; and

WHEREAS, The Mayor, Special Ordinance, and for the benefit of the 8th Corner Special Service Area Commission, the Commission is to advise the City Council regarding the amount of the Services Tax to be levied and for the purpose of recommending to the City Council, a rate of tax levied based on the cost of providing the Special Services; and, annually, to serve as a review to provide the Services Tax; and, an agreement between the City and the Service Provider for the provision of Special Services to the Area (the Service Provider Agreement) and a number to be included in the Special Services Tax, and the Service Provider, the Board of the agreement shall be made through a number shown as indicated in the Report's additional items.

WHEREAS, The Commission has been duly appointed and qualified and has heretofore prepared and transmitted to the Commissioner of the Department of Planning and Development (the "Commissioner") its Recommendations to the City Council, including the Budget attached hereto as Exhibit A and hereby made a part hereof; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Incorporation Of Preambles. The preambles of this ordinance are hereby incorporated into this text as if set out herein in full.

SECTION 2. Appropriations. There is hereby appropriated the following sums in the amounts and for the purposes necessary to provide the Special Services in and for the Area, the estimated amounts of miscellaneous income and the amounts required to be raised by the levy of the Services Tax indicated as follows:

Six Corners Special Service Area Commission

Special Service Area Budget.

For the fiscal year commencing January 1, 2016 and ending December 31, 2016.

	Expenditures
Service Provider Agreement for the provision of Special Services	\$363,755
TOTAL BUDGET REQUEST:	\$363,755
 Source Of Funding	
Tax levy at an annual rate not to exceed 0.750 percent of the equalized assessed value of the taxable property within Special Service Area Number 28-2014	\$288,200
Fund 947	\$ 4,529
Carryover funds currently available from prior tax years	\$ 56,616
Late collections received by the City of Chicago attributable to the levy of the Services Tax in prior tax years, along with interest income thereon, if any	\$ 14,410

SECTION 3. Levy Of Taxes. There is hereby levied pursuant to the provisions of Article 91, Sections 5(a) and 6-1(2) of the Constitution of the State of Illinois and pursuant to the provisions of the Act and pursuant to the provisions of the Establishment Ordinance, the sum of \$268,200 as the amount of the Services Tax for the tax year 2016.

SECTION 4. Billing. The City Clerk of the City and the City Controller hereby created and directed to file in the Office of the County Clerk of Cook County Illinois the County Clerk's assessment roll of this ordinance on or prior to December 29, 2015, and the County Clerk shall thereafter extend and merge such together with all other taxes to be levied by the City of Chicago, the Services Tax herein provided for, said Services Tax to be extended for collection by the County Clerk for the tax year 2016 against all the taxable property within the Area, the amount of the Services Tax herein levied to be in addition to and in excess of all other taxes to be levied and extended against all taxable property within the Area.

SECTION 5. Service Provider Agreement. The Commissioner or his designee of the Commission, each an Authorized Officer of the team hereby authorized, subject to approval by the Council on Councils as to form and ability to execute, is to execute and enter a Service Provider Agreement with the Bidder herein with Six Cities Association, Inc. and its affiliated corporation, as the Service Provider, for a one year term in a form agreed to by such Authorized Officer, and with such other related documents, if any, as may be necessary to carry out and comply with the provisions of the Service Provider Agreement. The Bidder shall be attached to the Service Provider Agreement as an exhibit. Upon the execution of the Service Provider Agreement and the receipt of proper documentation by Authorized Officer and the City Comptroller, they each hereby jointly and severally shall deposit at least \$25,000 to the Bidder in consideration for the provision of the Service Services described in the bid. The Bidder and its authorized representative shall immediately transmit a copy of the executed Service Provider Agreement to City Clerk for public inspection.

SECTION 6. Effectiveness. If any section, paragraph or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this ordinance.

SECTION 7. Conflicts. This ordinance shall control over any provision of any other ordinance, resolution, order or agreement in conflict with this ordinance, to the extent of such conflict.

SECTION 8. Publication. This ordinance shall be published by the City Clerk in special certified form, and made available in their office for public inspection and distribution to members of the public who may wish to avail themselves of a copy of this ordinance.

SECTION 9. Effective Date. This ordinance shall take effect 10 days after its passage and approval.

PROPOSITION OF TAX LEVY, APPROVAL OF YEAR 2016 BUDGET AND AUTHORIZATION OF SERVICE PROVIDER AGREEMENT FOR SPECIAL SERVICE AREA NO. 31

10/14/2015

The Committee on Finance submitted the following report:

CHICAGO, October 14, 2015

To the President and Members of the City Council:

Your Committee on Finance has the honor to consider and submit to you the proposition of a tax levy, the approval of the 2016 budget and the approval of the special provider agreement for Special Service Area Number 31 (amount to be levied: \$698,125) having had the same case with several other ways to report and recommend that Your Honorable Body pass the proposed ordinance authorizing the levy.

This recommendation was considered by a vote of six (6) of the members of the committee at its 23rd meeting.

Respectfully submitted,

Signed: EDWARD J. WELLS

Chairman

On motion of Assemblyman Burke, the following proposed ordinance authorized with the foregoing committee report was passed by yeas and nays as follows:

Yeas: Assemblymen Thompson, Foster, Sims, Lauster, Sawyer, Moore, Jones, Sims, Sankleski, Garcia, Thompson, Calderon, Clark, Burke, Lopez, Frazier, D. Moore, Gault, O'Shea, Cochran, Rogers, Upton, Zaleski, Scott, Spivey, Mattheide, Bennett, Egan, Thomas, Hernandez, Argueta, Ica, Austin, Rios, Hernandez, Longis, Vito, Nakano, Lujan, O'Connell, Kaprielian, Bell, Smith, Torres, Arana, Coleman, Raulo, O'Neilman, Moore, Stevenson. 40

Nays: None

A roll call vote is not required on this ordinance pursuant to the charter, was not

Article 6.15. Special service areas of assessed property.

Section 6.15. Special service areas shall be established pursuant to Article VII, Sections 6.1 and 7.6 of the Constitution of the State of Illinois, and pursuant to the provisions of the Special Service Area Act, Law 35 ILCS 200.2-45, as amended for matters to be done and performed pursuant to the Property Tax Code, 35 ILCS 200.2-1 et seq., as amended from time to time, and:

WHEREAS On December 8, 2004, the City Council of the City of Chicago (the City Council) enacted an ordinance which established an area known and designated as City of Chicago Special Service Area Number 21 (the Hospital Area) and although the levy of an amount for the period beginning in tax year 2004 through and including tax year 2013, the Original Service Tax, shall amount not to exceed an annual rate of forty five one hundredths of one percent (0.45%) of the equalized assessed value of the taxable property therein to provide certain special services in and for the Original Area in addition to the services provided by and to the City of Chicago generally; and

WHEREAS On November 17, 2016, the City Council enacted an ordinance (the Amendment) which revised the area known and designated as City of Chicago Special Service Area Number 21 (the Area) with respect to the special services furnished the authorization to levy the Original Service Tax, and authorized the levy of an amount for the period beginning in tax year 2016 through and including tax year 2017 that to exceed an annual rate of forty two one hundredths of one percent (0.42%) of the equalized assessed value of the taxable property therein for Special Services Tax to provide certain special services in and for the Area in addition to the services provided by and to the City of Chicago generally, the Special Service Tax is:

WHEREAS Certain items of Fund A-6 (Fund A-6) in the amount of \$1,100 are available for use in connection with the Area; and

WHEREAS The Establishment of the name established the Area consisting of Lawrence Avenue from Leach Street to Clark Street, Clark Street from Arnie Street to Montrose Avenue, Montrose Avenue from Clark Street to Seneca Avenue, Ravenswood Avenue from Lawrence Avenue to Ashland Avenue, Ashland Avenue from Seneca Avenue to Argyle Street, and the Ravenswood Hospital from Argyle Street to Montrose Avenue; and

WHEREAS, The Special Services authorized in the Department Ordinance include maintenance and repair of water and sewer mains, including but not limited to water main tapping, line clearing and developing security programs, recruitment and promotion of new business to the Area and other promotion and creation of existing businesses within the Area, coordinated marketing and promotional activities, strategic planning for the general development of the Area, feasibility studies of street frontage, private street parking and transit programs, and other technical assistance activities to promote commercial and economic development, and

WHEREAS, The Establishment Ordinance provides for the appointment of Greater Raleigh Area Special Service Area Commission (the Commission) to advise the City Council regarding the amount of the Services Tax to be levied and for the purpose of recommending to the City Council the entity to be selected upon the basis of providing the Special Services (the entity to serve as a service provider (the Service Provider)), an agreement between the City and the Service Provider for the provision of Special Services to the Area (the Service Provider Agreement) and a budget to be included in the agreement between the City and the Service Provider and Budget of the three mentioned items 1 through 4 shall be known collectively herein as the "Recommendations", and

WHEREAS, The Commission has been duly constituted and qualified and the reports prepared and submitted to the Commissioners of the Department of Planning and Development (the Commissioners) its Recommendations to the City Council including the Budget attached hereto as Exhibit A and hereby made a part hereof, therefore

Be It Enacted by the City Council of the City of Raleigh

SECTION 1 – Incorporation of Ordinance: The provisions of this Ordinance are hereby incorporated into the Ordinance set out herein.

SECTION 2 – Appropriation: There is hereby appropriated the following sums in the amounts and for the purposes necessary to provide the Special Services in and for the Area, the estimated amounts of money or fees received and the amounts needed to be levied on the levy of the Services Tax indicated as follows:

Greater Raleigh Area Special Service Area Commission

Special Service Area Budget

For the fiscal year commencing January 1, 2016 and ending December 31, 2016

	Estimated
Special Revenue Agreement for the provision of Special Services	\$461,449
TOTAL REVENUE AVAILABLE	\$461,449

Source of Funding

Two (2%) of an annual amount to be levied on all taxable land within a certain percentage (2.00%) of the equalized assessed value of the taxable property within Special Services Area Number 27	2,307,136
Local Aid	2,307,136
County funds currently available from prior tax years	1,100,000
Jobs assistance received by the City of Chicago attributable to the levy of the Services Tax in prior tax years along with interest earned thereon if any	2,100,000

SECTION 3 - Levy Of Taxes: There is hereby levied pursuant to the provisions of Article III, Sections 8(a), and 8(b) of the Constitution of the State of Illinois and pursuant to the provisions of the Ordinance and rules of the Board of Commissioners of Cook County the sum of \$688,735 as the amount of the Services Tax for the tax year 2015.

SECTION 4 - Funding: The City Clerk of the City, the City Board of Comptroller and Treasurer, the County Clerk of Cook County, Cook County, Illinois, the County Clerk, a certified copy of this ordinance on or prior to December 29, 2015, and the County Clerk shall immediately advise the assessor of the amount of any taxes to be levied by the City of Chicago. The Services Tax shall be levied for said Services Tax on all taxable real property subject only to the County Clerk for the tax year 2015 and shall be levied on the property in the

Area, the amount of the Service Provider fees is set to be in addition to any in excess of a certain fees to be levied and collected separately, levied separately within the Area.

SECTION 10A. Service Provider Agreement. The Mayor is authorized to designate one of the Commissioners as the Authorized Officer, who shall, jointly or separately, subject to the approval of the Commission on Council, as to form and legality, to enter into, execute and deliver a Service Provider Agreement as authorized herein with Greater Riverwood Chamber of Commerce (GRC) and/or other not-for-profit corporation as the Service Provider for a one year term in a form acceptable to such Authorized Officer, along with such other supporting documents, if any, as may be necessary to carry out and comply with the provisions of this Service Provider Agreement. The Budget shall be attached to the Service Provider Agreement as an exhibit to the execution of the Service Provider Agreement and the relevant proper documentation for Authorized Officer and the City Comptroller are each hereby authorized to disburse the same appropriated in Section 4 above to the Service Provider in accordance with the provisions of the Special Services described in the Budget. The Department of Planning and Development shall promptly make a copy of the executed Service Provider Agreement, terms and conditions for public inspection.

SECTION 9. Enforceability. If any section, paragraph or provision of this ordinance shall be found to be unenforceable for any reason, the remainder of the ordinance shall survive, unimpaired, and shall not affect any of the rights and provisions of this ordinance.

SECTION 7. Conflict. This ordinance shall control over any provision of any other ordinance, resolution, motion or order in conflict with this ordinance, to the extent of such conflict.

SECTION 6. Publication. This ordinance shall be published by the City Clerk in special numbered form and made available in her office for public inspection and distribution to members of the public who may wish to view themselves a copy of this ordinance.

SECTION 5. Effective Date. This ordinance shall take effect 10 days after its passage and publication.

For all as referred to in this Ordinance read as follows:

Exhibit "A"

Budget

2016 Budget and Services Summary			
Chicago Department of Planning and Development			
Name:	SSA #31	SSA Chairperson:	Diane Walsh
Service Provider Agency:	Ravenswood Chamber of Commerce	Agency Contact:	Megan Bunimowich
SSA Tax Authority Term:	2016	Phone Number:	PH: 773-929-7050
Date:		Phone Number:	773-975-2088
		Email:	dwalch@hayesproperties.com
		Email:	megan@ravenswoodchicago.com

2016 BUDGET SUMMARY	Fund A02	+	2015 Levy	+	Carry Over	+	Late Collections and Interest Income Thereon	=	2016 Budget
CATEGORY									
1.00 Customer Attraction	\$ -	+	\$ 65,000	+	\$ 12,500	+	\$ -	=	\$ 77,500
2.00 Public Way Aesthetics	\$ -	+	\$ 191,000	+	\$ 28,600	+	\$ 10,000	=	\$ 229,600
3.00 Sustainability and Public Places	\$ -	+	\$ -	+	\$ 5,000	+	\$ -	=	\$ 5,000
4.00 Economic/Business Development	\$ 5,357	+	\$ 14,793	+	\$ 43,900	+	\$ -	=	\$ 64,050
5.00 Safety Programs	\$ -	+	\$ -	+	\$ -	+	\$ -	=	\$ -
6.00 SSA Management	\$ -	+	\$ 23,000	+	\$ -	+	\$ -	=	\$ 23,000
7.00 Personnel	\$ -	+	\$ 89,292	+	\$ -	+	\$ -	=	\$ 89,292
8.00 Loss Collection: 2.1%	\$ 2,350	+	\$ 5,650	+	\$ -	+	\$ -	=	\$ 8,000
GRAND TOTAL	\$ 7,707	+	\$ 388,735	+	\$ 90,000	+	\$ 10,000	=	\$ 496,442

2016 Budget	\$	496,442
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LEVY ANALYSIS		
1	Estimated 2015 EAV:	\$123,906,444
2	Authorized Tax Rate Cap:	0.320%
3	Estimated 2015 Levy:	\$388,735
4	Estimated Tax Rate to Generate 2015 Levy (Estimated 2015 Levy ÷ Estimated 2015 EAV = Est. Tax Rate)	0.314%

2016 BUDGET & SERVICES - SIGNATURE PAGE

SSA #31:

Budget & Services Period: January 1, 2016 to December 31, 2016

The 2016 Budget & Services were approved by the SSA Commission.

SSA Chairperson Signature _____ SSA Chairperson Printed Name _____ Date _____ Date _____

PROPOSITION ON TAX LEVY APPROVAL OF YEAR 2016 BUDGET AND
AUTHORIZATION OF SERVICE PROVIDER AGREEMENT FOR SPECIAL SERVICE
AREA NO. 33

10/20/16 10:17

The Committee on Finance submitted the following report:

CHICAGO, October 14, 2016.

To the Honorable and Members of the City Council:

Your Committee on Finance, having had a per cent vote of all its members authorizing the imposition of a tax levy, the approval of the 2016 budget and the approval of the service provider agreement for Special Service Area Number 33, amounting to an annual \$1,000,000, having had the same letter duly returned, beg to advise to the said committee that your Honorable Body has the attached report of the committee herewith.

This recommendation was concurred in by all its members of the committee of the committee, with no dissenting vote.

Respectfully submitted,

Approved: **HENRIETTA BURKE**

Chairman

The report of Alderman Burke, the said report on the same, transmitted with the foregoing committee report was made 164 yeas and no nays being.

Present: Aldermen Moreno, Ortega, Lopez, Rios, Martinez, Sawyer, Moreno, Jones, Burke, Salazar, Guiza, Thompson, Calderon, Gamm, Pardo, Lopez, Fontana, La Moore, Curtis, O'Shea, Cochran, Broderick, Martinez, Zukerman, Scott, Soto, Maldonado, Bernick, Flynn, Fontana, Rogozinski, Diaz, Lopez, McLaughlin, Martinez, Rodriguez, Lopez, Torres, La Moore, Lauro, O'Connell, Soto, Pardo, Lopez, Smith, Murray, Rivera, Cappelletti, Rivera, O'Connell, La Moore, Gonzalez. 49.

Witness my hand

Alderman Burke, Clerk of the Council, and fiscal clerk. The report on the report

The following is said difference in assets:

20-1884A: Special services area created pursuant to the Article VII, Sections 1-11 and 1-6 of the Constitution of the State of Illinois and pursuant to the provisions of the Special Services Area Tax Law, 35 ILCS 700.01-5, as amended from time to time (the "Act") and pursuant to the Present Tax Code, 35 ILCS 700.1-1, as amended from time to time (the "Present Tax Code") and

20-1884B: On December 7, 2010, the City Council of the City of Chicago (the "City Council") enacted an ordinance (the "Original Ordinance") which established an area known and designated as City of Chicago Special Services Area Number 22 (the "Original Area") and authorized the levy of an annual fee (for the period beginning in the year 2010 through and including the year 2014, the "Original Period") not to exceed in any one year of three hundred forty thousand dollars (300,000.00) (34% of the gross and assessed value of the taxable property therein) the "Services Tax") to provide certain special services in and for the Original Area in addition to the services provided by and to the City of Chicago generally (the "Original Special Services") and

20-1884C: On December 10, 2014, the City Council enacted an ordinance (the "Amendment Ordinance") which (i) changed the boundaries of the Original Area (as enlarged) (the "Area") (ii) authorized certain special services in the Area distinct from the Original Special Services (the "Special Services") and (iii) authorized the extension of the time period for which the levy of the Services Tax (as authorized in the Act) from the Original Period to a period from the year 2014 through and including the year 2025 (and

20-1884D: The Original Ordinance and the Amendment Ordinance are hereinafter collectively referred to as the "Establishment Ordinance") and

20-1884E: Certain liens (the "Liens") for a total of \$1,374,625.00 are due and payable for taxes not collected with the Area) and

20-1884F: The Establishment Ordinance bears with the Area parcels of land North Western Avenue from West Division Street to the Kennedy Expressway, North Western Avenue from West Seward Avenue to the Kennedy Expressway, North Western Avenue from West Division Street to West Lincoln Avenue east side of a Lot under Grant North Western and

West Division Street); West Division Street, from North Western Avenue to the Kennedy Expressway; West North Avenue, from North Western Avenue to North Noble Street; and Milwaukee Avenue, from North Western Avenue to North Haddon Avenue; and

WHEREAS, The Special Services authorized in the Establishment Ordinance include but are not limited to: customer attraction, public way aesthetics, sustainability and public place enhancements, economic/business development, safety programs, and other activities to promote commercial and economic development; and

WHEREAS, The Establishment Ordinance provided for the appointment of the Wicker Park & Bucktown Special Service Area Commission (the "Commission") to advise the City Council regarding the amount of the Services Tax to be levied and for the purpose of recommending to the City Council: (1) a yearly budget based upon the cost of providing the Special Services; (2) an entity to serve as a service provider (the "Service Provider"); (3) an agreement between the City and the Service Provider for the provision of Special Services to the Area (the "Service Provider Agreement"); and (4) a budget to be included in the agreement between the City and the Service Provider (the "Budget") (the aforementioned items 1 through 4 shall be known collectively herein as the "Recommendations"); and

WHEREAS, The Commission has been duly appointed and qualified and has heretofore prepared and transmitted to the Commissioner of the Department of Planning and Development (the "Commissioner") its Recommendations to the City Council, including the Budget attached hereto as Exhibit A and hereby made a part hereof; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Incorporation Of Preambles. The preambles of this ordinance are hereby incorporated into this text as if set out herein in full.

SECTION 2. Appropriations. There is hereby appropriated the following sums in the amounts and for the purposes necessary to provide the Special Services in and for the Area, the estimated amounts of miscellaneous income and the amounts required to be raised by the levy of the Services Tax indicated as follows:

Wicker Park & Bucktown Special Service Area Commission

Special Service Area Budget.

For the fiscal year commencing January 1, 2016 and ending December 31, 2016.

	Amount
Service Provider Agreement for the provision of Street Sweeping	\$1,050,000
TOTAL BUDGET REQUEST	\$1,050,000

Source Of Funding

Tax revenue that will be allocated to the purchase of three trucks for the use of the street sweeping division of the value of the equipment, with Street Sweeping Area Number 33	\$1,000,000
Fund A28	500,000
Carryover funds currently available from other divisions	500,000
Funds collected by the City of Chicago attributable to the use of the Street Sweeping equipment, along with interest income thereon, if any	\$ 10,000

SECTION 3 - Levy Of Taxes - There is hereby levied pursuant to the provisions of Article IV, Sections 6-3 and 6-7 of the Constitution of the State of Illinois and pursuant to the provisions of the Act and pursuant to the provisions of the Ordinance a special assessment of \$1,000,000 as the amount of the Services Tax for the year 2015.

SECTION 4 - Funding - The City Clerk of the City and City Clerk of Cook County, created and created to file in the Office of the County Clerk of Cook County and the County Clerk verified copies of the Ordinance on or about November 27, 2015, and the County Clerk shall merge the Ordinance together with the Ordinance of the City and the Services Tax which provided for said Services Tax to be levied for collection by the

City, by the filing, for the tax year 2016, of a report of a real estate property with a lien when the amount of the Services Tax is not equal to the amount of any and all other taxes to be owed and extended against a taxable property within the Area.

SECTION 6 - Service Provider Agreement. The Commission, on a designation of the Commissioner (and/or an Authorized Officer) are hereby authorized, subject to approval by the Corporation Council, to take form and final by, to enter into, execute and deliver a Service Provider Agreement as authorized herein by the Mayor, Eric S. Holston, Chairman of Commerce, Long business as Walker Park Business Chamber of Commerce, and James Earl Lupton, Corporation as the Service Provider, for a one-year term in a form annexed to this Ordinance, together with such other supporting documents, if any, as may be necessary to carry out and comply with the provisions of the Service Provider Agreement. The Budget shall be attached to the Service Provider Agreement as an exhibit upon the execution of the Service Provider Agreement and the receipt of any or any combination of the Authorized Officer and the City Comptroller are hereby authorized to disburse the same appropriated in Section 2 above to the Service Provider in consideration for the services of the Service Provider described herein by such. The City and Council Planning and Development shall promptly receive a copy of the executed Service Provider Agreement readily available for public inspection.

SECTION 7 - Enforcement. Any section, paragraph or provision of this ordinance shall be held to be null and unenforceable for all reasons, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this ordinance.

SECTION 8 - Conflict. This ordinance shall prevail over any provision of any other ordinance, resolution or order in conflict with this ordinance to the extent of such conflict.

SECTION 9 - Publication. The ordinance shall be published by the City Clerk in specified printed form and made available in her office for public inspection and distribution to members of the public who may wish to use themselves as a copy of this ordinance.

SECTION 10 - Effective Date. This ordinance shall take effect 10 days after its passage and publication.

enact: All references to articles herein shall read as follows:

Exhibit "A".

Budget.

2016 Budget and Services Summary					
Chicago Department of Planning and Development					
Name:	Wicker Park Bucktown SSA #33	SSA Chairperson:	David Ginopfe	Agency Contact:	Jessica Wobberlund
Service Provider Agency:	Wicker Park Bucktown Chamber of Commerce	Phone Number:	773 772 4296	Phone Number:	773 384 2672
SSA Tax Authority Term:	2014-2018	Email:	david@storevantage.com	Email:	jessica@wickerparkbucktown.com
Date:					

2016 BUDGET SUMMARY - CATEGORY	Fund A08	2015 Levy	Carry Over	Late Collections and Interest Income Taxation	2016 Budget
1.00 Customer Attraction	\$ -	\$ 155,000	\$ -	\$ -	\$ 155,000
2.00 Public Way Aesthetics	\$ 1,324	\$ 433,000	\$ 5,000	\$ -	\$ 439,324
3.00 Sustainability and Public Places	\$ -	\$ 14,000	\$ -	\$ 10,000	\$ 24,000
4.00 Economic/Business Development	\$ -	\$ 75,000	\$ 2,000	\$ -	\$ 77,000
5.00 Safety Programs	\$ -	\$ 1,000	\$ -	\$ -	\$ 1,000
6.00 SSA Management	\$ -	\$ 70,400	\$ 5,000	\$ -	\$ 75,400
7.00 Personnel	\$ -	\$ 193,830	\$ -	\$ -	\$ 193,830
8.00 Loss Collection: 7.3%	\$ -	\$ 75,000	\$ -	\$ -	\$ 75,000
GRAND TOTAL	\$ 1,324	\$ 1,027,230	\$ 12,000	\$ 10,000	\$ 1,050,554

2016 Budget	\$ 1,050,554
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LEVY ANALYSIS	
1	Estimated 2015 EAV \$337,034,760
2	Authorized Tax Rate Cap 0.304%
3	Estimated 2015 Levy \$1,027,230
4	Estimated Tax Rate to Generate 2015 Levy (Estimated 2015 Levy ÷ Estimated 2015 EAV = Est. Tax Rate) 0.304%

2016 BUDGET & SERVICES - SIGNATURE PAGE

Wicker Park Bucktown SSA #33

Budget & Services Period January 1, 2016 to December 31, 2018

The 2016 Budget & Services were approved by the SSA Commission

SSA Chairperson Signature _____ SSA Chairperson Printed Name _____ Date _____ Date _____

IMPOSITION OF TAX LEVY, APPROVAL OF YEAR 2016 BUDGET AND AUTHORIZATION OF SERVICE PROVIDER AGREEMENT FOR SPECIAL SERVICE AREA NO. 34.

[SO2015-7110]

The Committee on Finance submitted the following report:

CHICAGO, October 14, 2015.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration a substitute ordinance authorizing the imposition of a tax levy, the approval of the 2016 budget and the approval of the service provider agreement for Special Service Area Number 34, amount to be levied: \$741,001, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed substitute ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) EDWARD M. BURKE,
Chairman.

On motion of Alderman Burke, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas-- Aldermen Moreno, Hopkins, Dowell, Burns, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 49.

Nays -- None.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, Special service areas may be established pursuant to Article VII, Sections 6(1) and 7(6) of the Constitution of the State of Illinois, and pursuant to the provisions of the Special Service Area Tax Law, 35 ILCS 200/27-5, et seq., as amended from time to time (the "Act") and pursuant to the Property Tax Code, 35 ILCS 200/1-1, et seq., as amended from time to time (the "Property Tax Code"); and

WHEREAS, On December 7, 2005, the City Council of the City of Chicago (the "City Council") enacted an ordinance (the "Original Ordinance") which established an area known and designated as City of Chicago Special Service Area Number 34 (the "Original Area") and authorized the levy of an annual tax, for the period beginning in tax year 2005 through and including 2014 (the "Original Period") not to exceed an annual rate of twenty-five hundredths of one percent (0.250%) of the equalized assessed value of the taxable property therein (the "Services Tax") to provide certain special services in and for the Original Area in addition to the services provided by and to the City of Chicago generally (the "Original Special Services"); and

WHEREAS, On December 10, 2014, the City enacted an ordinance (the "Enlargement Ordinance") which (i) enlarged the boundaries of the Original Area (as enlarged, the "Area"), (ii) authorized certain special services in the Area distinct from the Original Special Services (the "Special Services"), and (iii) authorized the extension of the time period for which the levy of the Services Tax is authorized within the Area from the Original Period to a period from tax year 2014 through and including tax year 2028; and

WHEREAS, The Original Ordinance and the Enlargement Ordinance are herein collectively referred to as the "Establishment Ordinance"; and

WHEREAS, Certain funds in Fund A09 ("Fund A09") in the amount of \$12,321 are available for use in connection with the Area; and

WHEREAS, The Establishment Ordinance established the Area consisting of West Irving Park Road on the south to West Foster Avenue on the north along Uptown's primary north/south commercial corridors, North Broadway and North Sheridan Road. It includes properties along major and minor east/west roads throughout Uptown, including: West Montrose Avenue, West Wilson Avenue, West Lawrence Avenue and West Argyle Street; and

WHEREAS, The Special Services Administration in the Fiscal Year 2015 Finance Package and related letter to customer attention, and a way to better sustainably and provide more engagement in our business development, safety, utilities, and other activities to provide commercial and economic development and

WHEREAS, The Establishment Ordinance provided for the appointment of the Upland Special Services Area Commission with the Mayor as chair to advise the City Council regarding the amount of the Services Tax to be levied and for the purpose of recommending to the City Council: (1) a yearly budget based upon the rest of the budget; the Special Services; (2) an entity to serve as a service provider (Service Provider); (3) an agreement between the City and the Service Provider for the provision of Special Services to the Area; and (4) a budget to be included in the agreement between the City and the Service Provider (the "Budget"); the aforementioned items 1 through 4 shall be known collectively herein as the "Recommendations"; and

WHEREAS, The Commission has been duly appointed and qualified and has heretofore prepared and presented to the Commissioners of the Department of Planning and Development the Commission's Recommendations to the City Council and along the Budget attached hereto as Exhibit A and hereby made a part hereof; therefore

Be it Enacted by the City Council of the City of Upland:

SECTION 1. Commission of Finance - The provisions of this ordinance are hereby incorporated into the text as if set forth in full.

SECTION 2. Appropriations - There is hereby appropriated the following sums in the amount of \$ for the purposes necessary to carry on the Special Services in the Area. The following amounts of estimated revenues and the amounts required to be raised by the levy of the Services Tax indicated as follows:

Upland Special Service Area Commission

Special Services Area Budget

For the fiscal year commencing January 1, 2015 and ending December 31, 2015

	Amount in \$
Service Provider Agreement for City of Chicago Special Services	\$743,000
TOTAL BUDGET REQUEST	\$743,000
Source of Funding	
Tax levied at an annual rate not to exceed \$ an amount rate of twenty five hundredths of one percent (0.25%) of the gross assessed value value of taxable property within Ward of Service Area Number 34	\$741,000
Fund 490	\$ 10,000
Carryover funds currently available from previous fiscal years	\$ 10,000
Rate levied on the property by the City of Chicago attributable to the levy of the Services Tax and other taxes along with interest income thereof if any	\$ 10,000

SECTION 3. **City Of Chicago.** There is hereby being assessed on the occupants of
Article 1, Sections 1, 2 and 3 of the Constitution of the State of Illinois and pursuant
to the provisions of the Act and pursuant to the provisions of the Establishment Ordinance,
the sum of \$741,000 as the amount of the Services Tax for the year 2011.

SECTION 4. Funding. The City Clerk of the City of Chicago (City Clerk) is hereby ordered and
directed to file with the Office of the County Clerk of Cook County, Illinois, the Ordinance
and other legal documents and orders in compliance with the Ordinance and the County Clerk
shall thereafter proceed for collection together with all other taxes to be levied by the City, the
Cook County Tax Assessor, and the Cook County Assessors for the year 2011 on the

County Clerk for the tax year 2015 against all taxable property within the Area.

SECTION 6. Service Provider Agreement. The Commission hereby authorizes the Mayor to enter into an Authorized Officer's agreement with any authorized subject to approval by the Commission Council as to form and legal to enter into a contract and/or a Service Provider Agreement as authorized herein with subject of Section 5. The subject of the agreement, as the Service Provider, for a one-year term in a form acceptable to such Authorized Officer, along with such other supporting documents, if any, as may be necessary to carry out and comply with the provisions of the Service Provider Agreement. The Budget shall be attached to the Service Provider Agreement as an exhibit. The execution of the Service Provider Agreement and the record of supporting documentation the Authorized Officer and the City Council are deemed to be authorized to disburse the sums appropriated in Section 7 above to the Service Provider in accordance with the provisions of the Special Services described in the Budget. The Department of Planning and Development shall promptly make a copy of the executed Service Provider Agreement readily available for public inspection.

SECTION 7. Enforcement. Any violation, disruption or provision of this ordinance shall be cause for immediate enforcement for any reason. The validity of any provision of this section, paragraph or provision shall not affect any of the remaining provisions of this ordinance.

SECTION 8. Severability. This ordinance and several over any provision of any other ordinance, resolution or order in conflict with this ordinance to the extent of such conflict.

SECTION 9. Publication. This ordinance shall be published by the City Clerk in seven printed form and made available to the office for public inspection and distribution to members of the public who may wish to obtain a copy of a copy of this ordinance.

SECTION 10. Effective Date. This ordinance shall take effect 10 days after its passage and publication.

Exhibit A attached to this ordinance reads as follows:

2016 Budget and Services Summary

Chicago Department of Planning and Development

Name:	Uptown SSA#34	SSA Chairperson:	Terry Tuohy	Agency Contact:	Wally Rozak
Service Provider Agency:	Uptown United	Phone Number:	773-564-7294	Phone Number:	773-878-1064
SSA Tax Authority Term:	2015 - 2030	Email:	ttuohy@welsshospital.com	Email:	wrozak@uptownunited.org
Date:	7/21/2015				

2016 BUDGET SUMMARY CATEGORY	Fund A09	+	2015 Levy	+	Carry Over	+	Late Collections and Interest Income Thereon	=	2016 Budget
1.00 Customer Attraction	\$-	+	\$ 77,000	+	\$-	+	\$-	=	\$77,000
2.00 Public Way Aesthetics	\$12,321	+	\$ 428,325	+	\$8,000	+	\$20,000	=	\$468,646
3.00 Sustainability and Public Places	\$-	+	\$ 13,000	+	\$2,000	+	\$-	=	\$15,000
4.00 Economic/Business Development	\$-	+	\$ 25,500	+	\$-	+	\$-	=	\$25,500
5.00 Safety Programs	\$-	+	\$ 19,500	+	\$-	+	\$-	=	\$19,500
6.00 SSA Management	\$-	+	\$ 35,850	+	\$-	+	\$-	=	\$35,850
7.00 Personnel	\$-	+	\$ 128,826	+	\$-	+	\$-	=	\$128,826
8.00 Loss Collection: 1.8%	\$-	+	\$ 13,000	+	\$-	+	\$-	=	\$13,000
GRAND TOTAL	\$12,321	+	\$ 741,001	+	\$10,000	+	\$20,000	=	\$783,322

2016 Budget	\$ 783,322
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LEVY ANALYSIS		
1	Estimated 2015 EAV:	\$297,287,329
2	Authorized Tax Rate Cap:	0.250%
3	Estimated 2015 Levy:	\$741,001
4	Estimated Tax Rate to Generate 2015 Levy (Estimated 2015 Levy + Estimated 2015 EAV = Est. Tax Rate):	0.249%

2016 BUDGET & SERVICES - SIGNATURE PAGE

Uptown SSA#34

Budget & Services Period January 1, 2016 to December 31, 2016

Exhibit "A"
Budget.

IMPOSITION OF TAX LEVY, APPROVAL OF YEAR 2016 BUDGET AND AUTHORIZATION OF SERVICE PROVIDER AGREEMENT FOR SPECIAL SERVICE AREA NO. 45.

[O2015-7140]

The Committee on Finance submitted the following report:

CHICAGO, October 14, 2015.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration an ordinance authorizing the imposition of a tax levy, the approval of the 2016 budget and the approval of the service provider agreement for Special Service Area Number 45, amount to be levied: \$627,313, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) EDWARD M. BURKE,
Chairman.

On motion of Alderman Burke, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Hopkins, Dowell, Burns, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 49.

Nays -- None.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, Special Services may be established pursuant to Article V, Section 4-1 and 4-6 of the Constitution of the State of Illinois and pursuant to the provisions of the Special Service Area Tax Law, 35 ILCS 203/27-8 et seq., as amended from time to time, the Act, and pursuant to the Property Tax Code, 35 ILCS 200/1-1 et seq., as amended from time to time, the Clerk, and

WHEREAS, On December 2, 2009, the City Council of the City of Chicago (the City Council) enacted an ordinance, the Establishment Ordinance (which ordinance is now known and designated as City of Chicago Special Service Area Number 48 (the Area), and authorized the levy of an annual tax, for the period beginning in 2009 through and including 2016, to be levied to pay a rate of three percent (3%) of the assessed assessed value of the taxable property therein the Services Tax, to pay the debt incurred in connection and for the Administration to the services provided by and to the City of Chicago generally (the Special Services); and

WHEREAS, Certain Funds in Fund A75 (Fund A75) in the amount of \$25 are available for use in connection with the Area; and

WHEREAS, The Establishment Ordinance established the Area as that territory consisting approximately of the area on both sides of Halsted Street, between the north side of 115th Street and the south side of 99th Street, both sides of 103rd Street, between Morgan Street and Lowe Avenue, and along Volkswagen Avenue, between the north side of 115th Street and 111th Street; and

WHEREAS, The Special Services authorized in the Establishment Ordinance include but are not limited to, recruitment of new businesses to the Area, infrastructure maintenance, and local law enforcement services; coordination of the Area with adjacent jurisdictions; strategic planning for the Area; and other services as may be necessary to promote commercial and economic development (which may include, but are not limited to, street scene improvements, strategic plans for area improvement, including working with jurisdictions to enhance safety and security and other services); and

WHEREAS, The Establishment Ordinance provided for the appointment of the 115th Ward Special Service Area Commission (the Commission) to advise the City Council regarding the amount of the Services Tax to be levied and for the purpose of recommending to the City Council a) a yearly budget based upon the cost of providing the Special Services; b) an entity to serve as a service provider (the Service Provider); c) an agreement between the City and the Service Provider for the provision of Special Services to the Area (the Service Provider Agreement); and d) a budget to be included in the agreement between the City and the Service Provider. The Budget of the aforementioned Area is through the 2016 fiscal year collectively referred to as the 2009-2016 period; and

WHEREAS, The Commission has been duly appointed and qualified and has heretofore prepared and transmitted to the Commissioner of the Department of Planning and Development (the "Commissioner") its Recommendations to the City Council, including the Budget attached hereto as Exhibit A and hereby made a part hereof; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Incorporation Of Preambles. The preambles of this ordinance are hereby incorporated into this text as if set out herein in full.

SECTION 2. Appropriations. There is hereby appropriated the following sums in the amounts and for the purposes necessary to provide the Special Services in and for the Area, the estimated amounts of miscellaneous income and the amounts required to be raised by the levy of the Services Tax indicated as follows:

103rd Halsted Special Service Area Commission

Special Service Area Budget.

For the fiscal year commencing January 1, 2016 and ending December 31, 2016.

	Expenditures
Service Provider Agreement for the provision of Special Services	\$699,138
TOTAL BUDGET REQUEST:	\$699,138
Source Of Funding	
Tax levy at an annual rate not to exceed three percent (3%) of the equalized assessed value of the taxable property within Special Service Area Number 45	\$627,313
Fund A75	\$ 25
Carryover funds currently available from prior tax years	\$ 43,800
Late collections received by the City of Chicago attributable to the levy of the Services Tax in prior tax years, along with interest income thereon, if any	\$ 28,000

SECTION 3. Levy Of Taxes. There is hereby levied pursuant to the provisions of Article VII, Sections 6(a) and 6(l)(2) of the Constitution of the State of Illinois and pursuant to the provisions of the Act and pursuant to the provisions of the Establishment Ordinance, the sum of \$627,313 as the amount of the Services Tax for the tax year 2015.

SECTION 4. Filing. The City Clerk of the City (the "City Clerk") is hereby ordered and directed to file in the Office of the County Clerk of Cook County, Illinois (the "County Clerk") a certified copy of this ordinance on or prior to December 29, 2015, and the County Clerk shall thereafter extend for collection together with all other taxes to be levied by the City of Chicago, the Services Tax herein provided for, said Services Tax to be extended for collection by the County Clerk for the tax year 2015 against all the taxable property within the Area, the amount of the Services Tax herein levied to be in addition to and in excess of all other taxes to be levied and extended against all taxable property within the Area.

SECTION 5. Service Provider Agreement. The Commissioner, or a designee of the Commissioner (each, an "Authorized Officer"), are each hereby authorized, subject to approval by the Corporation Counsel as to form and legality, to enter into, execute and deliver a Service Provider Agreement as authorized herein with Far South CDC, an Illinois not-for-profit corporation, as the Service Provider, for a one-year term in a form acceptable to such Authorized Officer, along with such other supporting documents, if any, as may be necessary to carry out and comply with the provisions of the Service Provider Agreement. The Budget shall be attached to the Service Provider Agreement as an exhibit. Upon the execution of the Service Provider Agreement and the receipt of proper documentation the Authorized Officer and the City Comptroller are each hereby authorized to disburse the sums appropriated in Section 2 above to the Service Provider in consideration for the provision of the Special Services described in the Budget. The Department of Planning and Development shall promptly make a copy of the executed Service Provider Agreement readily available for public inspection.

SECTION 6. Enforceability. If any section, paragraph or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this ordinance.

SECTION 7. Conflict. This ordinance shall control over any provision of any other ordinance, resolution, motion or order in conflict with this ordinance, to the extent of such conflict.

SECTION 8. Publication. This ordinance shall be published by the City Clerk, in special pamphlet form, and made available in her office for public inspection and distribution to members of the public who may wish to avail themselves of a copy of this ordinance.

SECTION 9. Effective Date. This ordinance shall take effect 10 days after its passage and publication.

Exhibit "A" referred to in this ordinance reads as follows:

IMPOSITION OF TAX LEVY, APPROVAL OF YEAR 2016 BUDGET AND AUTHORIZATION OF SERVICE PROVIDER AGREEMENT FOR SPECIAL SERVICE AREA NO. 49.

[O2015-7144]

The Committee on Finance submitted the following report:

CHICAGO, October 14, 2015.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration an ordinance authorizing the imposition of a tax levy, the approval of the 2016 budget and the approval of the service provider agreement for Special Service Area Number 49, amount to be levied: \$449,047, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) EDWARD M. BURKE,
Chairman.

On motion of Alderman Burke, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Hopkins, Dowell, Burns, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 49.

Nays -- None.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS Special services were not previously provided pursuant to Article VII, Sections 6-1; and 6-6 of the Constitution of the State of Illinois, and pursuant to the provisions of the Special Service Area Tax Law, 35 ILCS 200-27.5 et seq., as amended from time to time, the Act, and pursuant to the Property Tax Code, 35 ILCS 200-1 et seq., as amended from time to time, the Council, and

WHEREAS On December 5, 2011, the City Council of the City of Chicago, the City Council, enacted an ordinance of the Establishment Ordinance, which established an independent special service area, South Shore Special Service Area, under the Act, and authorized the levy of an annual tax, for the period beginning in 2012 through and including 2017, not to exceed an annual rate of two percent (2%) of the unimproved assessed value of the taxable property therein, the Services Tax, to provide certain special services in and for the Area in addition to the services provided by and to the City of Chicago generally (the "Special Services"), and

WHEREAS Certain Capital Fund 495 - Fund 496) in the amount of \$5,554 are available for use in connection with the Area, and

WHEREAS The establishment of the Ordinance of an area in the Area as that territory comprising approximately of Exchange Avenue, from the south side of 71st Street to 75th Street, from the east side of Parker Avenue to west side of South Shore Avenue, and 74th Street, from the east side of Parker Avenue to the west side of South Shore Avenue, and

WHEREAS The Special Services authorized in the Establishment Ordinance include, but are not limited to, recruitment of new businesses to the Area, rehabilitation, utilities, maintenance, and general order activities, security, coordination of promotions, and advertising, public works, street lighting for the Area, and other services as may be required to prepare commercial and economic development, which may include, but are not limited to, site surveys, masterplans, strategic planning, parking management, including parking management studies, and other job land use services, and a related ordinance, and

WHEREAS The Establishment Ordinance provided for the appointment of the South Shore/Cherry Special Service Area Commission (the Commission) to advise the City Council regarding the amount of the Services Tax to be levied and for the purpose of recommending to the City Council a necessary budget to cover the cost of providing the Special Services, it attempted to award a contract to provide the Services for a term of an agreement between the City and the Service Provider for the provision of Special Services in the Area, the Service Provider Agreement, and it is a part to be included in the agreement between the City and the Service Provider, the Budget, the aforementioned items through a contract known collectively herein as the Recommendations, and

WHEREAS The Commission has been duly appointed, and qualified and has resolutions prepared and transmitted to the Commission of the Department of Planning and Development and the Commission of the Recommendations to the City Council, including the budget, financial needs, and other information, and the Commission has, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Incorporation Of Preambles. The preambles of this ordinance are hereby incorporated into this text as if set out herein in full.

SECTION 2. Appropriations. There is hereby appropriated the following sums in the amounts and for the purposes necessary to provide the Special Services in and for the Area, the estimated amounts of miscellaneous income and the amounts required to be raised by the levy of the Services Tax indicated as follows:

South Shore/Exchange Special Service Area Commission

Special Service Area Budget.

For the fiscal year commencing January 1, 2016 and ending December 31, 2016.

	Expenditures
Service Provider Agreement for the provision of Special Services	\$502,935
TOTAL BUDGET REQUEST:	\$502,935
 Source Of Funding	
Tax levy at an annual rate not to exceed two percent (2%) of the equalized assessed value of the taxable property within Special Service Area Number 49	\$449,047
Fund A96	\$ 8,554
Carryover funds currently available from prior tax years	\$ 39,334
Late collections received by the City of Chicago attributable to the levy of the Services Tax in prior tax years, along with interest income thereon, if any	\$ 6,000

SECTION 3. Levy Of Taxes. There is hereby levied pursuant to the provisions of Article VII, Sections 6(a) and 6(l)(2) of the Constitution of the State of Illinois and pursuant to the provisions of the Act and pursuant to the provisions of the Establishment Ordinance, the sum of \$449,047 as the amount of the Services Tax for the tax year 2015.

SECTION 4. Filing. The City Clerk of the City (the "City Clerk") is hereby ordered and directed to file in the Office of the County Clerk of Cook County, Illinois (the "County Clerk") a certified copy of this ordinance on or prior to December 29, 2015, and the County Clerk shall thereafter extend for collection together with all other taxes to be levied by the City of Chicago, the Services Tax herein provided for, said Services Tax to be extended for collection by the County Clerk for the tax year 2015 against all the taxable property within the Area, the amount of the Services Tax herein levied to be in addition to and in excess of all other taxes to be levied and extended against all taxable property within the Area.

SECTION 5. Service Provider Agreement. The Commissioner, or a designee of the Commissioner (each, an "Authorized Officer"), are each hereby authorized, subject to approval by the Corporation Counsel as to form and legality, to enter into, execute and deliver a Service Provider Agreement as authorized herein with Far South CDC, an Illinois not-for-profit corporation, as the Service Provider, for a one-year term in a form acceptable to such Authorized Officer, along with such other supporting documents, if any, as may be necessary to carry out and comply with the provisions of the Service Provider Agreement. The Budget shall be attached to the Service Provider Agreement as an exhibit. Upon the execution of the Service Provider Agreement and the receipt of proper documentation the Authorized Officer and the City Comptroller are each hereby authorized to disburse the sums appropriated in Section 2 above to the Service Provider in consideration for the provision of the Special Services described in the Budget. The Department of Planning and Development shall promptly make a copy of the executed Service Provider Agreement readily available for public inspection.

SECTION 6. Enforceability. If any section, paragraph or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this ordinance.

SECTION 7. Conflict. This ordinance shall control over any provision of any other ordinance, resolution, motion or order in conflict with this ordinance, to the extent of such conflict.

SECTION 8. Publication. This ordinance shall be published by the City Clerk, in special pamphlet form, and made available in her office for public inspection and distribution to members of the public who may wish to avail themselves of a copy of this ordinance.

SECTION 9. Effective Date. This ordinance shall take effect 10 days after its passage and publication.

Exhibit "A" referred to in this ordinance reads as follows:

2016 Budget and Services Summary

Chicago Department of Planning and Development

Name:	SSA#49/ South Shore Exchange	SSA Chairperson:	Sarah Ware	Agency Contact:	Abraham Lacy
Service Provider Agency:	Far South CDC	Phone Number:	312-576-8466	Phone Number:	773-941-4833
SSA Tax Authority Term:	01/01-12/31/2016	Email:	sarah@warensaltygroup.com	Email:	abraham@farsouthcdc.org
Date:	8/21/2015				

2016 BUDGET SUMMARY	Fund A96	+	2015 Levy	+	Carry Over	+	Late Collections and Interest Income Thereon	=	2016 Budget
CATEGORY									
1.00 Customer Attraction	\$ -	+	\$ 31,650	+	\$ -	+	\$ -	=	\$ 31,650
2.00 Public Way Aesthetics	\$ 8,554	+	\$ 105,500	+	\$ 10,000	+	\$ 6,000	=	\$ 130,054
3.00 Sustainability and Public Places	\$ -	+	\$ -	+	\$ -	+	\$ -	=	\$ -
4.00 Economic/Business Development	\$ -	+	\$ -	+	\$ -	+	\$ -	=	\$ -
5.00 Safety Programs	\$ -	+	\$ 156,000	+	\$ 29,334	+	\$ -	=	\$ 185,334
6.00 SSA Management	\$ -	+	\$ 19,000	+	\$ -	+	\$ -	=	\$ 19,000
7.00 Personnel	\$ -	+	\$ 124,897	+	\$ -	+	\$ -	=	\$ 124,897
8.00 Loss Collection: 2.7%	\$ -	+	\$ 12,000	+	\$ -	+	\$ -	=	\$ 12,000
GRAND TOTAL	\$ 8,554	+	\$ 449,047	+	\$ 39,334	+	\$ 6,000	=	\$ 502,935

2016 Budget	\$ 502,935
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LEVY ANALYSIS		
1	Estimated 2015 EAV:	\$43,823,125
2	Authorized Tax Rate Cap:	2.000%
3	Estimated 2015 Levy:	\$449,047
4	Estimated Tax Rate to Generate 2015 Levy (Estimated 2015 Levy ÷ Estimated 2015 EAV = Est. Tax Rate):	1.025%

2016 BUDGET & SERVICES - SIGNATURE PAGE

SSA#49/ South Shore Exchange

Budget & Services Period: January 1, 2016 to December 31, 2016

The 2016 Budget & Services were approved by the SSA Commission.

SSA Chairperson Signature _____ SSA Chairperson Printed Name _____ Date _____ Date _____

Exhibit "A"
Budget.

IMPOSITION OF TAX LEVY, APPROVAL OF YEAR 2016 BUDGET AND AUTHORIZATION OF SERVICE PROVIDER AGREEMENT FOR SPECIAL SERVICE AREA NO. 54.

[O2015-7152]

The Committee on Finance submitted the following report:

CHICAGO, October 14, 2015.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration an ordinance authorizing the imposition of a tax levy, the approval of the 2016 budget and the approval of the service provider agreement for Special Service Area Number 54, amount to be levied: \$94,116, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) EDWARD M. BURKE,
Chairman.

On motion of Alderman Burke, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Hopkins, Dowell, Burns, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 49.

Nays -- None.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, Special service areas may be established pursuant to Article VII, Sections 6(1) and 7(6) of the Constitution of the State of Illinois, and pursuant to the provisions of the Special Service Area Tax Law, 35 ILCS 200/27-5, et seq., as amended from time to time (the "Act") and pursuant to the Property Tax Code, 35 ILCS 200/1-1, et seq., as amended from time to time (the "Code"); and

WHEREAS, On November 16, 2011, the City Council of the City of Chicago (the "City Council") enacted an ordinance (the "Establishment Ordinance") which established an area known and designated as City of Chicago Special Service Area Number 54 (the "Area") and authorized the levy of an annual tax, for the period beginning in 2011 through and including 2020, not to exceed an annual rate of four hundred fifteen thousandths of one percent (0.415%) of the equalized assessed value of the taxable property therein (the "Services Tax") to provide certain special services in and for the Area in addition to the services provided by and to the City of Chicago generally (the "Special Services"); and

WHEREAS, The Establishment Ordinance established the Area as that territory consisting approximately of the area on Sheridan Road, from Devon Avenue to Farwell Avenue; Loyola Avenue on the south side of the street, from Sheridan Road to 1245 West Loyola Avenue; and Albion Avenue on the south side of the street, from Sheridan Road to the train viaduct just east of Lakewood Avenue; and

WHEREAS, The Special Services authorized in the Establishment Ordinance include, but are not limited to: recruitment of new businesses to the Area, rehabilitation activities, maintenance and beautification activities, new construction, security, coordination of promotional and advertising activities, strategic planning for the Area, and other technical assistance activities to promote commercial and economic development (which may include, but are not limited to, streetscape improvements, strategic transit/parking improvement including parking management studies, and enhanced land use oversight and control initiatives); and

WHEREAS, The Establishment Ordinance provided for the appointment of the Sheridan Road Special Service Area Commission (the "Commission") to advise the City Council regarding the amount of the Services Tax to be levied and for the purpose of recommending to the City Council: (1) a yearly budget based upon the cost of providing the Special Services; (2) an entity to serve as a service provider (the "Service Provider"); (3) an agreement between the City and the Service Provider for the provision of Special Services to the Area (the "Service Provider Agreement"); and (4) a budget to be included in the agreement between the City and the Service Provider (the "Budget") (the aforementioned items 1 through 4 shall be known collectively herein as the "Recommendations"); and

WHEREAS, The Commission has been duly appointed and qualified and has heretofore prepared and transmitted to the Commissioner of the Department of Planning and Development (the "Commissioner") its Recommendations to the City Council, including the Budget attached hereto as Exhibit A and hereby made a part hereof; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Incorporation Of Preambles. The preambles of this ordinance are hereby incorporated into this text as if set out herein in full.

SECTION 2. Appropriations. There is hereby appropriated the following sums in the amounts and for the purposes necessary to provide the Special Services in and for the Area, the estimated amounts of miscellaneous income and the amounts required to be raised by the levy of the Services Tax indicated as follows:

Sheridan Road Special Service Area Commission

Special Service Area Budget.

For the fiscal year commencing January 1, 2016 and ending December 31, 2016.

	Expenditures
Service Provider Agreement for the provision of Special Services	\$127,616
TOTAL BUDGET REQUEST:	\$127,616
 Source Of Funding	
Tax levy at an annual rate not to exceed 0.415 percent of the equalized assessed value of the taxable property within Special Service Area Number 54	\$ 94,116
Carryover funds currently available from prior tax years	\$ 21,000
Late collections received by the City of Chicago attributable to the levy of the Services Tax in prior tax years, along with interest income thereon, if any	\$ 12,500

SECTION 4. Levy Of Taxes. There is hereby read consent to the provisions of Article V, Sections 8(a) and 8(b) of the Constitution of the State of Illinois and pursuant to the provisions of the Act and pursuant to the provisions of the Establishment Ordinance, the sum of \$94,118 as the amount of the Securities Tax for the tax year 2015.

SECTION 4.1. Any and all City Clerk of the City, the City Clerk's books, records and records to file in the Office of the County Clerk of Cook County, Illinois (the "County Clerk"), a certified copy of this ordinance on or prior to December 20, 2015, and the County Clerk shall thereafter extend for collection together with all other taxes to be assessed by the City of Chicago, Ill. Services Tax herein provided for and Securities Tax to be extended for collection by the County Clerk for the tax year 2015 against all the taxable property within the City, the amount of the Securities Tax herein provided for in addition to and in excess of all other taxes to be levied and extended against all taxable property within the Area.

SECTION 5. Service Provider Agreement. The Commission, on a designation of the Commission's chief financial and authorized officer, and each hereby authorized, subject to approval by the Corporation Council, as to form and legality, to enter into, execute and deliver a Service Provider Agreement as authorized herein with Dea Corp North, doing business as Rogers Care Business Administration, as the service provider for the Corporation, as the Service Provider for a one-year term and term agreeable to such Authorized Officer along with such other supporting documents, if any, as may be necessary to carry out and comply with the provisions of the Service Provider Agreement. The Budget shall be attached to the Service Provider Agreement as an exhibit. Upon the execution of the Service Provider Agreement and the receipt of proper documentation the Authorized Officer and the City Council are each hereby authorized to incur such sums agreeable to Section 2.1 here to the Service Provider in consideration for the provision of the Special Securities described in the Budget. The Department of Finance and Development shall promptly make a copy of the executed Service Provider Agreement readily available for public inspection.

SECTION 6. Enforcement. If any section, paragraph or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the validity or enforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this ordinance.

SECTION 7. Conflict. This ordinance shall control over any provision of any of the ordinances, rules or resolutions in conflict with this ordinance to the extent of such conflict.

SECTION 8. Publication. This ordinance shall be published by the City Clerk in special numbered form and made available in the Office for public inspection and distribution to members of the public who may wish to acquire their own copy of this ordinance.

SECTION 9. Effective Date. This ordinance shall take effect 10 days after its passage and publication.

That I, _____ do hereby certify that the above is a true and correct copy as follows:

2016 Budget and Services Summary

Chicago Department of Planning and Development

Name:	SSA 54 Sheridan Road	SSA Chairperson:	Heather Hill	Agency Contact:	Paul Reise
Service Provider Agency:	Rogers Park Business Alliance	Phone Number:	0	Phone Number:	773.508.5885
SSA Tax Authority Term:	2011-2020	Email:	0	Email:	preise@rogers-park.com
Date:					

2016 BUDGET SUMMARY	2015 Levy	+	Carry Over	+	Late Collections and Interest Income Thereon	=	2016 Budget
CATEGORY							
1.00 Customer Attraction	\$ 8,700	+	\$ 7,000	+	\$ -	=	\$ 15,700
2.00 Public Way Aesthetics	\$ 22,300	+	\$ 13,000	+	\$ 500	=	\$ 35,800
3.00 Sustainability and Public Places	\$ -	+	\$ -	+	\$ 4,000	=	\$ 4,000
4.00 Economic/Business Development	\$ 500	+	\$ 1,000	+	\$ 7,000	=	\$ 8,500
5.00 Safety Programs	\$ -	+	\$ -	+	\$ -	=	\$ -
6.00 SSA Management	\$ 12,552	+	\$ -	+	\$ 1,000	=	\$ 13,552
7.00 Personnel	\$ 46,264	+	\$ -	+	\$ -	=	\$ 46,264
8.00 Loss Collection: 4.0%	\$ 3,800	+	\$ -	+	\$ -	=	\$ 3,800
GRAND TOTAL	\$ 94,116		\$ 21,000		\$ 12,500		\$ 127,616

2015 Budget	\$ 127,616
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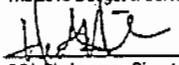
LEVY ANALYSIS	
1	Estimated 2015 EAV: \$227,712,882
2	Authorized Tax Rate Cap: 0.415%
3	Estimated 2015 Levy: \$94,116
4	Estimated Tax Rate to Generate 2015 Levy (Estimated 2015 Levy ÷ Estimated 2015 EAV = Est. Tax Rate): 0.414%

2016 BUDGET & SERVICES - SIGNATURE PAGE

SSA 54 Sheridan Road

Budget & Services Period: January 1, 2016 to December 31, 2016

The 2016 Budget & Services were approved by the SSA Commission.


 SSA Chairperson Signature

 Heather Hill
 SSA Chairperson Printed Name

 07.24.15
 Date

 Date

Exhibit "A"
 Budget

IMPOSITION OF TAX LEVY, APPROVAL OF YEAR 2016 BUDGET AND AUTHORIZATION OF SERVICE PROVIDER AGREEMENT FOR SPECIAL SERVICE AREA NO. 55.

[O2015-7163]

The Committee on Finance submitted the following report:

CHICAGO, October 14, 2015.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration an ordinance authorizing the imposition of a tax levy, the approval of the 2016 budget and the approval of the service provider agreement for Special Service Area Number 55, amount to be levied: \$31,250, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) EDWARD M. BURKE,
Chairman.

On motion of Alderman Burke, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Hopkins, Dowell, Burns, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 49.

Nays -- None.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, Special service areas may be established pursuant to Article VII, Sections 6(l) and 7(6) of the Constitution of the State of Illinois, and pursuant to the provisions of the Special Service Area Tax Law, 35 ILCS 200/27-5, et seq., as amended from time to time (the "Act") and pursuant to the Property Tax Code, 35 ILCS 200/1-1, et seq., as amended from time to time (the "Code"); and

WHEREAS, On December 12, 2012, the City Council of the City of Chicago (the "City Council") enacted an ordinance (the "Establishment Ordinance") which established an area known and designated as City of Chicago Special Service Area Number 55 (the "Area") and authorized the levy of an annual tax, for the period beginning in 2012 through and including 2021, not to exceed an annual rate of 0.85 percent of the equalized assessed value of the taxable property therein (the "Services Tax") to provide certain special services in and for the Area in addition to the services provided by and to the City of Chicago generally (the "Special Services"); and

WHEREAS, Certain funds in Fund 546 ("Fund 546") in the amount of \$31,250 are available for use in connection with the Area; and

WHEREAS, The Establishment Ordinance established the Area as that territory consisting approximately of the area fronting the north side of 111th Street starting from and including 3004 West 111th Street to South Drake Avenue; the south side of West 111th Street, from South Sacramento Avenue up to and including 3551 West 111th Street; the east side of South Trumbull Avenue starting from and including 11107 South Trumbull Avenue to West 111th Street; the west side of South Christiana Avenue starting from and including 11108 South Christiana Avenue to West 111th Street; the west side of South Sawyer Avenue starting from and including 11040 South Sawyer Avenue to West 111th Street; the east side of South Sawyer Avenue starting from and including 11043 South Sawyer Avenue to West 111th Street; the west side of South Kedzie Avenue starting from and including 11020 South Kedzie Avenue to 11118 South Kedzie Avenue; the east side of South Kedzie Avenue starting from 10953 South Kedzie Avenue to 11125 South Kedzie Avenue; the east side of South Albany Avenue starting from and including 11033 South Albany Avenue to West 111th Street; and the west side of South Whipple Street starting from and including 11028 South Whipple Street to West 111th Street; and

WHEREAS, The Special Services Fund used in the Financial Year 2010 was not used and will not be used to fund payment of new tax levies to the Area for maintenance activities, maintenance and beautification activities, new construction, security, protection and safety, engineering and study, planning for the Area, and other to-be-outside-of-city activities to preserve commercial and economic development and may include but are not limited to: streetscape improvements, strategic transit/parking improvement, including parking management studies and other local and self oversight and control activities; and

WHEREAS, The Board of Finance provided for the appointment of the 111-4020 Special Service Area Citizens Advisory Commission; to advise the City Council regarding the impact of the Services Tax to be levied and for the purpose of recommending to the City Council: (1) a lump sum budget based upon the cost of providing the Special Services; (2) an entity to serve as a service provider (the "Service Provider"); (3) an agreement between the City and the Service Provider for the provision of Special Services to the Area; the "Service Provider Agreement"; and (4) a budget to be included in the agreement between the City and the Service Provider. Budget 1 (the aforementioned items 1 through 4) shall be known to and cited hereinafter as the "Recommendation"; and

WHEREAS, The Commission has been duly appointed and qualified and has heretofore planned and undertaken to the Commission of the Department of Planning and Development the Commission's Recommendations to the City Council, including the Budget attached hereto as Exhibit A and hereby made a part hereof; now therefore:

Be It Enacted by the City Council of the City of Chicago:

SECTION 1. Description of Purposes. The provisions of this Ordinance are hereby established to be as set forth in the recitals.

SECTION 2. Appropriations. There is hereby appropriated the following sums in the amounts needed for the purposes aforesaid, to wit: the Special Services Fund herein Area, the specified amounts of miscellaneous income and the amounts required to be raised by the levy of the Services Tax indicated as follows:

111-4020 Special Service Area Commission

Special Service Area Budget

Responsible year commencing January 1, 2010 and ending December 31, 2010

	Expenditures
Senate-Provoked Agreement for The City's Civil Service Services	\$94,750
TOTAL BUDGET REQUEST	\$94,750

Source Of Funding

Property tax at an annual rate not to exceed 2 percent (55 percent of the equalized assessed value of the taxable property, with a State of Illinois certified Number 55)	\$51,150
Bond Issue	\$31,250
Carryover funds currently available from prior years	\$5,000
Late collect outlay request by the City of Chicago attributable to the levy of the Services Tax and to tax abatement with interest income benefit of city	\$7,350

SECTION 3 - Levy Of Taxes - There is hereby levied pursuant to the provisions of Article VII, Sections 6(1) and 6(1)(2) of the Constitution of the State of Illinois and pursuant to the provisions of the Act and pursuant to the provisions of the Local Government Code, the sum of \$27,150 as the amount of the Services Tax for the tax year 2015.

SECTION 4 - Form - The City Clerk of the City of Chicago, Clerk's name to appear and district to be entered on the County Clerk of Cook County, Illinois, the County Clerk, a certified copy of this ordinance on or prior to December 28, 2015, and the County Clerk shall thereafter extend for record on together with other taxes to be levied, the City of Chicago, the Services Tax Form prepared by said Services Tax to be extended to

collected by the County Clerk for the year 2015 against all the listed subjects within the Area, the amount of the Services Tax thereon shall be paid to the County in excess of all other taxes to be levied and assessed against all taxable property within the Area.

SECTION 5. Service Provider Agreement. The City Manager, or a designee of the Commissioner, together with the Authorized Officer, are each hereby authorized, subject to approval by the City Council, to enter into, execute and deliver a Service Provider Agreement as authorized herein with the Mount Greenwood Community and Business Association and its successor organization, as the Service Provider, for a one-year term that may be extended to such Authorized Officer, along with such other supporting documents, if any, as may be necessary to carry out and comply with the provisions of the Service Provider Agreement. The Budget shall be attached to the Service Provider Agreement as a working item on the execution of the Service Provider Agreement and the related order of payment to the Authorized Officer and the City Comptroller and each hereby authorized to substitute the same application in Section 2 above to the Service Provider in compliance with the provisions of the Special Services described in the Hunting Township Agreement of Planning and Development and promptly mail a copy of the executed Service Provider Agreement to the City Clerk and the City Comptroller.

SECTION 6. Reference. Any section, paragraph or provision of this ordinance shall be held to be inapplicable and inoperative if and insofar as it may be in conflict with or contrary to the provisions of any other ordinance or provision of law.

SECTION 7. Conflicts. This ordinance and contract shall prevail over any provision of any other ordinance, resolution, motion or order in conflict with this ordinance to the extent of such conflict.

SECTION 8. Publication. This ordinance shall be published by the City Clerk in special printed form and made available to the public for sale, inspection and distribution to members of the public who may wish to purchase themselves a copy of this ordinance.

SECTION 9. Effective Date. This ordinance shall be effective 15 days after its passage and publication.

For all of the reasons herein recited, the City Council hereby passes as follows:

2016 Budget and Services Summary

Chicago Department of Planning and Development

Name:	#55	SSA Chairperson:	Keith Brendenburger	Agency Contact:	Mary Gill
Service Provider Agency:	Mount Greenwood Community and Business	Phone Number:	773-779-8350	Phone Number:	773-881-0622
SSA Tax Authority Term:	Jan 1st- Dec 31st	Email:	keithb@brandenburgerplumbing.ca	Email:	mgcba2013@gmail.com
Date:	7/16/2015				

2016 BUDGET SUMMARY	Fund 546	+	2015 Levy	+	Carry Over	+	Late Collections and Interest Income Thereon	=	2015 Budget
CATEGORY									
1.00 Customer Attraction	\$ 4,710	+	\$11,700	+	\$-	+	\$500	=	\$16,910
2.00 Public Way Aesthetics	\$ 26,540	+	\$5,666	+	\$-	+	\$375	=	\$32,581
3.00 Sustainability and Public Places	\$ -	+	\$-	+	\$-	+	\$-	=	\$-
4.00 Economic/Business Development	\$ -	+	\$200	+	\$31,250	+	\$125	=	\$31,575
5.00 Safety Programs	\$ -	+	\$-	+	\$-	+	\$-	=	\$-
6.00 SSA Management	\$ -	+	\$7,800	+	\$-	+	\$-	=	\$7,800
7.00 Personnel	\$ -	+	\$4,884	+	\$-	+	\$-	=	\$4,884
8.00 Loss Collection: 3.2%	\$ -	+	\$1,000	+	\$-	+	\$-	=	\$1,000
GRAND TOTAL	\$ 31,250	+	\$31,250	+	\$31,250	+	\$1,000	=	\$94,750

2016 Budget	\$ 94,750
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LEVY ANALYSIS		
1	Estimated 2015 EAV	\$11,250,025
2	Authorized Tax Rate Cap:	0.850%
3	Estimated 2015 Levy:	\$31,250
4	Estimated Tax Rate to Generate 2015 Levy (Estimated 2015 Levy ÷ Estimated 2015 EAV = Est. Tax Rate):	0.278%

Exhibit "A":
Budget.

IMPOSITION OF TAX LEVY APPROVAL OF YEAR 2015 BUDGET AND AUTHORIZATION OF SERV OF PROV IN MAGNIFI-PLANT FOR SPEC. A. SERVICE AREA AND 89

[02015-1155]

The Committee on Finance hereby recommends that the Council

DO PASS Ordinance 14, 2015

The following are the members of the Committee:

Your Committee on Finance, having had under consideration a resolution authorizing the imposition of a tax levy, the approval of the 2015 City Budget and the approval of the service area and agreement for Special Service Area Number 89, amount to be levied \$240,000, having had the same under adequate notice, being leave to report and recommend that Your Honorable Body pass the proposed ordinance mentioned herein.

This recommendation was concurred in by a viva voce vote of the members of the committee, with no dissenting vote.

Alderman Burke abstains under provisions of Rule 14.

Respectfully submitted:

SEAN J. BURKE
Chairman

On motion of Alderman Burke, the said ordinance and those transferred with the report of committee report was placed by yeas and nays as follows:

Yeas: Alderman George Moser, Hankes, Dale, Harris, Harrison, Sawyer, Moore, Harris, Burke, Sawyer, Garcia, Thompson, Gonzalez, Gamm, Lopez, Torres, L. Moore, Kelly, O'Brien, Coleman, Buzema, Muñoz, Zayas, Scott, Sosa, Madrona, Egan, Ford, Truitt, Belmont, Maguiness, McArdle, Ramirez, Rios, Lopez, O'Neil, Spivey, Lanning, Coleman, Williams, Kelly, Smith, Turner, Aron, Cantu, Carter, Hines, Johnson, J. Torres, Alderman Y. 149

Nays: None

Alderman Burke moved to reconsider the foregoing vote. The motion was lost.

Alderman Burke moved Rule 14 of the City Council's Rules of Procedure be suspended and he had requested votes to his and motion in previous and amended yeas.

The following is said ordinance as passed:

WHEREAS, Special service areas may be established pursuant to Article VII, Sections 6(1) and 7(6) of the Constitution of the State of Illinois, and pursuant to the provisions of the Special Service Area Tax Law, 35 ILCS 200/27-5, et seq., as amended from time to time (the "Act") and pursuant to the Property Tax Code, 35 ILCS 200/1-1, et seq., as amended from time to time (the "Code"); and

WHEREAS, On December 12, 2012, the City Council of the City of Chicago (the "City Council") enacted an ordinance (the "Establishment Ordinance") which established an area known and designated as City of Chicago Special Service Area Number 59 (the "Area") and authorized the levy of an annual tax, for the period beginning in 2012 through and including 2021, not to exceed an annual rate of 0.75 percent of the equalized assessed value of the taxable property therein (the "Services Tax") to provide certain special services in and for the Area in addition to the services provided by and to the City of Chicago generally (the "Special Services"); and

WHEREAS, The Establishment Ordinance established the Area as that territory consisting approximately of the area on both sides of 59th Street, from the west side of Bell Avenue to the east side of Spaulding Avenue; the south side of 59th Street, from the west side of Spaulding Avenue to the east side of Homan Avenue; the west side of Bell Avenue, from the north side of 59th Street to the north side of 61st Street; both sides of Western Avenue, from the south side of 56th Street to the north side of 60th Street; the east side of Western Avenue, from 59th Street to one parcel north of 61st Street; and both sides of Kedzie Avenue, from the north side of 60th Street to the south side of 57th Street; and

WHEREAS, The Special Services authorized in the Establishment Ordinance include, but are not limited to: recruitment of new businesses to the Area, rehabilitation activities, maintenance and beautification activities, new construction, security, promotional and advertising activities, strategic planning for the Area, and other technical assistance activities to promote commercial and economic development (which may include, but are not limited to, streetscape improvements, strategic transit/parking improvement including parking management studies, and enhanced land use oversight and control initiatives); and

WHEREAS, The Establishment Ordinance provided for the appointment of the 59th Street Special Service Area Commission (the "Commission") to advise the City Council regarding the amount of the Services Tax to be levied and for the purpose of recommending to the City Council: (1) a yearly budget based upon the cost of providing the Special Services; (2) an entity to serve as a service provider (the "Service Provider"); (3) an agreement between the City and the Service Provider for the provision of Special Services to the Area (the "Service Provider Agreement"); and (4) a budget to be included in the agreement between the City and the Service Provider (the "Budget") (the aforementioned items 1 through 4 shall be known collectively herein as the "Recommendations"); and

WHEREAS The Commissioner has been duly appointed and qualified and has heretofore prepared and transmitted to the Commissioner of the Department of Planning and Development the Commission's Request for bids to the City Council and to the Budget attached hereto ask for bid A and hereby made a bid thereof, now therefore

and to wit, by the City Council, hereby adopted as follows:

SECTION 1 - Interpretation Of Preamble: The preambles of this ordinance are hereby incorporated into this text as if set out here in full.

SECTION 2 - Appropriations: There is hereby appropriated the following sums in the amounts and for the purposes herein set forth for Special Services Area of the Area, the estimated amounts of franchise fees, income, and other sums to be paid to be paid by the lessees of the Services, has indicated as follows:

2020 Special Services Area Commission

Special Services Area Budget

For the fiscal year commencing on July 1, 2019 and ending December 31, 2019:

	Dollars
Service Provider Agreement fee for the Special Services Area	\$1,400,000
TOTAL BUDGET REQUEST	\$1,400,000
Source Of Funding	
For the year an annual rate not to exceed 0.75 percent of the equalized assessed value of the taxable property within Special Services Area Number 19	\$240,000
Can cover funds currently available from previous years	\$1,150,000
Late collections received by the City of Chicago attributed to the City of the Services Tax for 2019 will be applied to the remaining budget deficit	\$50,000

SECTION 3. Levy Of Taxes. There is hereby levied pursuant to the provisions of Article VII, Sections 6(a) and 6(l)(2) of the Constitution of the State of Illinois and pursuant to the provisions of the Act and pursuant to the provisions of the Establishment Ordinance, the sum of \$249,995 as the amount of the Services Tax for the tax year 2015.

SECTION 4. Filing. The City Clerk of the City (the "City Clerk") is hereby ordered and directed to file in the Office of the County Clerk of Cook County, Illinois (the "County Clerk") a certified copy of this ordinance on or prior to December 29, 2015, and the County Clerk shall thereafter extend for collection together with all other taxes to be levied by the City of Chicago, the Services Tax herein provided for, said Services Tax to be extended for collection by the County Clerk for the tax year 2015 against all the taxable property within the Area, the amount of the Services Tax herein levied to be in addition to and in excess of all other taxes to be levied and extended against all taxable property within the Area.

SECTION 5. Service Provider Agreement. The Commissioner, or a designee of the Commissioner (each, an "Authorized Officer"), are each hereby authorized, subject to approval by the Corporation Counsel as to form and legality, to enter into, execute and deliver a Service Provider Agreement as authorized herein with Greater Southwest Development Corporation, an Illinois not-for-profit corporation, as the Service Provider, for a one-year term in a form acceptable to such Authorized Officer, along with such other supporting documents, if any, as may be necessary to carry out and comply with the provisions of the Service Provider Agreement. The Budget shall be attached to the Service Provider Agreement as an exhibit. Upon the execution of the Service Provider Agreement and the receipt of proper documentation the Authorized Officer and the City Comptroller are each hereby authorized to disburse the sums appropriated in Section 2 above to the Service Provider in consideration for the provision of the Special Services described in the Budget. The Department of Planning and Development shall promptly make a copy of the executed Service Provider Agreement readily available for public inspection.

SECTION 6. Enforceability. If any section, paragraph or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this ordinance.

SECTION 7. Conflict. This ordinance shall control over any provision of any other ordinance, resolution, motion or order in conflict with this ordinance, to the extent of such conflict.

SECTION 8. Publication. This ordinance shall be published by the City Clerk, in special pamphlet form, and made available in her office for public inspection and distribution to members of the public who may wish to avail themselves of a copy of this ordinance.

SECTION 9. Effective Date. This ordinance shall take effect 10 days after its passage and publication.

Exhibit "A" referred to in this ordinance reads as follows:

2016 Budget and Services Summary

Chicago Department of Planning and Development

Name:	59th Street SSA	SSA Chairperson:	Daiva Kamberos	Agency Contact:	Nick Kollias
Service Provider Agency:	Greater SW Dev. Corp.	Phone Number:	773 471 2060	Phone Number:	773 362 3371
SSA Tax Authority Term:	2013	Email:	kamberosinsurance@yahoo.com	Email:	n.kollias@greatersouthwest.
Date:	2/10/2015				

2016 BUDGET SUMMARY	2015 Levy	+	Carry Over	+	Late Collections and Interest Income Thereon	=	2016 Budget
CATEGORY							
1.00 Customer Attraction	\$ 10,796	+	\$ 1,700	+	\$ 4	=	\$ 12,500
2.00 Public Way Aesthetics	\$ 67,245	+	\$ 2,750	+	\$ 5	=	\$ 70,000
3.00 Sustainability and Public Places	\$ -	+	\$ -	+	\$ -	=	\$ -
4.00 Economic/Business Development	\$ -	+	\$ -	+	\$ -	=	\$ -
5.00 Safety Programs	\$ 103,347	+	\$ 1,650	+	\$ 3	=	\$ 105,000
6.00 SSA Management	\$ 27,711	+	\$ 117	+	\$ 13	=	\$ 27,841
7.00 Personnel	\$ 26,906	+	\$ 45	+	\$ 5	=	\$ 26,956
8.00 Loss Collection: 5.6%	\$ 13,990	+	\$ 9	+	\$ 1	=	\$ 14,000
GRAND TOTAL	\$ 249,995	+	\$ 6,271	+	\$ 31	=	\$ 256,297

2016 Budget	\$	256,297
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LEVY ANALYSIS		
1	Estimated 2015 EAV:	\$35,711,814
2	Authorized Tax Rate Cap:	0.750%
3	Estimated 2015 Levy:	\$249,995
4	Estimated Tax Rate to Generate 2016 Levy (Estimated 2015 Levy + Estimated 2015 EAV = Est. Tax Rate):	0.700%

2016 BUDGET & SERVICES - SIGNATURE PAGE

59th Street SSA

Budget & Services Period: January 1, 2016 to December 31, 2016

The 2016 Budget & Services were approved by the SSA Commission.

Exhibit 'A'
Budget.

IMPOSITION OF TAX LEVY, APPROVAL OF YEAR 2016 BUDGET AND AUTHORIZATION OF SERVICE PROVIDER AGREEMENT FOR SPECIAL SERVICE AREA NO. 63.

[O2015-7172]

The Committee on Finance submitted the following report:

CHICAGO, October 14, 2015.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration an ordinance authorizing the imposition of a tax levy, the approval of the 2016 budget and the approval of the service provider agreement for Special Service Area Number 63, amount to be levied: \$122,003, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) EDWARD M. BURKE,
Chairman.

On motion of Alderman Burke, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Hopkins, Dowell, Burns, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 49.

Nays -- None.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, Special service areas may be established pursuant to Article VII, Sections 6(l) and 7(6) of the Constitution of the State of Illinois, and pursuant to the provisions of the Special Service Area Tax Law, 35 ILCS 200/27-5, et seq., as amended from time to time (the "Act") and pursuant to the Property Tax Code, 35 ILCS 200/1-1, et seq., as amended from time to time (the "Code"); and

WHEREAS, On December 11, 2013, the City Council of the City of Chicago (the "City Council") enacted an ordinance (the "Establishment Ordinance") which established an area known and designated as City of Chicago Special Service Area Number 63 (the "Area") and authorized the levy of an annual tax, for the period beginning in 2013 through and including 2022, not to exceed an annual rate of 1.5 percent of the equalized assessed value of the taxable property therein (the "Services Tax") to provide certain special services in and for the Area in addition to the services provided by and to the City of Chicago generally (the "Special Services"); and

WHEREAS, The Establishment Ordinance established the Area as that territory consisting approximately of Chicago Avenue between Albany Avenue and Karlov Avenue; and

WHEREAS, The Special Services authorized in the Establishment Ordinance include, but are not limited to: recruitment of new businesses to the Area, rehabilitation activities, maintenance and beautification activities, new construction, security, promotional and advertising activities, strategic planning for the Area, and other technical assistance activities to promote commercial and economic development (which may include, but are not limited to, streetscape improvements, strategic transit/parking improvement including parking management studies, and enhanced land use oversight and control initiatives); and

WHEREAS, The Establishment Ordinance provided for the appointment of the West Humboldt Park Special Service Area Commission (the "Commission") to advise the City Council regarding the amount of the Services Tax to be levied and for the purpose of recommending to the City Council: (1) a yearly budget based upon the cost of providing the Special Services; (2) an entity to serve as a service provider (the "Service Provider"); (3) an agreement between the City and the Service Provider for the provision of Special Services to the Area (the "Service Provider Agreement"); and (4) a budget to be included in the agreement between the City and the Service Provider (the "Budget") (the aforementioned items 1 through 4 shall be known collectively herein as the "Recommendations"); and

WHEREAS, The Commission has been duly appointed and qualified and has heretofore prepared and transmitted to the Commissioner of the Department of Planning and Development (the "Commissioner") its Recommendations to the City Council, including the Budget attached hereto as Exhibit A and hereby made a part hereof; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Incorporation Of Preambles. The preambles of this ordinance are hereby incorporated into this text as if set out herein in full.

SECTION 2. Appropriations. There is hereby appropriated the following sums in the amounts and for the purposes necessary to provide the Special Services in and for the Area, the estimated amounts of miscellaneous income and the amounts required to be raised by the levy of the Services Tax indicated as follows:

West Humboldt Park Special Service Area Commission

Special Service Area Budget.

For the fiscal year commencing January 1, 2016 and ending December 31, 2016.

	Expenditures
Service Provider Agreement for the provision of Special Services	\$153,474
TOTAL BUDGET REQUEST:	\$153,474
Source Of Funding	
Tax levy at an annual rate not to exceed 1.5 percent of the equalized assessed value of the taxable property within Special Service Area Number 63	\$122,003
Carryover funds currently available from prior tax years	\$ 25,471
Late collections received by the City of Chicago attributable to the levy of the Services Tax in prior tax years, along with interest income thereon, if any	\$ 6,000

SECTION 3. Levy Of Taxes. There is hereby levied pursuant to the provisions of Article VII, Sections 6(a) and 6(l)(2) of the Constitution of the State of Illinois and pursuant

to the provisions of the Act and pursuant to the provisions of the Establishment Ordinance the sum of \$177,012 as the amount of the Services Tax for the FY year 2016.

SECTION 4 - Funding: The City Clerk of the City of Chicago, City Clerk's hereby created and directed to file in the Office of the County Clerk of Cook County Illinois, the County Clerk's a certified copy of this ordinance on or before December 31, 2015, and the County Clerk shall thereafter submit for collection together with all other taxes to be levied on the City of Chicago, the Services Tax herein provided for, said Services Tax to be extended for assessment by the County Clerk for the FY year 2016 against the taxable property within the Area the amount of the Services Tax here provided to be made a priority and in excess of all other taxes to be levied and extended against said taxable property within the Area.

SECTION 5 - Approval of the Service Agreement: Any Commissioner or a designee of the Commissioner (each an Authorized Officer) are each hereby authorized, subject to approval by the Board of Commissioners to form and execute, to enter into, execute and defend a Service Provider Agreement as a third party with the Board of Park, Family and Community Development Council, an Illinois not-for-profit corporation, as the Service Provider for a one year term in a form acceptable to such Authorized Officer, along with such other supporting documents, in and as may be necessary to carry out and comply with the provisions of the Service Provider Agreement. The budget shall be attached to the Service Provider Agreement as an exhibit. Upon the execution of the Service Provider Agreement and the the preferential authorization of the Authorized Officer and the City Council, no other person shall be authorized to disburse the sums appropriated in Section 2 here to the Service Provider in consideration for the provision of the special Services described in the Budget. The Department of Planning and Development shall promptly make a copy of the executed Service Provider Agreement available for public inspection.

SECTION 6 - Enforceability: If any section, paragraph or provision of this ordinance shall be held to be invalid, unenforceable or for any reason the invalid or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this ordinance.

SECTION 7 - Conflict: This ordinance shall prevail over any provision of any other ordinance, resolution, motion or order in conflict with this ordinance to the extent of such conflict.

SECTION 8 - Publication: This ordinance shall be published by the City Clerk in such a printed form, and made available in an office for public inspection and distribution to every year of the year and may, as a condition of the exercise of a copy, be sold for a fee.

SECTION 9 - Effective Date: This ordinance shall take effect 15 days after its passage and publication.

Article 6 referred to in this ordinance reads as follows:

10/14/2015

REPORTS OF COMMITTEES

8543

2016 Budget and Services Summary

Chicago Department of Planning and Development

Name:	West Humboldt Park	SSA Chairperson:	Edwin Ayala	Agency Contact:	Tom Otto
Service Provider Agency:	West Humboldt Park Development Council	Phone Number:	(312) 685-6550	Phone Number:	(773) 342-0036
SSA Tax Authority Term:	10 Years (2013-2022)	Email:	eeayala3@gmail.com	Email:	tom@whpddevelopmentcouncil.org
Date:	8/26/2015				

2016 BUDGET SUMMARY	2015 Levy	+	Carry Over	+	Late Collections and Interest Income Thereon	=	2016 Budget
CATEGORY							
1.00 Customer Attraction	\$ 5,000	+	\$ -	+	\$ -	=	\$ 5,000
2.00 Public Way Aesthetics	\$ 50,390	+	\$ 8,080	+	\$ 6,000	=	\$ 64,470
3.00 Sustainability and Public Places	\$ -	+	\$ -	+	\$ -	=	\$ -
4.00 Economic/Business Development	\$ 7,500	+	\$ -	+	\$ -	=	\$ 7,500
5.00 Safety Programs	\$ 22,609	+	\$ 17,391	+	\$ -	=	\$ 40,000
6.00 SSA Management	\$ 2,600	+	\$ -	+	\$ -	=	\$ 2,600
7.00 Personnel	\$ 13,164	+	\$ -	+	\$ -	=	\$ 13,164
8.00 Loss Collection: 17.0%	\$ 20,740	+	\$ -	+	\$ -	=	\$ 20,740
GRAND TOTAL	\$ 122,003	+	\$ 25,471	+	\$ 6,000	=	\$ 153,474

2016 Budget	\$	153,474
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Exhibit "A"
Budget:

LEVY ANALYSIS		
1	Estimated 2015 EAV:	\$9,886,466
2	Authorized Tax Rate Cap:	1.500%
3	Estimated 2015 Levy:	\$122,003
4	Estimated Tax Rate to Generate 2015 Levy (Estimated 2015 Levy ÷ Estimated 2015 EAV = Est. Tax Rate):	1.234%

2016 BUDGET & SERVICES - SIGNATURE PAGE

West Humboldt Park

Budget & Services Period

January 1, 2016 to December 31, 2016

The 2016 Budget & Services were approved by the SSA Commission.

SSA Chairperson Signature

SSA Chairperson Printed Name

Date

Date

IMPOSITION OF TAX LEVY, APPROVAL OF YEAR 2016 BUDGET AND AUTHORIZATION OF SERVICE PROVIDER AGREEMENT FOR SPECIAL SERVICE AREA NO. 64.

[O2015-7178]

The Committee on Finance submitted the following report:

CHICAGO, October 14, 2015.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration an ordinance authorizing the imposition of a tax levy, the approval of the 2016 budget and the approval of the service provider agreement for Special Service Area Number 64, amount to be levied: \$9,150, having had the same under advisement, begs leave to report and recommend that Your Honorable Body Pass the proposed ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) EDWARD M. BURKE,
Chairman.

On motion of Alderman Burke, the said proposed ordinance transmitted with the foregoing committee report was Passed by yeas and nays as follows:

Yeas -- Aldermen Moreno, Hopkins, Dowell, Burns, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 49.

Nays -- None.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, Special service areas may be established pursuant to Article VII, Sections 6(1) and 7(6) of the Constitution of the State of Illinois, and pursuant to the provisions of the Special Service Area Tax Law, 35 ILCS 200/27-5, et seq., as amended from time to time (the "Act") and pursuant to the Property Tax Code, 35 ILCS 200/1-1, et seq., as amended from time to time (the "Code"); and

WHEREAS, On December 11, 2013, the City Council of the City of Chicago (the "City Council") enacted an ordinance (the "Establishment Ordinance") which established an area known and designated as City of Chicago Special Service Area Number 64 (the "Area") and authorized the levy of an annual tax, for the period beginning in 2013 through and including 2022, not to exceed an annual rate of 2.5 percent of the equalized assessed value of the taxable property therein (the "Services Tax") to provide certain special services in and for the Area in addition to the services provided by and to the City of Chicago generally (the "Special Services"); and

WHEREAS, The Establishment Ordinance established the Area as that territory consisting approximately of Walden Parkway, from 100th Street to 99th Street; and 99th Street, from the alley west of Walden Parkway to 1732 West 99th Street on the east; and

WHEREAS, The Special Services authorized in the Establishment Ordinance include, but are not limited to: recruitment of new businesses to the Area, rehabilitation activities, maintenance and beautification activities, new construction, security, promotional and advertising activities, strategic planning for the Area, and other technical assistance activities to promote commercial and economic development (which may include, but are not limited to, streetscape improvements, strategic transit/parking improvement including parking management studies, and enhanced land use oversight and control initiatives); and

WHEREAS, The Establishment Ordinance provided for the appointment of the Walden Parkway Special Service Area Commission (the "Commission") to advise the City Council regarding the amount of the Services Tax to be levied and for the purpose of recommending to the City Council: (1) a yearly budget based upon the cost of providing the Special Services; (2) an entity to serve as a service provider (the "Service Provider"); (3) an agreement between the City and the Service Provider for the provision of Special Services to the Area (the "Service Provider Agreement"); and (4) a budget to be included in the agreement between the City and the Service Provider (the "Budget") (the aforementioned items 1 through 4 shall be known collectively herein as the "Recommendations"); and

WHEREAS, The Commission has been duly appointed and qualified and has heretofore prepared and transmitted to the Commissioner of the Department of Planning and Development (the "Commissioner") its Recommendations to the City Council, including the Budget attached hereto as Exhibit A and hereby made a part hereof; now, therefore,

As amended by the City Council of the City of Chicago

SECTION 1 - Incorporation Of Provisions - The provisions of this ordinance are hereby incorporated into the budget of the City of Chicago.

SECTION 2 - Appropriations - There is hereby appropriated the following sums in the amounts and for the purposes hereinafter provided for Special Services for the Area, the estimated amounts of miscellaneous income and the amounts required to be raised by the levy of the Services Tax indicated as follows:

Walter Markway Mayor of the City of Chicago

Special Services Area Budget

For the fiscal year commencing January 1, 2016 and ending December 31, 2016:

	Expenditures
Service Provider Agreement for the provision of Special Services	\$3,150
TOTAL BUDGET REQUEST	\$3,150
 Source Of Funding	
Five percent of annual total net to expend in a project of the equalized assessed value of the funds of 2009, with Special Services Area Number 34	\$3,150
Carryover funds currently available from prior years	\$ 0
Payments to be received by the City of Chicago attributable to the levy of the Services Tax for the five-year ending with the fiscal year thereof, 2016	\$ 0

SECTION 3 - Levy Of Taxes - There is hereby levied pursuant to the provisions of Article 9 - Sections 6.3 and 6.7 of the Constitution of the State of Illinois on the amount

to the provisions of the Act and pursuant to the provisions of the Executive Order and the sum of \$9,110,000 the amount of the Services Tax for the tax year 2017.

SECTION 4 - Funding. The City Clerk of the City (the "City Clerk") is hereby ordered and directed to file in the Office of the County Clerk of Cook County (the "County Clerk") a certified copy of this ordinance and to provide to the County Clerk a certified copy of this ordinance for the year prior to November 15, 2016, and the County Clerk shall thereafter extend for collection together with all other taxes to be levied by the City of Chicago, the Area's Tax levies and add-on for said Services Tax to be extended for collection by the County Clerk for the tax year 2017 against the taxable property within the Area the amount of the Services Tax to be levied to be in addition to and in excess of all other taxes to be levied and extended against all taxable property within the Area.

SECTION 5 - Service Provider Agreement. The Corporation, or a designee of the Commissioner of Public Works (the "Authorized Officer") is hereby authorized and directed to apply to the Corporation Counsel (as to form and legality) to enter into, execute and deliver a Service Provider Agreement (as outlined hereinafter) with Morgan Hill, Illinois, a business Association and therefore not-for-profit corporation, as the Service Provider for a one year term. The Authorized Officer, along with such other supporting documents, shall, as may be necessary to carry out and comply with the provisions of the Service Provider Agreement. The Budget shall be attached to the Service Provider Agreement as an exhibit. Upon the execution of the Service Provider Agreement and the receipt of proper documentation from the Authorized Officer, the City Council, by the passage of this Ordinance, authorizes to disburse the sums appropriated in Section 2 above to the Service Provider in accordance with the provisions of the Special Services described in the Budget. The Department of Planning and Development shall promptly make a copy of the executed Service Provider Agreement readily available for public inspection.

SECTION 6 - Severability. Any section, paragraph or provision of this ordinance shall be held to be valid to the maximum extent possible for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this ordinance.

SECTION 7 - Continuation. This ordinance shall continue in full force and effect until the expiration of the term of such ordinance.

SECTION 8 - Publication. This ordinance shall be published by the City Clerk in special proceedings to be held on the 14th day of November 2016 at 10:00 a.m. and shall be open to the members of the public at any time within said period. There shall be a copy of this ordinance.

SECTION 9 - Effectiveness. This ordinance shall be effective on the date of its passage and publication.

Attest: A. J. [REDACTED], City Clerk and Chairman, Board of Aldermen

Exhibit "A".

Budget.

2016 Budget and Services Summary			
Chicago Department of Planning and Development			
Name:	SSA 64	SSA Chairperson:	0
Service Provider Agency:	Morgan Park Beverly Hills Business Association	Phone Number:	0
SSA Tax Authority Term:	Jan. 1, 2015-Dec. 31, 2015	Email:	0
Date:	0/14/15	Agency Contact:	0
		Phone Number:	0
		Email:	0

2016 BUDGET SUMMARY CATEGORY	2015 Levy	+	Carry Over	+	Late Collections and Interest Income Thereon	=	2016 Budget
1.00 Customer Attraction	\$ -	+	\$ -	+	\$ 500	=	\$ 500
2.00 Public Way Aesthetics	\$ 7,040	+	\$ -	+	\$ -	=	\$ 7,040
3.00 Sustainability and Public Places	\$ -	+	\$ -	+	\$ -	=	\$ -
4.00 Economic/Business Development	\$ -	+	\$ -	+	\$ -	=	\$ -
5.00 Safety Programs	\$ -	+	\$ -	+	\$ -	=	\$ -
6.00 SSA Management	\$ 700	+	\$ -	+	\$ -	=	\$ 700
7.00 Personnel	\$ -	+	\$ -	+	\$ -	=	\$ -
8.00 Loss Collection: 15.4%	\$ 1,410	+	\$ -	+	\$ -	=	\$ 1,410
GRAND TOTAL	\$ 9,150	+	\$ -	+	\$ 500	=	\$ 9,650

2016 Budget	\$ 9,650
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LEVY ANALYSIS	
1	Estimated 2015 EAV: \$1,719,657
2	Authorized Tax Rate Cap: 2.500%
3	Estimated 2015 Levy: \$9,150
4	Estimated Tax Rate to Generate 2015 Levy (Estimated 2015 Levy ÷ Estimated 2015 EAV = Est. Tax Rate): 0.532%

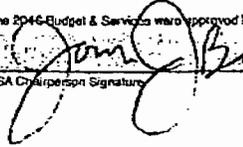
2016 BUDGET & SERVICES - SIGNATURE PAGE

SSA 64

Budget & Services Period:

January 1, 2016 to December 31, 2016

The 2016 Budget & Services were approved by the SSA Commission.


 SSA Chairperson Signature

Josh Barron
 SSA Chairperson Printed Name

0/14/15
 Date

Date

AMENDMENT OF YEAR 2015 TAX LEVY, APPROVAL OF BUDGET AND EXECUTION OF SERVICE PROVIDER AGREEMENT FOR SPECIAL SERVICE AREA NO. 1.

[O2015-7133]

The Committee on Finance submitted the following report:

CHICAGO, October 14, 2015.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration an ordinance authorizing to approve an amendment to the 2015 appropriation, levy and agreement ordinance for Special Service Area Number 1, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) EDWARD M. BURKE,
Chairman.

On motion of Alderman Burke, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Hopkins, Dowell, Burns, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 49.

Nays -- None.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, Special service areas may be established pursuant to Article VII, Sections 6(l) and 7(6) of the Constitution of the State of Illinois, and pursuant to the provisions of the Special Service Area Tax Law, 35 ILCS 200/27-5, et seq., (the "Special Service Area Act") and pursuant to the Property Tax Code, 35 ILCS 200/1-1, et seq., as amended from time to time; and

WHEREAS, On July 7, 1977, the City Council of the City of Chicago (the "City Council") enacted an ordinance, as amended by an ordinance enacted by the City Council on November 17, 1993, as further amended by an ordinance enacted by the City Council on December 21, 1994, as further amended by an ordinance enacted by the City Council on December 11, 1996 (collectively, the "Establishment Ordinance") which established an area known and designated as City of Chicago Special Service Area Number 1 (the "Area") and authorized the levy of an annual tax not to exceed an annual rate of .405 percent (.405%) of the equalized assessed value of the taxable property therein (the "Services Tax") to provide certain special services in and for the Area in addition to the services provided by and to the City of Chicago generally (the "Special Services"); and

WHEREAS, The Establishment Ordinance established the Area as that territory including those properties fronting on State Street between Wacker Drive and Congress Parkway; and

WHEREAS, The Special Services authorized in the Establishment Ordinance included the recruitment of new businesses to the Area; real estate rehabilitation and maintenance activities; beautification activities; promotional, marketing and advertising activities and planning and technical assistance programs for area business persons to promote commercial and economic development in the Area; and

WHEREAS, The Establishment Ordinance provided for the appointment of the State Street Commission (the "Commission") to advise the City Council regarding the amount of the Services Tax to be levied and for the purpose of recommending to the City Council: (1) a yearly budget based upon the cost of providing the Special Services; (2) an entity to serve as a service provider (the "Service Provider"); (3) an agreement between the City and the Service Provider for the provision of Special Services to the Area (the "Service Provider Agreement"); and (4) a budget to be included in the agreement between the City and the Service Provider (the "Budget"); and

WHEREAS, On December 10, 2014 the City Council enacted an ordinance (the "2015 Appropriation, Levy, and Agreement Ordinance"), among other things, appropriating the sums necessary to provide the Special Services in and for the Area for 2015, levying the Services Tax for the tax year 2014, and authorizing a Service Provider Agreement (the "2015 Service Provider Agreement") with the Chicago Loop Alliance, an Illinois not-for-profit corporation, as the service provider (the "2015 Service Provider"), for the provision of the Special Services in 2015; and

WHEREAS, Pursuant to the 2015 Appropriation, Levy, and Agreement Ordinance the City and the 2015 Service Provider entered into the 2015 Service Provider Agreement; and

WHEREAS, The City desires to increase the Budget for Special Services in the Area in 2015 (the "2015 Budget") by \$145,386 (as increased, the 2015 Budget shall be known herein as the "Amended 2015 Budget," a copy of which is attached hereto as Exhibit A); and

WHEREAS, The City therefore desires to amend both the 2015 Appropriation, Levy, and Agreement Ordinance, as set forth below, and the 2015 Service Provider Agreement; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Incorporation Of Preambles. The preambles of this ordinance are hereby incorporated into this text as if set out herein in full.

SECTION 2. Amendment Of 2015 Appropriation, Levy, And Agreement Ordinance. Section 2 of the 2015 Appropriation, Levy, and Agreement Ordinance is hereby amended by deleting the language indicated by ~~strikeout~~ and adding the underlined language as follows:

"Section 2. Appropriations. There is hereby appropriated the following sums in the amounts and for the purposes necessary to provide the Special Services in and for the Area, the estimated amounts of miscellaneous income and the amounts required to be raised by the levy of the Services Tax indicated as follows:

State Street Commission

Special Service Area Budget.

For the fiscal year beginning January 1, 2015 and ending December 31, 2015.

	Expenditures	
Service Provider Agreement for the provision of Special Services	\$2,495,662	<u>\$2,641,048</u>
TOTAL BUDGET REQUEST:	\$2,495,662	<u>\$2,641,048</u>

Source Of Funding

Tax levy at an annual rate not to exceed .405 percent (.405%) of the equalized assessed value of taxable property within Special Service Area Number 1	\$2,357,669
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Expenditures

<p>Car travel, as a direct, indirect expense of the project</p>	\$	7,491,858
<p>Fare reimbursements received by the City of Chicago (MTC and the City of the Surface Tax Impromptu, 2015) and other miscellaneous through City</p>	\$	11,888

SECTION 3. Amendment To Service Provider Agreement. The Council shall cause a copy of the Council's order, with an Authorized Officer, as defined herein, authorized, signed by the Council, City Manager or General Counsel as to form and legal counsel, to execute and deliver an amendment to the 2013 Service Provider Agreement (the "2013 Service Provider Agreement Amendment") with the 2015 Service Provider in a form acceptable to such Authorized Officer, along with such other supporting documents, if any, as may be necessary to comply with the provisions of the 2015 Service Provider Agreement Amendment. The Amended 2015 Budget shall be attached to the 2015 Service Provider Agreement Amendment. The Amended 2015 Budget shall be attached to the 2015 Service Provider Agreement Amendment and the receipt of proper documentation by the Authorized Officer and the City Controller are each hereby authorized to make, so the same approved in Section 2 apply to the 2015 Service Provider in consideration for the provision of the Special Services. (Refer to the Amended 2015 Budget). The Department of Planning and Development shall immediately make a copy of the executed 2015 Service Provider Agreement Amendment available to the public at all times and accessible.

SECTION 4. Inforceability. If any section, paragraph or provision of this ordinance shall be held to be unenforceable for any reason, the validity, enforceability and effect of such section, paragraph or provision shall not be affected by the unenforceability of any other section, paragraph or provision of this ordinance.

SECTION 5. Conflict. If this ordinance shall conflict with any provision of any other ordinance, resolution, motion or order in conflict with this ordinance, to the extent of such conflict.

SECTION 6. Effective Date. This ordinance shall take effect after its passage and publication.

Final: As referred to in the ordinance, the Council shall do as follows:

Exhibit "A".

Budget.

2015 Budget and Services Summary					
Chicago Department of Planning and Development					
Name:	SSA #1 - State Street	SSA Chairperson:	Louis F. Raizin	Agency Contact:	Michael M. Edwards
Service Provider Agency:	Chicago Loop Alliance	Phone Number:	(312) 977-1701	Phone Number:	(312) 782-9160
SSA Tax Authority Form:	2018	Email:	0	Email:	0
Date:					

2015 BUDGET SUMMARY	2014 Levy	+	Carry Over	+	Late Collections and Interest Income Thereon	=	2015 Budget
CATEGORY							
1.00 Customer Attraction	\$ 405,388	+	\$ 15,000	+	\$ -	=	\$ 420,388
2.00 Public Way Aesthetics	\$ 797,707	+	\$ 40,000	+	\$ 15,000	=	\$ 852,707
3.00 Sustainability and Public Places	\$ -	+	\$ -	+	\$ -	=	\$ -
4.00 Economic/Business Development	\$ 50,000	+	\$ 65,000	+	\$ -	=	\$ 115,000
5.00 Safety Programs	\$ 375,000	+	\$ -	+	\$ -	=	\$ 375,000
6.00 SSA Management	\$ 111,750	+	\$ -	+	\$ -	=	\$ 111,750
7.00 Personnel	\$ 476,384	+	\$ 25,388	+	\$ 2,172	=	\$ 503,942
8.00 Loss Collection: 6.0%	\$ 141,460	+	\$ -	+	\$ -	=	\$ 141,460
9.00 Late Collection	\$ -	+	\$ -	+	\$ 120,821	=	\$ 120,821
GRAND TOTAL	\$ 2,357,669	+	\$ 145,388	+	\$ 137,993	=	\$ 2,641,048

2015 Budget	\$ 2,641,048
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LEVY ANALYSIS	
1	Estimated 2014 EAV \$568,504,655
2	Authorized Tax Rate Cap: 0.405%
3	Estimated 2014 Levy: \$2,357,669
4	Estimated Tax Rate to Generate 2014 Levy (EAV x Est. 2014 Levy = Est. Tax Rate): 0.401%

2015 BUDGET & SERVICES - SIGNATURE PAGE

SSA #1 - State Street

Budget & Services Period: January 1, 2015 to December 31, 2015

The 2015 Budget and Services were approved by the SSA Commission.

SSA Chairperson Signature

SSA Chairperson Printed Name

Date

Date

Louis F. Raizin

8/27/2015

ADMINISTRATIVE OF YEAR 2015 TAX LEVY APPROVAL OF BUDGET AND EXECUTION OF SERVICE PROVIDER AGREEMENT FOR SPECIAL SERVICE AREA NO. 27

(1915-1917)

The Committee on Finance submitted the following report:

CHICAGO, October 14, 1915.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration an ordinance authorizing to approve an amendment to the bill for appropriation of city funds appropriated for Special Service Area Number 27, having had the same under consideration, begs leave to report to the Council that the same has been approved by the Council and is hereby recommended to the Council for its approval.

This recommendation was concurred in by a unanimous vote of the members of the committee at its meeting of the 14th day of October, 1915.

Respectfully submitted,

EDWARD V. BURKE

Chairman

On motion of Edward V. Burke, the same was ordered and it is transmitted with the following committee report as follows:

Members: Edward V. Burke, Chairman; Edward V. Burke, Member; Sawyer, Member; Harris, Member; Cullen, Member; Dunne, Member; Burke, Member; Cullen, Member; Curtis, Member; O'Shea, Member; Higgins, Member; Zander, Member; Soles, Member; Burnett, Member; Adams, Member; Maguire, Member; McArthur, Member; Ryan, Member; Mills, Member; Linn, Member; Hays, Member; Kelly, Member; Linn, Member; Arena, Member; Frank, Member; J. Marie, Member.

Very truly yours,

Alfred J. Esch, Mayor of Chicago, for the foregoing vote. The Mayor was present.

The following is the ordinance as passed:

WHEREAS Special service areas may be established pursuant to Article VII, Sections 6(a) and (b) of the Constitution of the State of Illinois and pursuant to the provisions of the Special Service Area Law (as amended) (65 ILCS 550-7.1) (as amended from time to time) (the "Act") and pursuant to the Property Tax Code (as amended) (65 ILCS 100-1-1) (as amended from time to time) (the "Code"); and

WHEREAS, On December 17, 2005, the City Council of the City of Chicago (the "City Council") enacted an ordinance which established an area known and designated as City of Chicago Special Service Area Number 27 (the "Original Area") and authorized the levy of an annual tax not to exceed an annual rate of 2.7 percent of the equalized assessed value of the taxable property therein (the "Original Services Tax") to provide for special services in and for the Original Area in addition to the services provided by and to the City of Chicago (the "City") generally; and

WHEREAS, On November 16, 2011, the City Council enacted an ordinance (the "Establishment Ordinance") which established an area known and designated as City of Chicago Special Service Area Number 27 (the "Area") with reconstituted boundaries, terminated the authorization to levy the Original Services Tax, and authorized the levy of an annual tax for the period beginning on July 1, 2011 through and including July 31, 2015 not to exceed an annual rate of 2.75 percent of the equalized assessed value of the taxable property therein (the "Services Tax") to provide certain special services in and for the Area in addition to the services provided by and to the City of Chicago generally (the "Special Services Tax"); and

WHEREAS, The Establishment Ordinance established the Area as follows: (a) the following streets, approximately of the area on Lincoln Avenue, from Diversy Parkway to Addison Street, Ash and Avenues, from Diversy Parkway to Addison Street, Belmont Avenue, from Racine Street to Ravenswood Avenue, Seward Avenue, from Belmont Avenue to Byron Street, and the former railroad tracks, from Diversy Parkway to Belmont Avenue; and

WHEREAS, The Special Services authorized in the Establishment Ordinance include, but are not limited to, recruitment of new businesses to the Area, transit improvements, maintenance and improvement activities, non-emergency security, coordination of promotional and advertising activities, strategic planning for the Area, and other tasks as authorized by the Board of Commissioners of the Area and its development, which may include, but are not limited to, streetscape improvements, strategic transit planning, improvement including parking management studies, and enhanced and use design and general studies; and

WHEREAS, The Establishment Ordinance provided for the appointment of the West Lakeside Special Service Area Board (the "Commission") to advise the City Council regarding the amount of the Services Tax to be levied and for the purpose of recommending to the City Council a yearly budget in addition to the cost of providing the Special Services; (2) an entity to serve as a service provider (the "Service Provider"); (3) an agreement between the City and the Service Provider for the provision of Special Services to the Area (the "Service Provider Agreement"); and (4) a budget to be submitted in the agreement between the City and the Service Provider (the "Budget"); and

WHEREAS, On November 5, 2014, the City Council adopted its ordinance (the 2014 Appropriation Levy and Agreement Ordinance) providing appropriations, including the sums necessary to pay for the Special Services in the Area for 2014, for the Special Services Fee for the year 2014, and authorizing a Service Provider Agreement for the 2015 Service Provider Agreement with the Lakeview Charter of Commerce and Lions not-for-profit corporation as the provider of the 2015 Special Services Fee for the provision of the Special Services in 2015; and

WHEREAS, Pursuant to a 2015 Appropriation Levy and Agreement Ordinance the City and the 2015 Service Provider entered into the 2015 Service Provider Agreement; and

WHEREAS, The City desires to increase the Budget for Special Services in the Area in 2015 (the 2015 Budget) to \$19,500,000 as increased the 2015 Budget for Special Services in the Area in the 2015 Budget. A copy of which is attached hereto as Exhibit A; and

WHEREAS, The City therefore desires to amend both the 2015 Appropriation Levy and Agreement Ordinance and the 2015 Service Provider Agreement from their face;

it is hereby ordered that the City Council of the City of Chicago:

SECTION 1 - Incorporation of Ordinance - The members of this Ordinance are hereby incorporated into this Ordinance set out hereinafter.

SECTION 2 - Amendment of 2015 Appropriation Levy and Agreement Ordinance - Section 2 of the 2015 Appropriation Levy and Agreement Ordinance is hereby amended by adding the language indicated in the second and adding the word "and" language to read:

"Section 2 - Appropriations - There is hereby appropriated the following sums in the amounts and for the purposes necessary to provide the Special Services in and for the Area, the estimated and proposed annual income and the amount required to be raised by the levy of the Services Fee indicated as follows:

West Lakeview Special Services Area Committee
Special Services Area Budget

For the fiscal year commencing January 1, 2015 and ending December 31, 2015:

	In Dollars (\$)	
Service Provider Agreement for the provision of Special Services	\$2,000,000	\$2,000,000
TOTAL BUDGET FOR 2015	\$2,000,000	\$2,000,000

Source Of Funding	Expenditures	
Tax levy at an annual rate not to exceed 0.25 percent of the equalized assessed value of the taxable property within Special Service Area Number 27	\$724,843	
Carryover funds currently available from prior tax years	\$ 60,000	<u>\$139,590</u>
Late collections received by the City of Chicago attributable to the levy of the Services Tax in prior tax years, along with interest income thereon, if any	\$ 20,000"	

SECTION 3. Amendment To Service Provider Agreement. The Commissioner, or a designee of the Commissioner (each, an "Authorized Officer"), are each hereby authorized, subject to approval by the Corporation Counsel as to form and legality, to enter into, execute and deliver an amendment to the 2015 Service Provider Agreement (the "2015 Service Provider Agreement Amendment") with the 2015 Service Provider, in a form acceptable to such Authorized Officer, along with such other supporting documents, if any, as may be necessary to carry out and comply with the provisions of the 2015 Service Provider Agreement Amendment. The Amended 2015 Budget shall be attached to the 2015 Service Provider Agreement Amendment as an exhibit. Upon the execution of the 2015 Service Provider Agreement Amendment and the receipt of proper documentation the Authorized Officer and the City Comptroller are each hereby authorized to disburse the sums appropriated in Section 2 above to the 2015 Service Provider in consideration for the provision of the Special Services described in the Amended 2015 Budget. The Department of Planning and Development shall promptly make a copy of the executed 2015 Service Provider Agreement Amendment readily available for public inspection.

SECTION 4. Enforceability. If any section, paragraph or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this ordinance.

SECTION 5. Conflict. This ordinance shall control over any provision of any other ordinance, resolution, motion or order in conflict with this ordinance, to the extent of such conflict.

SECTION 6. Effective Date. This ordinance shall take effect after its passage and publication.

Exhibit "A" referred to in this ordinance reads as follows:

2015 Budget and Services Summary

Chicago Department of Planning and Development

Name:	SSA 27 West Lakeview	SSA Chairperson:	Lisa Santos	Agency Contact:	Lee Crandel
Service Provider Agency:	Lakeview Chamber of Commerce	Phone Number:	773-665-0100	Phone Number:	773-472-7171
SSA Tax Authority Term:	2011-2025	Email:	lisa@southportgrocery.com	Email:	ssa27@lakeviewchamber.com
Date:					

2015 BUDGET SUMMARY	2014 Levy	+	Carry Over	+	Late Collections and Interest Income Thereon	=	2015 Budget
CATEGORY							
1.00 Customer Attraction	\$ 161,700	+	\$ -	+	\$ -	=	\$ 161,700
2.00 Public Way Aesthetics	\$ 238,600	+	\$ 139,590	+	\$ 20,000	=	\$ 398,190
3.00 Sustainability and Public Places	\$ 83,100	+	\$ -	+	\$ -	=	\$ 83,100
4.00 Economic/Business Development	\$ 3,100	+	\$ -	+	\$ -	=	\$ 3,100
5.00 Safety Programs	\$ 3,000	+	\$ -	+	\$ -	=	\$ 3,000
6.00 SSA Management	\$ 49,600	+	\$ -	+	\$ -	=	\$ 49,600
7.00 Personnel	\$ 147,743	+	\$ -	+	\$ -	=	\$ 147,743
8.00 Loss Collection: 5.2%	\$ 38,000	+	\$ -	+	\$ -	=	\$ 38,000
GRAND TOTAL	\$ 724,843	+	\$ 139,590	+	\$ 20,000	=	\$ 884,433

2015 Budget	\$	884,433
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LEVY ANALYSIS		
1	Estimated 2014 EAV:	\$290,318,840
2	Authorized Tax Rate Cap:	0.250%
3	Estimated 2014 Levy:	\$724,843
4	Estimated Tax Rate to Generate 2014 Levy (EAV x Est. 2014 Levy = Est. Tax Rate):	0.250%

Amended 2015 Budget.

Exhibit "A"

AMENDMENT NO. 2 TO WOODLAWN TAX INCREMENT FINANCING REDEVELOPMENT PLAN AND PROJECT.

[O2015-7259]

The Committee on Finance submitted the following report:

CHICAGO, October 14, 2015.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration an ordinance approving Amendment Number 2 to the Woodlawn Tax Increment Financing Redevelopment Plan and Project, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) EDWARD M. BURKE,
Chairman.

On motion of Alderman Burke, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Hopkins, Dowell, Burns, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 49.

Nays -- None.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, Under ordinances adopted on January 20, 1999, and published in the *Journal of the Proceedings of the City Council of the City of Chicago* (the "*Journal*") for such date at pages 87763 to 87860, and under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4.1, et seq., as amended (the "Act"), the City Council (the "Corporate Authorities") of the City of Chicago (the "City"): (i) approved a redevelopment plan and project (the "Original Plan") for a portion of the City known as the "Woodlawn Redevelopment Project Area" (the "Area"); (ii) designated the Area as a "redevelopment project area" within the requirements of the Act; and (iii) adopted tax increment financing for the Area (the foregoing three ordinances are collectively referred to herein as the "TIF Ordinances"); and

WHEREAS, Under an ordinance adopted on December 14, 2011, and published in the *Journal* for such date at pages 17261 to 17330, the Corporate Authorities approved an amendment to the Original Plan entitled "Amendment Number 1 Woodlawn Redevelopment Project Area Tax Increment Financing Redevelopment Project Area Eligibility Study, Redevelopment Plan and Project" ("Amendment Number 1", and together with the Original Plan, collectively referred to as the "Plan"); and

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

WHEREAS, The Corporate Authorities now desire further to amend the Plan by amending the Proposed Future Land-Use Plan map to change the proposed land use for certain parcels bounded by 63rd and 64th Streets and University and Greenwood Avenues within the Area, which such amendment shall not (1) add additional parcels of property to the proposed redevelopment project area, (2) substantially affect the general land uses proposed in the redevelopment plan, (3) substantially change the nature of the redevelopment project,

(4) increase the total estimated redevelopment project cost set out in the redevelopment plan by more than 5 percent after adjustment for inflation from the date the plan was adopted, (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan, or (6) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area, to a total of more than 10; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

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

SECTION 2. Approval Of Amendment Number 2 To The Plan. The amendment of the Plan to change the proposed land use for parcels bounded by 63rd and 64th Streets and University and Greenwood Avenues from Community Park to Mixed-Use is hereby approved. Map 7 in the Plan, "Proposed Future Land-Use Map, September 2011" is hereby replaced in its entirety with "Proposed Future Land-Use Map, Revised May 2015," a copy of which is attached hereto as Exhibit 1. Except as amended hereby, the Plan shall remain in full force and effect.

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

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

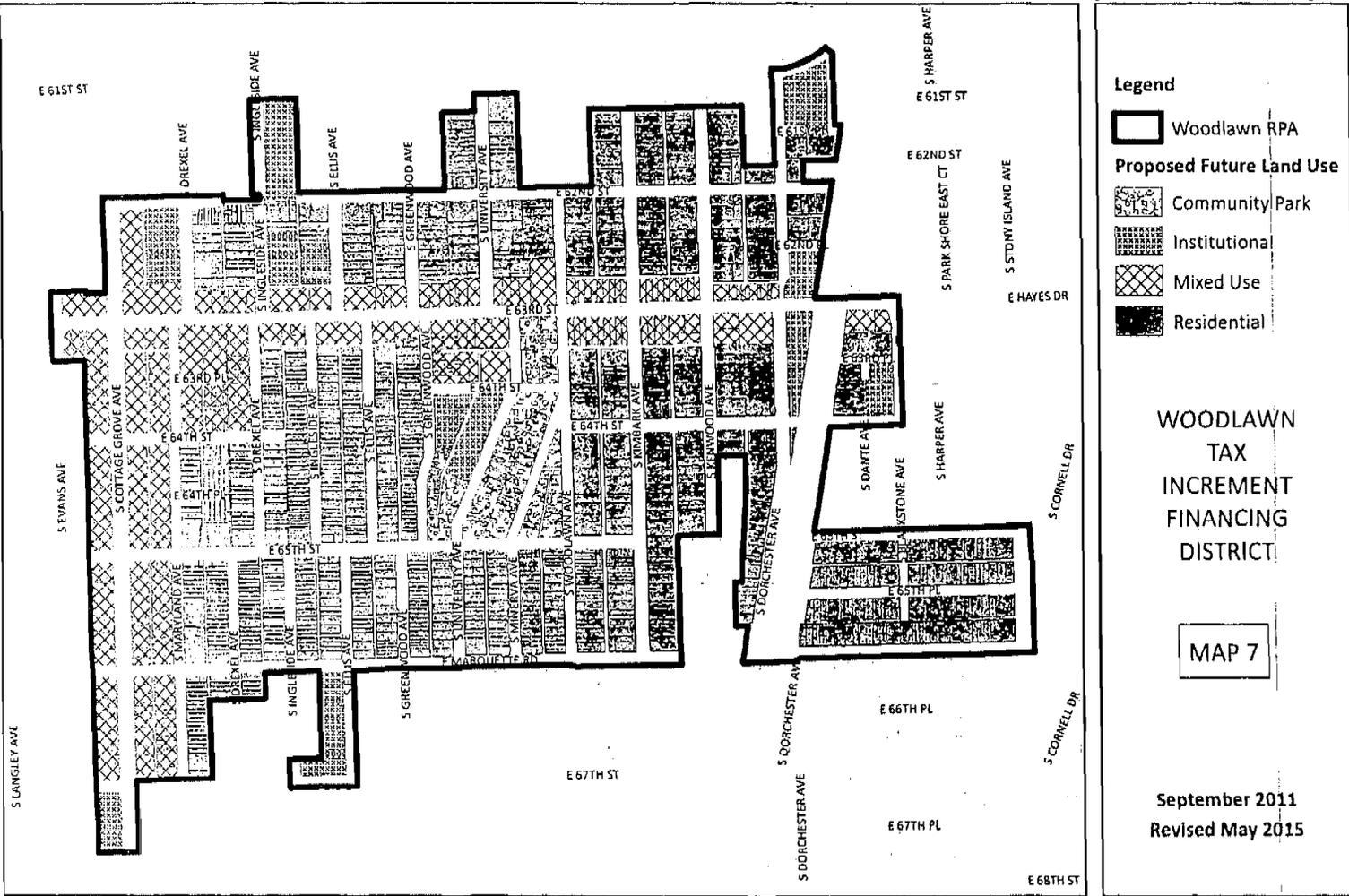
SECTION 5. Effective Date. This ordinance shall be in full force and effect immediately upon its passage.

[Exhibit 1 referred to in this ordinance printed
on page 8562 of this *Journal*.]

Exhibit 1.

Proposed Future Land-Use Map, Revised May 2015.

Redevelopment Plan and Project



Proposed Future Land Use

Woodlawn Tax Increment Financing District - Amendment # 2
City of Chicago, IL

MULTI-FAMILY PROGRAM FUNDS LOAN FOR ST. EDMUND'S MEADOWS LIMITED PARTNERSHIP ASSOCIATED WITH AFFORDABLE HOUSING DEVELOPMENT AT 6100 -- 6114 S. MICHIGAN AVE, 51 -- 56, 63 -- 73 E. 61ST ST., 6101 -- 6111, 6141 -- 6143, 6145 -- 6147 S. WABASH AVE. AND 48 -- 58 E. 57TH ST.

[O2015-7185]

The Committee on Finance submitted the following report:

CHICAGO, October 14, 2015.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration an ordinance authorizing the Commissioner of Planning and Development to enter into a loan agreement with St. Edmund's Meadows, L.P., amount of loan not to exceed: \$1,500,000, having had the same under advisement, begs leave to report and recommend that Your Honorable Body Pass the proposed ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee, with no dissenting vote.

Alderman Burke abstains under provisions of Rule 14.

Respectfully submitted,

(Signed) EDWARD M. BURKE,
Chairman.

On motion of Alderman Burke, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Hopkins, Dowell, Burns, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 48.

Nays -- None.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, the being that he had represented parties to a transaction in public and related matters.

The following is said ordinance as passed:

WHEREAS, the City of Chicago, the City's home rule post of government under Section 341 of the City of Chicago Ordinance of the State of Illinois, has heretofore found and does hereby find that there exists within the City a serious shortage of decent, safe and sanitary rental housing for able-bodied persons of low and moderate income; and

WHEREAS, the City is determined that the production and distribution of affordable rental housing is essential to the health, prosperity, economic stability and general welfare of the City; and

WHEREAS, the City's Department of Planning and Development (the "DPD") was established by ordinance of the City Council of the City; and

WHEREAS, the DPD has the power and authority to act on behalf of the City and has as its primary purpose the realization of Chicago neighborhoods by improving the quality of housing through the provision of financing and housing resources to eligible applicants; and

WHEREAS, St. Bernard's Mortgage Finance Partnership and its related parties including Borrower Finance St. Bernard's Mortgage Inc. (an Illinois corporation), as the general partner, the General Partner Fund of which Center for Corporate Finance XXX L.P. is a Delaware limited partnership, is the limited partner, the limited Partner; and

WHEREAS, in 2010, the City conveyed a City-owned vacant plot to the Borrower Finance as part of a larger site of affordable housing development consisting of 83 units, the "Development" being rehabilitated on scattered sites owned by the Borrower from the CMA which is a long-term lease and located in the City generally at 3170 - 3174 South Morgan Avenue, 3174 - 3176 East 47th Street, 3174 - 3176 East 47th Street, 3174 - 3176 South Wabash Avenue, 3147 - 3149 South Wabash Avenue, 3149 - 3147 South Wabash Avenue and 48 - 49 East 51st Street, as being more specifically defined as recited herein; the Property; and

WHEREAS, construction of the Development was completed in two phases, with the first phase completed in 2016 and the second phase completed in 2017; and

WHEREAS, the development is currently loaned to by a senior loan, insured by the United States Department of Housing and Urban Development ("HUD") on the terms set by FNM Bank N.A., doing business as FNM Real Estate, in the project loan agreement principal amount of \$3,750,000 as of September 1, 2015, with an interest only of

5.25 percent per annum, and secured by, among other things, a senior leasehold mortgage on the Property recorded in the office of the Cook County Recorder's Office (the "Recorder's Office") on June 4, 2003, as Document Number 0315532118 (the "Senior Loan"); (b) two separate loans from the CHA, one in the outstanding aggregate principal amount of \$811,281, with an interest rate of 4.79 percent per annum, and the other in the outstanding aggregate principal amount of \$560,000, with an interest rate of 4.79 percent per annum, both of which CHA loans are secured by a leasehold mortgage on the Property recorded with the Recorder's Office on June 4, 2003, as Document Number 0315532123, that is junior to the mortgage on the Property securing the Senior Loan (the "Second Lien CHA Loan"); (c) an Affordable Housing Program recapturable grant in the outstanding aggregate principal amount of \$300,000 with an interest rate of 0 percent as evidenced by a recapture agreement recorded with the Recorder's Office on June 4, 2003, as Document Number 0315532125; and (d) a loan from the Limited Partner in the outstanding aggregate principal amount of approximately \$1,500,000, with an interest rate of 8 percent per annum, (the "L.P. Note"); and

WHEREAS, The L.P. Note was issued by the Limited Partner in 2006 to mitigate shortfalls in the financing for completion of the Development; and

WHEREAS, The Limited Partner is agreeable to refinancing of the L.P. Note to have the principal balance paid in full and to write off the accrued interest from the date of issuance of the L.P. Note to the date of the refinancing (the "Note Retirement"); and

WHEREAS, DPD has funds available to its Multi-Family Loan Program (the "Multi-Program Funds"), which are administered through DPD; and

WHEREAS, DPD has preliminarily reviewed and approved the making of a loan to the Borrower in an amount not to exceed \$1,500,000, to be funded from Multi-Program Funds, for a term not to exceed 29 years at an interest rate of 0.0 percent per annum, to effectuate the Note Retirement (the "Loan"); and

WHEREAS, The Loan shall be secured by a mortgage subordinate to mortgages on the Property described above, and the balance of said Loan shall be due in full upon its maturity, upon sale of the Development and upon such other terms and conditions as set forth in the documentation evidencing the Loan; and

WHEREAS, The DPD has reviewed the public benefits conferred by the Development, the ownership and financial structures of the Development, and the need for public assistance, has determined that the Borrower will be unable to retire the L.P. Note without such assistance, and has determined/within its discretion, that the Note Retirement is in the best interest of the City; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. The above recitals are expressly incorporated in and made a part of this ordinance as though fully set forth herein.

SECTION 2. The Commissioner of the DPD (the "Commissioner") and a designee of the Commissioner are each hereby authorized, subject to approval by the Corporation Counsel, to enter into and execute such agreements and instruments, and perform any and all acts as shall be necessary or advisable in connection with the Loan. The Commissioner is hereby authorized, subject to the approval of the Corporation Counsel, to negotiate any and all terms and provisions in connection with the Loan. The Commissioner and a designee of the Commissioner are each hereby further authorized, subject to approval by the Corporation Counsel, to enter and execute such agreements and instruments and perform any and all acts as shall be necessary or advisable, and to negotiate any and all terms and provisions in connection with any future restructuring of the Loan which do not substantially modify the terms of the Loan.

SECTION 3. To the extent that any ordinance, resolution, rule, order or provision of the Municipal Code of Chicago, or part thereof, is in conflict with the provisions of this ordinance, the provisions of this ordinance shall control. If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this ordinance.

SECTION 4. This ordinance shall be effective as of the date of its passage and approval.

AMENDMENT NO. 1 TO CICERO/ARCHER TAX INCREMENT FINANCING
REDEVELOPMENT PLAN AND PROJECT.

[O2015-7192]

The Committee on Finance submitted the following report:

CHICAGO, October 14, 2015.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration an ordinance approving Amendment Number 1 to the Cicero/Archer Tax Increment Financing Redevelopment Plan and Project, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) EDWARD M. BURKE,
Chairman.

On motion of Alderman Burke, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Hopkins, Dowell, Burns, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 49.

Nays -- None.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, Under ordinances adopted on May 17, 2000, and published in the *Journal of the Proceedings of the City Council of the City of Chicago* (the "*Journal*") for such date at pages 31380 to 31518, and under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4.1, et seq., as amended (the "Act"), the City Council (the "Corporate Authorities") of the City of Chicago (the "City"): (i) approved "The Cicero/Archer Avenue Tax Increment Financing Redevelopment Plan and Project" (the "Plan" (a copy of which is attached hereto as Exhibit 2) for a portion of the City known as the "Cicero/Archer Redevelopment Project Area" (the "Area") (such ordinance being defined herein as the "Approval Ordinance"); (ii) designated the Area as a "redevelopment project area" within the requirements of the Act (the "Designation Ordinance") and, (iii) adopted tax increment financing for the Area (the "Adoption Ordinance"); and

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

WHEREAS, Public Act 92-263, which became effective on August 7, 2001, amended the Act to provide that, under Section 11-74.4-5(c) of the Act, amendments to a redevelopment

plan which do not (1) add additional parcels of property to the proposed redevelopment project area; (2) substantially affect the general land uses proposed in the redevelopment plan; (3) substantially change the nature of the redevelopment project; (4) increase the total estimated redevelopment project cost set out in the redevelopment plan by more than 5 percent after adjustment for inflation on the date the plan was adopted; (5) add additional redevelopment project costs to the total cost of redevelopment project costs set out in the redevelopment plan; or (6) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area, in a total of more than 12,000, therefore:

SECTION 2. The Corporate Authorities now cause to amend the Plan to change the land uses proposed in the Plan with respect to certain parcels of property, which amendment shall not (1) add additional parcels of property to the proposed redevelopment project area; (2) substantially affect the general land uses proposed in the redevelopment plan; (3) substantially change the nature of the redevelopment project; (4) increase the total estimated redevelopment project cost set out in the redevelopment plan by more than 5 percent after adjustment for inflation from the date the plan was adopted; (5) add additional redevelopment project costs to the total cost of redevelopment project costs set out in the redevelopment plan; or (6) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area, in a total of more than 12,000, therefore:

SECTION 3. *Section 10.01 of the City of Chicago*

SECTION 1. *Repeals.* The above areas are incorporated here and made a part hereof.

SECTION 2. *Approval Of Assessment Number 1 To Assess The Acquisition Number 1 Plan to Archer, Tax Increment Financing Redevelopment Plan and Project.* A copy of which is attached hereto as Exhibit 1, the Amendment Number 1 is hereby approved. Except as amended hereby, the Plan shall remain in full force and effect.

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

SECTION 4. *Severability.* If any provision of this ordinance is held to be invalid or unenforceable, the remainder of this ordinance shall nevertheless remain in full force and effect.

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

Exhibits 1 and 2 referred to in this ordinance read as follows:

*Exhibit 1,
(To Ordinance)*

*Amendment Number 1 To Cicero/Archer Tax
Increment Financing Plan And Project,*

Notice is hereby given by the City of Chicago of the publication and inclusion of changes to the City of Chicago Cicero/Archer Tax Increment Financing Redevelopment Plan and Project (as amended by this Amendment Number 1 the "Plan") for the Cicero/Archer Redevelopment Project Area approved pursuant to an ordinance enacted by the City Council on November 2015 pursuant to Section 5/11-74.4-5 of the Illinois Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS Section 5/11-74.4-1, et seq. (the "Act").

1. In Section I entitled, "Introduction and Executive Summary", in sub-section E, entitled "Plan Objectives & Strategies", the following shall be added before the sixth bullet:
 - Construction of residential development.

2. In Section III entitled, "Statutory Basis for Tax Increment Financing", in sub-section B, entitled "The Redevelopment Plan and Project for the Cicero/Archer Tax Increment Financing Redevelopment Project Area", following the sixth and final paragraph, the first of the three listed anticipated benefits is deleted and replaced with the following:
 - An increased property and sales tax base arising from new commercial, industrial, and residential development and the rehabilitation of existing buildings.

3. In Section IV entitled, "Redevelopment Goals and Objectives", in sub-section A, entitled "General Goals for the Cicero/Archer Avenue Redevelopment Area", the following shall be added as number 8:
 - Within the Area, create affordable residential units that will contribute positively to the health, safety and general welfare of the City.

4. In Section IV entitled, "Redevelopment Goals and Objectives", in sub-section B, entitled "Redevelopment Objectives", the following shall be added as Number 9:

- Create affordable residential housing within the Area.
5. In Section IV entitled, "Redevelopment Goals and Objectives", in sub-section C, entitled "Development and Design Objectives, 1, Land-Use", the following shall be added after the fifth bullet:
- Promote new affordable residential development.
6. In Section VI entitled, "Redevelopment Plan and Project", the fifth paragraph in sub-section B, entitled "Generalized Land-Use Plan", shall be deleted and replaced with the following:
- The generalized land use plan is focused on maintaining and enhancing sound and viable existing businesses, and promoting new businesses and residential developments at selected locations. The generalized land use plan highlights areas for use as commercial and as residential that will enhance existing development and promote new development within the Area. The generalized land use plan designates six (6) land uses within the Area:
- i. Residential/Commercial
 - ii. Public/Institutional
 - iii. Commercial
 - iv. Commercial/Industrial
 - v. Institutional/Commercial
 - vi. Transportation
7. In the Appendix "Attachment Two Maps and Plan Exhibits", Exhibit C entitled "Generalized Land-Use Plan Cicero/Archer Redevelopment Area", shall be replaced with "Exhibit C: Future Land-Use Plan Map".

[Exhibit "C" referred to in this Amendment Number 1 to Cicero/
Archer Tax Increment Financing Plan and Project printed
on page 8571 of this *Journal*.]

Exhibit 2.
(To Ordinance)

Plan.

Exhibit "A".
(To Ordinance)

Revision Number 1.

*Cicero/Archer Tax Increment Financing
Redevelopment Plan And Project.*

October 22, 1999.
Revised February 28, 2000.

FORWARD

The proposed Cicero/Archer Redevelopment Plan and Project Area is part of an overall effort to facilitate redevelopment in the vicinity of Midway Airport. Recent transportation investments by the public sector for Midway Airport, the Adlai Stevenson Expressway and the CTA's extension of the Orange Line have or will help to revitalize this portion of the City. However, these investments are not directed toward improvement of properties along commercial corridors or within industrial sites. The City is proposing to establish several Tax Increment Financing Districts to help facilitate private redevelopment efforts that can build upon the public investment in the transportation network and revitalize important commercial and industrial sites located in the southwestern portion of the City.

On the following page is a map indicating the six Tax Increment Financing districts that together will help to revitalize properties in the vicinity of Midway Airport. The location of the proposed Cicero/Archer Redevelopment Project Area and its relation to the other five districts is also indicated. Criteria for establishing a Tax Increment Financing district, land use and zoning patterns and the goals of the City were used to determine the final configuration of the six districts. However, the overall goal is to establish all six districts so that revitalized commercial and industrial sites can provide growth for the City and employment and businesses opportunities for the residents of the City of Chicago.

I. INTRODUCTION AND EXECUTIVE SUMMARY

A. Area Location

The Cicero/Archer Redevelopment Project Area (hereafter referred to as the "Area") is located on the southwest side of the City of Chicago ("City"). Some segments of the Area contain concentrations of vacant parcels and deleterious land uses. Underutilized properties and obsolete buildings of significant size are located in a number of prominent locations. The northern limits of the Area are approximately eight and one-half miles southwest of the central business district. A location map is provided on the following page indicating the general location of the Area with the City of Chicago.

The Area covers approximately 94 acres and includes 40 (full and partial) city blocks. The Area is irregularly shaped and follows several commercial corridors along major streets. The Area includes properties adjacent to the following roadways:

- Cicero Avenue from 45th Street to approximately 53rd Street;
- 47th Street from Laramie Avenue to Knox Avenue; and
- Archer Avenue from Laramie Avenue to Keating Avenue;

The boundary of the Area is identified on Exhibit A, Boundary Map of TIF Area included in Attachment Two of the Appendix.

B. Existing Conditions

The Area is comprised of three connected commercial corridors. The Area consists primarily of older commercial properties located along the commercial corridors formed by the streets noted above. (See Exhibit B, Existing Land Use Assessment Map included in Attachment Two of the Appendix). Many structures in the Area are in need of repair due to depreciation of physical maintenance and other conditions as documented in the Eligibility Study included as Attachment One of the Appendix. Zoning classifications in the Area are predominately commercial and business categories but several pockets of industrial and residential zoning are also present. Existing Zoning is shown on Exhibit D, Generalized Existing Zoning Map included in Attachment Two of the Appendix. Approximately seventy-one percent (71%) of the buildings in the Area are or exceed 35

years of age. Declining conditions are also evidenced by deterioration and depreciation of maintenance of some of the public infrastructure components (principally streets and sidewalks) and deterioration of private properties as documented in the Eligibility Study. Along Cicero Avenue the blighting factors that exist present a negative image to visitors and Chicago residents using Midway Airport.

The Area is characterized by the following conditions:

- the predominance (71%) of structures that are 35 years old or older;
- obsolescence (59% of buildings or parcels);
- excessive land coverage (64% of buildings or site improvements); and
- depreciation of physical maintenance (75% of buildings or site improvements)

Additional blighting factors were also found to be present to a minor extent and are discussed in more detail in the Eligibility Study included as Attachment One of the Appendix. The condition of some streets, sidewalks, curbs, and street lighting requiring repair and maintenance were present.

C. Business & Industrial Trends

The age of many of the buildings and the inability of Area properties to provide contemporary commercial building sites and buildings has contributed to a gradual decline in overall conditions of the commercial corridors in the Area. Approximately 14,000 square feet of vacant floor space was observed in the Area. Along Cicero Avenue and 47th Street numerous vacant lots exist that were once occupied by residential or commercial structures. In many instances, these lots are of insufficient size or configuration to accommodate many types of modern commercial uses. In other portions of the Area, buildings exhibit signs of depreciation of maintenance and deterioration. In many instances, the lack of maintenance and deterioration is fueled by obsolescence and excessive land coverage issues that prevent contemporary parking and site development standards to be met.

The inability to provide contemporary development sites and provide for expansion of commercial facilities such as on-site parking is a major concern.

out the Area. The possibility exists that the businesses in the Area may look outside the Area to continue or expand their operations. Loss of additional commercial tenants, due to an inability to meet contemporary commercial space needs, would be an adverse impact to the Area's viability as an employment center within the City. Loss of commercial tenants would be detrimental to the surrounding residential neighborhoods and to those who utilize Midway Airport.

Efforts by public entities to check decline in the Area have been limited to on-going maintenance of public streets and infrastructure and a small portion of the Area is included in a State of Illinois Enterprise Zone. The presence of numerous vacant lots and buildings in need of repair and maintenance is evidence that the public efforts to date have not been enough. Additional portions of the Area may become blighted and lose the ability to generate jobs and tax revenue if these conditions are not reversed.

D. Redevelopment Plan Purpose

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

E. Plan Objectives & Strategies

An overall strategy to retain viable businesses, recruit new businesses into the City, and check the loss of jobs from the City is at the heart of the redevelopment efforts. The City has chosen to utilize tax increment financing to revive the commercial corridors, industrial sites and vacant land that make up the Area.

This Plan represents an opportunity for the City to implement a program that can achieve a number of citywide goals and objectives, as well as some that are specifically directed at the Area. These goals and objectives include:

- support and retention of the existing tax base of the Area;
- expansion of the tax base through reuse and rehabilitation of existing commercial properties that are presently vacant or underutilized;
- development of new commercial buildings on vacant and/or underutilized properties in the Area;
- capitalize on the public investment currently underway at Midway Airport, along the Stevenson Expressway (I-55) and recently completed by the Chicago Transit Authority ("CTA") outside of the Area;
- establishment of a program of planned public improvements designed to enhance the retention of existing business and to promote the Area as a place to do business;
- improvement of the condition and appearance of properties within the Area;
- eliminate the conditions that may cause the Area to become blighted and that qualify the Area as a conservation area and a blighted area; and
- property assembly as indicated herein to facilitate the development.

The Plan creates the mechanism to revitalize the Area by improvement of the physical environment and infrastructure. The City proposes to use CDFIA as well as other economic development resources, when available, to address needs in the Area and induce the investment of private capital.

In implementing this Plan, the City is acting to facilitate the revitalization of the entire Area. The major corridors of the Area should be maintained as a series of commercial corridors that provide incentives to industries and retailers to reestablished in the vicinity of the Area and west of Midway Airport. In some instances, incentives may be administered using funds existing

need to make productive commercial operations will be encouraged. The City recognizes that blighting influences will continue to weaken the Area and that the entire Area may become blighted if decline is not reversed. Consequently, the City wishes to encourage private development activity by using TIF as a private implementation tool to complete various public projects.

The Plan is also intended to build upon the Area's proximity to Midway Airport and the Stevenson Expressway by providing opportunities to attract commercial uses that can benefit from airport proximity. Implementation of the Plan can also provide support and growth and expansion opportunities for existing business. An improved business atmosphere in the Area and removal of the blighting influences will also enhance the stability and value of residential properties adjacent to the Area and provide a more visually pleasing gateway to Midway Airport.

E. Redevelopment Plan and Project Anticipation and Costs

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

- property assembly;
- street, alley and sidewalk reconstruction;
- transportation improvements;
- utility work;
- property rehabilitation and improvements to various existing properties including streetscape improvements;
- private developer assistance;
- environmental remediation and site preparation;
- marketing and promotion;
- environmental remediation and;
- financial study.

The anticipated activities and associated costs are shown on Table Three. Estimated Redevelopment Project Costs. The total estimated cost for the activities listed in Table Three are \$30,360,000.

G. Summary & Conclusions

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

The study and survey of the Area indicate that the requirements necessary to designate the improved portion of the Area as a conservation area and the vacant land in the Area as a blighted area are present. Therefore, the Area is qualified under the terms of the definitions in the Act. This Plan and the supporting documentation contained in the Eligibility Study (included herein as Attachment One of the Appendix) indicate that the Area on the whole has not been subject to growth and development through investment by private enterprise, and would not reasonably be anticipated to be developed without the adoption of the Plan.

SECTION II - LEGAL DESCRIPTION AND PROJECT BOUNDARY

The boundaries of the Area include only those contiguous parcels of real property and improvements substantially benefited by the activities to be undertaken as a part of the Plan. Since the boundaries of the Area include nearly 94 acres of land, the statutory minimum of 1.5 acres is exceeded.

The boundaries represent an area that is a connected series of commercial corridors that serve adjacent residential neighborhoods and users of Midway Airport. These commercial corridors contain common characteristics that influence the viability of the entire Area:

- each corridor represents an older commercial core that has suffered from decline;
- occupancy rates, building age, building conditions and streetscape conditions are relatively similar throughout the entire Area;
- each corridor is in relatively close proximity to the other (i.e. where one corridor ends the other begins and there is no clear demarcation of the boundaries between corridors)

The boundaries of the Area are shown on Exhibit A, Boundary Map of TIF Area included in Attachment Two of the Appendix and the boundaries are described in the Legal Description of the Area included as Attachment Three of the Appendix. A listing of the permanent index numbers and the 1998 equalized assessed value for all properties in the Area are provided as 1998 Estimated E.A.V. by Tax Parcel included as Attachment Four of the Appendix.

SECTION III - STATUTORY BASIS FOR TAX INCREMENT FINANCING

A. Introduction

In January 1977, TIF was made possible by the Illinois General Assembly through passage of the Act. The Act provides a means for municipalities, after the approval of a redevelopment plan and project, to redevelop blighted, conservation, or industrial park conservation areas and to finance eligible "redevelopment project costs" with incremental property tax revenues. "Incremental property tax" or "incremental property taxes" are derived from the increase in the current E.A.V. of real property within the redevelopment project area over and above the "certified initial E.A.V." of such real property. Any increase in E.A.V. is then multiplied by the current tax rate, which results in incremental property taxes. A decline in current E.A.V. does not result in a negative incremental property tax.

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

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

Tax increment financing does not generate tax revenues by increasing tax rates. It generates revenues by allowing the municipality to capture, for a prescribed period, the new revenues produced by the enhanced valuation of properties resulting from the municipality's redevelopment program, various redevelopment projects, and the reassessment of properties. Under the Act, all taxing districts continue to receive property taxes levied on the initial valuation of properties within the redevelopment project area. Additionally, taxing districts can receive distributions of excess incremental property taxes when annual incremental property taxes received exceed principal and interest obligations for that year and redevelopment project costs necessary to implement the Plan have been paid. Taxing districts also benefit from the increased property tax base after redevelopment project costs and obligations are paid.

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

The increase or "increment" can be used to finance "redevelopment project costs" such as property assembly, site clearance, building rehabilitation, interest subsidy, construction of public infrastructure, etc. as permitted by the Act.

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

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

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

To ensure that the exercise of these powers is proper and in the public interest, the Act specifies certain requirements that must be met before a municipality can proceed with implementing a redevelopment plan. One of these requirements is that the municipality must demonstrate that a redevelopment project area qualifies for designation. With certain exceptions, an area must qualify generally either as:

- a blighted area (both "improved" and "vacant" or a combination of both); or
- a conservation area; or
- a combination of both blighted areas and conservation areas within the definitions for each set forth in the Act.

The Act does not offer detailed definitions of the blighting factors used to qualify areas. The definitions set forth in the Illinois Department of Revenue's "Definitions and Explanations of Blight and Conservation Factors (1988)" were used in this regard in preparing this Plan.

B. The Redevelopment Plan and Project for the Cicero/Archer Tax Increment Financing Redevelopment Project Area.

As evidenced herein, the Area as a whole has not been subject to growth and development through private investment. Furthermore, it is not reasonable to expect that the Area as a whole will be redeveloped without the use of TIF.

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

1. Occurs 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; and
2. Occurs on a reasonable, comprehensive and integrated basis to ensure that all blighting factors are eliminated; and
3. Accomplishes objectives within a reasonable and defined period so that the Area may contribute productively to the economic vitality of the City.

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

This Plan specifically describes the Area and summarizes the factors which qualify the improved portion of the Area as a conservation area and the vacant portion of the Area as a blighted area as defined in the Act. (Also, see the Eligibility Study included as Attachment One of the Appendix).

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

The use of incremental property taxes will permit the City to direct, implement and coordinate public improvements and activities to stimulate private investment within the Area. These improvements, activities and investments will benefit the City, its residents, and all taxing districts having jurisdiction over the Area. These anticipated benefits include:

- An increased property and sales tax base arising from new commercial and industrial development and the rehabilitation of existing buildings.
- An increase in temporary construction and full-time employment opportunities for residents of the City.
- The construction of an improved system of roadways, utilities and other infrastructure which better serves existing businesses and industries and accommodates desired new development.

SECTION IV - REDEVELOPMENT GOALS AND OBJECTIVES

Information regarding the needs of the Area and proposals for the future was obtained from the City of Chicago, various neighborhood groups, comments expressed at neighborhood meetings and field investigations by the Consultant.

The Area boundaries have been established to maximize the development tools created by the Act and to address Area problems and needs. To address these needs, various goals and objectives have been established for the Area as noted in this section.

A. General Goals for Cicero/Archer Redevelopment Area

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

1. Improve the quality of life in the City by revitalizing the Area. This can be accomplished through creation of secure, functional, attractive, marketable and competitive business environments.
2. Stabilize the real estate and sales tax base for the City and other taxing districts having jurisdiction over the Area.
3. Retain viable businesses within the Area.
4. Attract new business to the Area.
5. Improve the appearance of the commercial corridors of the Area through: building facade renovation/restoration, removal of signage clutter, restoration of deteriorated signage. In doing so there will have the added benefit of improving the appearance of properties along the main access to Midway Airport.
6. Create new job opportunities within the Area.
7. Employ residents from within the Area as well as adjacent neighborhood and redevelopment project areas.

B. Redevelopment Objectives

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

1. Reduce or eliminate those conditions that qualify the depressed portion of the Area as a "conservation area" and the vacant land of the Area as a "blighted area". These conditions are described in detail in the Eligibility Study (see Attachment One of the Appendix).
2. Create an environment that stimulates private investment in the upgrading and expansion of existing businesses and the construction of new business facilities.
3. Encourage visually attractive buildings, rights-of-way, and open space.

4. Provide public improvements and facilities in relationship to projected demand.
5. Assist in the establishment of job readiness programs to provide residents with skills necessary to secure jobs.
6. Provide opportunities for women-owned and minority-owned businesses to share in the process and benefits of redevelopment of the Area.
7. Maximize the existing transportation network of the Area and ensure that the Area is served by a street system and public transportation facilities that provide safe and convenient access.
8. Create a coherent urban design for the Area.

C. Development and Design Objectives

Listed below are the specific development and design objectives which will assist the City in directing and coordinating public and private improvement and investment throughout the Area in order to achieve the general goals and redevelopment objectives for the Area identified previously in this Plan.

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

1. Land Use

- Promote new commercial development and integrate new development with existing businesses.
- Facilitate rehabilitation and development of commercial, retail and commercial service uses while recognizing the existence of institutional and residential uses, given the Area's current boundaries and existing land use and zoning patterns.
- Protect areas designated for a particular land use through implementation of the generalized land use plan for the Area.

- Encourage expansion of business in the Area where concentrations of similar businesses exist.
- Provide for ancillary uses associated with Midway Airport in locations that do not intrude on surrounding residential neighborhoods.

9. Building and Site Development

- Repair and rehabilitate existing commercial buildings in poor condition.
- Reuse vacant buildings in serviceable condition for new business or commercial use.
- Ensure that the design of new buildings is compatible with the surrounding building context.
- Promote the use of signage, signage and landscaping that adds visual interest and preserves a unique identity within the area.
- Locate building service and loading areas away from front entrances and major streets where possible.
- Encourage secure parking, storage and support facilities that can be shared by multiple businesses and industrial uses.
- Encourage consistent decorative elements around the perimeter of commercial buildings to provide street level identity.

10. Transportation and Infrastructure

- Provide safe and convenient access to the Area for transit, auto and public transportation.
- Improve streets, street lighting, curbs, sidewalks and traffic signage.
- Encourage developments that take advantage of access to the City's mass transit network.

- Provide well-defined utility/electrical connections.
- Upgrade public utilities and infrastructure throughout the Area.
- Upgrade the Cicero Avenue corridor as a major entrance to the Area.

2. Urban Design

- Establish a streetscape system to guide the design and location of light fixtures, sidewalks, paving materials, landscaping, street furniture and signage within each commercial/industrial district in the Area.
- Promote high-quality architectural design throughout the Area.
- Replace signage that is deteriorated and unattractive.
- Landscape the major street corridors and repair deteriorated sidewalks and curbs.
- Preserve and promote buildings with historic and architectural value where appropriate.
- Clear, clean and unobscure vacant land and use vacant lots for permanent, attractive open space or off-street parking.
- Eliminate graffiti, trash, weeds and other visually offensive conditions.

3. Landscaping and Open Space

- Provide landscaped buffer areas to reduce the impact of storage and activities on adjacent residential neighborhoods.
- Encourage the use of trees.
- Promote the use of land, support and integrate landscaping or other equipment, waste collection areas, loading areas, service areas and the perimeter of parking lots and other vehicular use areas.

- Promote the development of shared open spaces within the commercial corridors, including courtyards, outdoor seating areas, recreational areas, etc.
- Ensure that open spaces are designed, landscaped and lighted to achieve a high level of security.

SECTION V - BASIS FOR ELIGIBILITY OF THE AREA & FINDINGS

A. Introduction

Attachment One of the Appendix (the "Eligibility Study") contains a comprehensive report that documents all factors required by the Act to make a determination that the area is eligible under the Act. A brief synopsis of this Eligibility Study is included in this Section.

To designate redevelopment project area, according to the requirements of the Act, a municipality must find that there exist conditions which cause such proper area to be classified as a blighted area, conservation area, combination of blighted and conservation areas, or an industrial park conservation area. The criteria and the individual factors that were utilized in conducting the evaluation of the physical conditions in the Area are outlined under the individual headings that follow:

B. Area Background Information

1. Location and Size of Area

The northern portion of the Area is located eight and one-half miles southeast of downtown Chicago. The Area includes the following municipal sections:

- 100th Avenue from 40th Street to approximately 50th Street
- 110th Street from Lawrence Avenue to Frank Avenue, and
- 120th Avenue from Lawrence Avenue to Keating Avenue

The boundaries of the Area are depicted in the "Legal Description of Area's" Attachment Three of an Appendix and are depicted in Section 5, Exhibit A, Boundary Map of TIF Area, included in Attachment Two of the Appendix. The use and use change districts are Exhibit B, Use and Land Use Assessment Map, included in Attachment Two of the Appendix.

2. Description of Current Conditions

The Area consists of 40 (full and partial) city blocks, 114 buildings and 395 parcels covering approximately 94 acres. The gross land use percentage breakdown of the Area's acreage is provided on the following page:

Land Use	Percentage of Gross Land Area	Percentage of Net Land Area ¹
Residential	3.7%	6.6%
Commercial	32.9%	58.8%
Institutional and Related	9.7%	17.3%
Vacant/Undeveloped	9.7%	17.3%
Public Rights-Of-Way	44.0%	N/A

¹ Net land area exclusive of public rights-of-way.

Much of the Area is in need of redevelopment, rehabilitation and revitalization and is characterized by the three conservation area factors that exist to a major extent listed below as well as seven additional factors that exist to a minor extent presented later in this Plan:

Obsolescence

58% of buildings or parcels exhibited evidence of obsolescence. Obsolescence identified in the Area includes: structures containing vacant space, structures with design and space layouts that are no longer suitable for their current use, parcels of limited and narrow size and configuration and obsolete site improvements including limited provisions for on-site parking.

Excessive Land Coverage

64% of buildings or site improvements exhibited evidence of excessive land coverage. Examples of excessive land coverage identified in the Area include: building or site improvements exhibiting nearly 100% lot coverage, lack of required off-street parking and inadequate provision for loading or service areas.

Degradation of Physical Maintenance

Degradation of physical maintenance was identified on 75% of buildings and site improvements in the Area. Examples observed in the Area include unpainted or unfinished surfaces, peeling paint, loss of missing materials, cracks in masonry construction, broken windows, loose gutters and downspouts, and damaged building areas still in disrepair. Trash and debris was also observed on several sites and several parking lots and paved areas exhibited cracks and potholes in need of repair.

The Area on the whole has not been subject to growth and development through investment by private enterprise on a level consistent with other sections of the City and would not reasonably be anticipated to be developed without the adoption of this Plan. Age and the requirements of contemporary commercial and industrial tenants have caused portions of the Area and its building stock to become obsolete and may result in further disinvestment in the Area.

Along portions of Cicero Avenue and 47th Street, numerous vacant lots exist where once viable commercial or residential structures stood. Some commercial uses along Cicero Avenue and 47th Street are vacant and underutilized. The presence of deterioration of physical maintenance, obstruction and excessive land coverage impact negatively on the Area and surrounding residential areas and uses. The Commercial corridor along Archer Avenue exhibits a *need for improvement*.

The City is currently developing this Plan in an attempt to attract new growth and development.

The City and the State of Illinois (State) have designated a portion of this section of the city as Enterprise Zone 2 (see Exhibit F, Enterprise Zone Map included in Attachment Two of the Appendix). However, the initiative only covers a small portion of the Area to the east of Cicero Avenue and the Cicero Avenue north of 47th. The Enterprise Zone designation is not enough to eliminate further decline in these portions of the Area within the Enterprise Zone. In addition, the Enterprise Zone designation does not cover all sections of the Area. However, in the future, the Enterprise Zone could be expanded and in conjunction with the components of the Plan could assist in addressing other portions of the Area by providing additional resources for site cleanup, maintenance and rehabilitation, and other improvements to the Area and the City.

From 1993 through 1998, the Equalized Assessed Value (E.A.V.) of the City of Chicago increased from \$28.7 billion to \$31.9 billion according to Cook County records. This represents a gain of \$3.2 billion (annual average of 3.6%) during this six-year period. From 1993 through 1998, the E.A.V. of Lake Township (the township which includes the Cicero/Archer Redevelopment Project Area) increased from \$4.1 billion to \$4.9 billion according to Cook County records. This represents a gain of \$0.8 billion (annual average of 3.8%) during this six-year period. In 1993 the E.A.V. of the Area was \$14.3 million. In 1998, the E.A.V. of the Area was \$19.9 million. This represents a gain of \$5.6 million (annual average of 7.5%) during the six-year period between 1993 and 1998.

While this percentage increase is substantial, the majority of growth occurring in the Area during the past 6 years occurred in the reassessment year of 1997 and occurred on a small number of properties scattered throughout the Area. Between 1996 and 1997 the E.A.V. of the Area grew by 21.1%.

However, eleven properties (2.8% of the 393 properties in the Area) account for 54.2% of the growth between 1996 and 1997. When these eleven properties are removed from calculations the E.A.V. growth rate of the Area between 1996 and 1997 falls to 9.6% (compared to 10.6% for Lake Township). Therefore, during the 1997 reassessment period the Area's growth rate (excluding the 11 properties mentioned above) was 9.0% below that experienced in Lake Township as a whole. The limited number of building permits issued for new construction since 1994 also indicates that E.A.V. growth occurring in the Area is due to reassessment and not due to new construction. Only 3 permits for new buildings and 13 permits for rehabilitation projects have been issued in the Area since July 1, 1994. According to building permit information provided by the City the total construction costs of these improvements was approximately \$1.7 million (approximately \$0.5 million in E.A.V.). Therefore, the majority of the growth occurring in the Area is not coming from new investment but is coming from reassessment. Historic trends also indicate that E.A.V. growth is only occurring during reassessment years. In the 2 years prior to 1997 the E.A.V. of the Area declined. Between 1995 and 1996 the E.A.V. of the Area declined by

approximately \$426,600 or +2.5%. Between 1994 and 1995 the E.A.V. of the Area declined by approximately \$188,000 or -1.1%. Therefore, the 1995 and 1996 E.A.V. of the Area was lower than the 1994 E.A.V. and only recovered during the reassessment year of 1997. In addition, between 1997 and 1998 the E.A.V. of the Area declined. This means that in three of the last 4 years the E.A.V. of the Area declined. Furthermore, E.A.V.'s for individual properties also indicate that investment is not occurring. Between 1996 and 1997 57 (24.5%) of the properties in the Area experienced E.A.V. declines and 9.5% of the properties in the Area are delinquent on the payment of 1995 through 1997 real estate taxes.

Vacant floor space and building code violations indicate that the building stock of the Area is declining. There is approximately 14,000 square feet of vacant commercial floor space in the Area. Much of this vacant floor space is located in buildings that are obsolete in terms of contemporary business requirements such as building design and site layout. Therefore reuse of much of the vacant floor space in the Area is unlikely. Since July 1, 1994, 66 building code violations have been issued on buildings. Twenty-four violations were issued for properties on Archer Avenue, 4 were issued for properties on 17th Street and 38 were issued for properties on Cicero Avenue. These violations suggest that properties are gradually becoming obsolete and maintenance on these structures is declining as the buildings age. Approximately 71% of the buildings in the Area are or exceed 35 years of age. Only one demolition permit has been issued in the Area since July 1, 1994. Much of the 9.2 acres of vacant land in the Area (primarily along Cicero Avenue and 47th Street) has been vacant for more than 5 years.

The number of code violations, vacant floor space in obsolete buildings, tax delinquencies and vacant lots suggest that a cycle of decline is occurring along Cicero Avenue and 47th Street. As buildings age, they become obsolete and maintenance on these buildings declines. The structures eventually become vacant and are left standing to deteriorate further as are demolished and the lot is left vacant.

As part of the documentation of existing conditions in the Area a separate analysis was performed that looked at development opportunities in the Area. According to information provided by the Goodman Williams Group, a Chicago based real estate research group, development opportunities exist along the major streets of the Area. The property along Cicero Avenue, 47th Street and Archer Avenue is a development opportunity because of it's access to I-55, the proximity to Midway Airport and the large, skilled labor force in the proximity of the Area. However, many of these sites are currently underutilized or in need of revitalization. The limiting development factors on these potential development sites are the presence of marginal commercial structures, the presence of obsolete site layouts and obsolete structures and the necessity to assemble multiple parcels to create developable sites. These conditions are common along Cicero Avenue and 47th Street.

C. Existing Land Use and Zoning Characteristics

A tabulation of existing land use by category is shown on the following page:

The existing land uses identified in Table One are predominantly commercial in nature as 22.9 percent of the gross land area or 28.8 percent of the net Area (exclusive of public right-of-way) is commercial. Vacant/Undeveloped land is also significant in the Area as 9.7 percent of the gross land area or 17.3 percent of the net Area (exclusive of public right-of-way) is vacant. One major institutional use (Hester School) is located in the Area. No public parks are located in the Area. Several residential pockets are present in the Area. The residential pockets are multi-family used located along Archer Avenue and along Cicero Avenue near the Archer/Cicero intersection. There are 23 multi-family residential structures containing a total of 212 residential units and 7 mixed-use buildings with first floor commercial uses and second floor residential uses containing a total of 24 residential units in the Area. There are no single-family residential structures in the Area. One hundred seventy eight of the 212 multi-family residential units are occupied and 10 of the 11 mixed-use residential units are occupied. Approximately 2.7 percent of the gross land area or 4.6 percent of the net land area (exclusive of public right-of-way) is residential.

The land use survey and map are intended to focus on the uses at street level which usually are the predominant use of the property. It should be recognized, however, that some of the multi-story buildings along Archer Avenue are actually mixed-use structures. The upper floors of these buildings are often intended for multi-family use, constructed so that the business owner could live above his shop and maximize the rental income potential of the building. In the overwhelming majority of these instances, these upper floors experience high rates of occupancy even if the first floor commercial space is vacant. The focus on ground floor uses is not intended to minimize the importance of the second floor uses. In fact, maximum use and occupancy of these mixed-use buildings is and should be encouraged.

Table One
Tabulation of Existing Land Use

Land Use	Land Area Gross Acres	% of Gross Land Area	% of Net Land Area ¹
Residential	16	1.7%	6.6%
Commercial	330	31.9	39.8
Industrial	91	9.1	17.3
Vacant/Underused	91	9.1	17.3
Sub total - Net Area	327	36.0%	100.0%
Public Rights Of Way	41.4	44.0	NA
Total	94.1 Ac.	100.0%	NA

Note:

¹ Net land area exclusive of public right-of-way

The majority of properties within the Area are zoned in commercial or business categories. A small portion of the Area is zoned as industrial and residential, consisting of the limited amount of residential uses in the Area as well as Morse School. (See Exhibit D, Generalized Existing Zoning Map included in Attachment Two of the Appendix). Along the boundaries of the Area, residential uses are in close proximity to businesses. The boundary separating residential and commercial uses is typically an alley.

D. Investigation and Analysis of Conservation Factors and Eligibility Factors

In determining whether the proposed Area meets the eligibility requirements of the Act, various methods of research were utilized in addition to the field surveys. The data includes information assembled from the sources below:

1. Contacts with local individuals knowledgeable of Area conditions and history, age of buildings and site improvements, methods of construction, real estate records and related items were utilized.
2. Aerial photographs, Sidwell block sheets, etc. were utilized.
3. Inspection and research as to the condition of local buildings, streets, utilities, etc.
4. On-site field inspection of the proposed Area conditions by experienced property inspectors of the Consultant and others as previously noted. Personnel of the Consultant are trained in techniques and procedures to determine conditions of local properties, utilities, streets, etc. and determine eligibility of designated areas for tax increment financing.
5. Use of accepted definitions and guidelines to determine area eligibility as established by the Illinois Department of Revenue manual to conducting eligibility compliance review for State of Illinois Tax Increment Finance Areas in 1988.
6. Adherence to basic findings of need as established by the Illinois General Assembly in establishing the Act. These are:

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

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

The Act currently sets forth 14 separate factors that are to be used to determine if an area qualifies as a "conservation area". In addition, two thresholds must be met. For an area to qualify as a conservation area 50% or more of the structures in the area must have an age of 35 years or more and a combination of 3 or more of the 14 factors must be found to exist such that although the area is not yet a blighted area, it is detrimental to the public safety, health, morals or welfare and may become a blighted area. For vacant areas to be declared as a "blighted area" additional criteria and factors must be met.

The Act currently does not define the blight terms, but the Consultant has utilized the definitions for these terms as established by the Illinois Department of Revenue in their 1988 Compliance Manual. The Eligibility Study included in the Appendix defines all of the terms and the methodology employed by the Consultant in arriving at the conclusions as to eligibility.

Conservation Area: A combination of 3 or more of the following factors for improved property must exist for an area to qualify as a conservation area under the Act:

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Illegal use of individual structures

3. Presence of structures below minimum code standards
6. Abandonment
7. Excessive vacancies
8. Overcrowding of structures and community facilities
9. Lack of ventilation, light or sanitary facilities
10. Inadequate utilities
11. Excessive land coverage
12. Deleterious land use or layout
13. Depreciation of physical maintenance
14. Lack of community planning

Table Two, Conservation Area Factors Matrix, provided on the following page, tabulates the condition of all improved properties in the approximately 94-acre 40 full and partial block Area. Table Two documents the conditions of improved portions of the Area. The data contained in Table Two indicate that three blighting factors associated with improved land are present to a meaningful extent and generally distributed throughout the Area.

Blighted Vacant Area: The following are various provisions that permit vacant property to qualify as blighted:

1. Combination of 2 or more of the following factors:
 - i. Obsolete platting of the vacant land,
 - ii. Diversity of ownership of such land,
 - iii. Tax and special assessment delinquencies on such land,
 - iv. Flooding on all or part of such vacant land,
 - v. Degradation of structures or site improvements in neighboring areas adjacent to the vacant land, or
2. The area immediately prior to becoming vacant qualified as a blighted improved area, or
3. The area consists of an unused quarry or unused quarries, or
4. The area consists of unused rail yards, rail tracks, or railroad right-of-way, or

The area, prior to its designation, is subject to a court decree which adversely impacts on real property in the area and is a

flooding is substantially caused by one or more improvements within or in proximity to the area which improvements have been in existence for at least 5 years or

6. The area consists of an unused disposal site, containing earth, stone, building debris or similar material which were removed from construction, demolition, excavation or dredge sites or
7. The area is not less than 50 nor more than 100 acres and 75% of which is vacant, notwithstanding the fact that such area has been used for commercial agricultural purposes within 5 years prior to the designation of a redevelopment project area and which area meets at least one of the factors recited herein, and the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1962, and the area has not been developed for that designated purpose.

The following discussion identifies the relevant eligibility considerations for the vacant portions of the Area. The vacant areas discussed below have been vacant for some time and would be available for development if private sector interest was identified.

Approximately 9.1 acres or 17.3 percent of the net land area (exclusive of public right-of-way) was identified as vacant. It is evident from historic plans and photos that buildings once existed on some of these sites and demolition of these structures has occurred over time. Since July 1, 1984 only one structure has been demolished according to permit data provided by the City. Therefore, it is evident that demolition of these structures occurred more than 5 years ago and these vacant sites have not generated any development activity for some time. Given the deteriorated condition of existing structures in the vicinity of the vacant land and the presence of other factors necessary to qualify as blighted property under the Act on the vacant land, the vacant portions of the Area qualify as a blighted area.

Further discussion of the relevant eligibility considerations for the vacant areas is included in the Eligibility Study included as Attachment Five of the Appendix. The vacant parcels are illustrated on the Exhibit B, Existing Land Use Assessment Map included in Attachment Two of the Appendix and summarized in the discussion below.

E. Summary of Eligibility Area Qualification

It was determined in the investigation and analysis of conditions in the Area that the improved portions of the Area qualify as a conservation area and the vacant portions of the Area qualify as a blighted area under the Act. The qualifying factors that were determined to exist in the improved Area and vacant area are summarized later in this section. The Plan includes measures designed to reduce or eliminate the deficiencies that cause the Area to qualify consistent with the strategy of the City in other redevelopment project areas.

The loss of businesses from this Area, mirroring the experience of other large urban centers, further documents the trend line and deteriorating conditions of the Area. Closures and abandonment of some vacant commercial storefronts and vacant land are further evidence of declining conditions in the Area.

The City and the State have designated a portion of the Area (approximately 24.6%) as State of Illinois Enterprise Number Zone 2 as a further response to deteriorating conditions in the Area. However, this designation only covers a small portion of the Area east of Cicero Avenue and the right-of-way of Cervera Avenue. This designation recognizes the significant needs of a portion of the Area and reinforces the need for public financial assistance to attract private investment (see Exhibit F, Enterprise Zone Map included in Attachment Two of the Appendix).

The conclusion of the Consultant is that the number, degree and distribution of eligibility factors as documented in this report warrants the designation of the Area as a conservation area and as a blighted area as set forth in the Act. The summary tables contained on the following pages highlight the factors found to exist in the Area that cause it to qualify. Although it may be concluded that the mere presence of the stated eligibility factors noted herein may be sufficient to make a finding of qualification as a conservation area or blighted area, this evaluation was made on the basis that the factors must be present to an extent that would lead reasonable persons to conclude that public intervention is appropriate or necessary. Secondly, the distribution of conservation area and blighted area eligibility factors throughout the Area must be reasonable so that a good area is not arbitrarily found to qualify as a conservation or blighted area simply because of proximity to an area that exhibits eligibility factors.

The presence of multiple conservation area and blighted area factors, vacant land and declining E.A.V.s of some area properties indicates that the Area on the whole has not been subject to growth and development as a result of investments by private enterprise and is not anticipated to be developed without the adoption of this Plan. These have been previously documented. All properties within the Area will benefit from the TIF program.

1. Impaired Land Statutory Factors

	<u>ELIGIBILITY FACTOR¹</u>	<u>EXISTING IN AREA</u>
	Age ²	71% of bldgs. are or exceed 25 years of age.
1	Dilapidation	Not Present
2	Obsolescence	Major Extent
3	Deterioration	Minor Extent
4	Mixed use of individual structures	Minor Extent
5	Presence of structures below minimum code standards	Minor Extent
6	Abandonment	Not Present
7	Excessive vacancies	Minor Extent
8	Overcrowding of structures and community facilities	Not Present
9	Lack of ventilation, light or sanitary facilities	Minor Extent
10	Inadequate parking	Not Present
11	Excessive land coverage	Major Extent
12	Disturbances and use of layout	Minor Extent
13	Degradation of physical maintenance	Minor Extent
14	Lack of community services	Minor Extent

Notes:

¹ The items listed are required by the City of Chicago, Ordinance 466-000, Section 466-000-000, and Ordinance 466-000-001, and are subject to change without notice and without compensation to the City of Chicago.

² The term "Age" is defined as the number of years since the structure was first constructed, as determined by the City of Chicago.

2. Vacant/Unimproved Land-Statutory Factors

ELIGIBILITY FACTOR	EXISTING IN VACANT/ UNIMPROVED PORTION OF AREA
1 Two or more of the following factors: i. Obsolete planning (Present) ii. Diversity of ownership (Present) iii. Tax and assessment delinquencies (Present) iv. Flooding (Does not exist) v. Disaggregation of structures or site improvements in neighboring areas adjacent to the vacant land (Present) Or	YES
2 Area immediately prior to becoming vacant qualified as a blighted/improved area. Or	---
3 Area consists of unused quarry or quarries. Or	---
4 Area consists of unused rail yards, rail tracks or rail-road right-of-way. Or	---
5 Area prior to designation is subject to chronic flooding caused by improvements. Or	---
6 Area consists of unused disposal site containing earth, stone, building debris, etc. Or	---
7 Area is not less than 50 nor more than 100 acres and 75% or vacant	---

The analysis presented above is based upon field review and data assembled by the Consultant. The conclusions presented in this report are those of the Consultant. The study and survey of the Area indicate that a requirement necessary for designation of the improved portion of the Area as a conservation area and the vacant portion of the Area as a blighted area are present.

Therefore, the Area is qualified as both a conservation area and blighted area to be designated as a redevelopment project area and eligible for Tax Increment Financing under the Act (see full text of Attachment One, Eligibility Study included in the Appendix).

SECTION VI - REDEVELOPMENT PLAN AND PROJECT

A. Introduction

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

the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a "blighted area" or "conservation area" or combination thereof or "industrial park conservation area," and thereby to enhance the tax base of the taxing districts which extend into the redevelopment project area

B. Generalized Land Use Plan

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

The generalized land use plan for the Area will be in effect upon adoption of this Plan. This land use plan is a generalized plan in that it states land use categories and even alternative land uses that apply to each area in the Area. Existing land uses that do not conform with these categories may be permitted to exist. However, TH assistance will only be provided for those properties in conformance with the generalized land use plan.

The commercial corridors of the Area should be revitalized through improvement of the streets, streetscaping, and infrastructure. Redevelopment

of small scale individual properties with the primary focus being a series of planned commercial retail/service corridors is anticipated.

In addition, provisions for other land uses, including residential and public/institutional uses are included. The various land uses should be arranged and located to minimize conflicts between neighboring land use activities.

The generalized land use plan is focused on maintaining and enhancing sound and viable existing businesses, and promoting new business development at selected locations. The generalized land use plan highlights areas for use as commercial business that will enhance existing development and promote new development within the Area. The generalized land use plan designates six (6) land use categories within the Area:

- i. Residential/Commercial
- ii. Public/Institutional
- iii. Commercial
- iv. Commercial/Industrial
- v. Institutional/Commercial
- vi. Transportation

These six categories, and their location are identified on Exhibit C, Generalized Land Use Plan included as Attachment Two of the Appendix. These six categories were developed from several factors, existing land use, the existing underlying zoning district and the land use anticipated in the future.

The intent of the Generalized Land Use Plan is for continued commercial use of these corridors by providing opportunities for commercial expansion and revitalization that will serve the residents of the Area as well as individuals traveling to and from Midway Airport. It is not the intent of the generalized land use plan to eliminate non-conforming existing uses in this Area, or to eliminate residential uses. The intent is to permit the expansion of these uses where appropriate and allow the commercial nature of the Area to remain intact. In some instances, transformation from residential use to commercial may be desirable. It should be clearly noted that existing uses may remain until such time that they are no longer viable for their present use.

C. Redevelopment Projects

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

1. Private Redevelopment Projects:

Rehabilitation of existing properties including adaptive reuse of certain existing buildings built for one use but proposed for another use (so long as such rehabilitation can comply with applicable City codes and the Generalized Land Use Plan contained herein). New construction or reconstruction of private buildings at various locations as permitted by the Plan.

2. Public Redevelopment Projects:

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

3. Property Assembly:

Property assembly in accordance with this plan may be undertaken by the private sector. Additionally, the City may encourage the preservation of buildings that are structurally sound and compatible with the overall redevelopment of the Area.

To meet the goals and objectives of the Plan, the City may acquire and assemble property throughout the Area. Exhibit G-1, Land Acquisition Map located in Attachment Two of the Appendix indicates the parcels currently proposed to be acquired for clearance and redevelopment in the Project Area. Exhibit G-2, Land Acquisition List also included in Attachment Two of the Appendix portrays the acquired properties in more detail. Parcels of land may be acquired for the purposes of land assembly for future redevelopment. Site preparation may include demolition of existing improvements and environmental remediation where appropriate.

To meet the goals, policies or objectives of this Plan, the City may acquire and assemble property throughout the Area. Land assembly by the City may be by purchase, exchange, donation, lease, eminent domain or through the Tax Reversion Program and may be acquired for the purposes of (a) sale, lease, or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. 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.

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

The City may (a) acquire any historic structure (whether a designated City or State landmark or not, or eligible for nomination to the National Register of Historic Places) to demolish any non-historic feature of such structure, and (b) incorporate any historic structure or historic feature into a development on the subject property or adjacent property.

In connection with the City exercising its power to acquire real property not currently identified on Exhibit G-1, including the exercise of the power of eminent domain, under the Act in implementing the Plan, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of the Plan.

For properties described on Exhibit G-1, Land Acquisition Map located in Attachment Two of the Appendix, the acquisition of occupied properties by the City shall commence within four years from the date of the publication of the ordinance approving the Plan. Acquisition shall be deemed to have commenced with the sending of an offer letter. After expiration of this four-year period, the City may acquire such property pursuant to the Plan under the Act according to its customary procedures described in the preceding paragraph.

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

The estimated costs associated with the eligible redevelopment projects are presented in Table Three, Estimated Redevelopment Project Costs below.

TABLE THREE
Estimated Redevelopment Project Costs

<u>Activity</u>	<u>Cost¹</u>
1. Planning, Legal, Professional Services, Administrative	\$ 1,000,000
2. Property Assembly; Site Clearance & Clean-Up; Site Preparation	\$ 7,000,000
3. Rehabilitation Costs	\$ 8,000,000
4. Public Works or Improvements	\$ 4,000,000
5. Job Training	\$ 3,300,000
6. Taxing Districts' Capital Costs	\$ 2,000,000
7. Relocation Costs	\$ 2,000,000
8. Interest Subsidy	\$ 3,000,000
*Total Redevelopment Project Costs	\$30,300,000

¹ Further interpretations of costs are provided on Exhibit A13 to this Bill. Certain costs contained in this table will become eligible costs as of November 1, 1999 pursuant to an amendment to the Act.

In addition to the above stated costs, each year of bond-issuance to finance a phase of the project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations, including, in respect of adjustments to the estimated and item costs above, any expenses and may be made by the City without amendments to the plan. Each individual project cost will be prorated in light of projected private development and resulting incremental tax revenues as they are considered for public financing under the provisions of the Act. The totals of item costs set forth above are an upper limit of expenditures. Adjustments may be made in one item, within the total, and may be made without amendment to the plan. The City may incur Redevelopment Project Costs which are paid for from the funds of the City other than incremental taxes, and the City may then be reimbursed for such costs from incremental taxes. Except as permitted by the Act, no such taxes shall be subject to any adjustments resulting from the results of the plan, or be subject to the usual transfer requirements of such taxes and other laws.

These are projects that are necessary to carry out the capital improvements covering portions of the Cicerone-Elmer Redevelopment Area and to address the additional needs identified in preparing this Plan. This estimate includes reasonable or necessary costs incurred or estimated to be incurred in the implementation of this Plan. Some of the costs listed in Table Three, Estimated Redevelopment Project Costs will become eligible costs under the Act pursuant to an amendment to the Act which will become effective November 1, 1999. Except as permitted by the Act, in no instance shall such additions or adjustments result in any increase in the total redevelopment costs without further amendment to this Redevelopment Plan.

The City may enter into redevelopment agreements or intergovernmental agreements with private entities or public entities to construct, rehabilitate, renovate or restore private or public improvements on one or several parcels collectively referred to as Redevelopment Projects. Redevelopment agreements may contain terms and provisions that are more specific than the general principles set forth in this Plan and which may include affordable housing requirements.

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

B. Assessment of Financial Impact on Taxing Districts

In 1981, the Act was amended to require an assessment of any financial impact of the redevelopment project area on, or any increased demand for services from, any taxing district affected by the redevelopment plan and a description of any programs to address such financial impacts or increased demands. The City intends to monitor development in the Area and with the cooperation of the state affected taxing districts will attempt to ensure that any increased needs are addressed in conjunction with any particular development.

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

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

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

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

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

Board of Education of the City of Chicago. General responsibilities of the Board of Education include the provision, maintenance and operations of educational facilities and the provision of educational services for kindergarten through twelfth grade. Hearst School is located within the Area. This school as well as other Chicago Public Schools near the Area are shown on Exhibit A, Boundary Map of TIF Area included as Attachment Two of the Appendix.

Chicago Park District. The Park District is responsible for the provision, maintenance and operation of park and recreational facilities throughout the City and for the provision of recreation programs. No parks are located within the Area. Parks located near the Area are identified on Exhibit A, Boundary Map of TIF Area included in Attachment Two of the Appendix.

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

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

City of Chicago Library Fund. The Chicago Library District operates and maintains 79 libraries throughout the City of Chicago. Several other branches located in the Area library services for residents of the Area and adjacent neighborhoods.

The extent of the land use changes discussed previously are not likely to result in significant new service demands from the City and other taxing districts. In addition, in some other locations existing residential uses may be replaced by new or expanded commercial uses and therefore will have an offsetting effect.

The City finds that the financial impact on taxing districts of the City implementing the Plan and establishing the Area is not significant and that the Plan and Area will not result in significant increased demand for facilities or services from any taxing district. The replacement of vacant and underutilized properties with new development may cause some increased demand for services and/or capital improvements. These services are provided by the Metropolitan Water Reclamation District (M.W.R.D.) and the City (fire and police protection as well as sanitary collection, recycling, etc.). It is not anticipated that the demand for increased services and facilities will be significant because nearly all of the Area is currently developed or was developed at one time and is currently receiving services via the existing infrastructure. Any increase in demand can be adequately handled by existing facilities of the M.W.R.D. Likewise, services and facilities of the City of Chicago are adequate to handle any increased demand that may occur.

The major goals of this Plan are to revitalize and restore existing business areas; assist in property assembly; accomplish the planned program of public improvements; achieve new business in-fill development wherever possible and address the needs identified herein which cause the Area to qualify for TIF under the Act. Existing built-up areas are proposed to be revitalized and stabilized. Revitalization is not expected to result in a need for new facilities or expanded services from area taxing bodies.

The costs presented in Table Three - Estimated Redevelopment Project Costs, have included a limited portion of costs associated with capital improvement projects for Area taxing jurisdictions. The City will monitor the progress of the Plan and its future reports on all local taxing bodies. In the event significant adverse impacts are identified that increase demand for facilities or services in the future, the City will consider utilizing tax increment proceeds or other revenues, to the extent they are available to assist in addressing needs that are in conformance with this Plan.

The Area represents a very small portion (approximately 1/100th) of the total tax base of the City. In recent years, E.A.M. has been declining on some Area properties as previously noted. Closing Leases will be part of a program designed to stabilize the tax base in the Area, close the existing tax loopholes that are the result of deterioration in the Area and attract new growth and development in the future.

It is expected that benefits from new public and private investment in the Area will result in spillover of new development and investment in property, and therefore increased property values in adjoining neighborhoods of the community. The potential for the realization of this trend is borne out by data that was compiled by the Illinois Department of Revenue (IDOR). In a recent report from December 30, 1997, the IDOR notes that E.A.V. has grown at a faster rate (8.2%) in areas outside of TIF boundaries, in communities where TIFs have been created than it does in communities that have not created TIFs where the E.A.V. grew by only 3.8%. Therefore, IDOR's research suggests that establishment of the Area and implementation of the Plan are likely to also have this spillover effect. This spillover effect will generate additional tax revenue for the City and other local taxing bodies from investment outside its borders.

E. Prior Efforts

Prior public improvements and activities initiated by the City and others have been limited to on-going maintenance of public infrastructure. Each of these prior efforts involved area residents, elected officials, businesses and neighborhood groups. In addition, as part of the process of preparing this Plan several community meetings were held and elicited comments and input from those residing in or doing business in the Area with respect to this Plan.

Each of the efforts outlined previously were directed at specific major public improvements in the Area. However, broader efforts that address area-wide issues are needed:

- Stimulate business factors
- Redevelop vacant sites
- Improve transportation services, including provision for parking areas and incorporation of vehicular traffic and safety measures
- Institute employment training programs so as to better prepare the labor force in the Area for employment opportunities
- Undertake physical improvements to improve the appearance, image and marketability of the Area, and
- Explore other strategies that may come from outside the area's limits

SECTION VI - STATUTORY COMPLIANCE AND IMPLEMENTATION STRATEGY

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

A combination of private investments and projects and public improvements and projects is an essential element of the Plan. In order to achieve this end, the City may enter into agreements with public entities or private developers where deemed appropriate by the City, to facilitate public or private projects. The City may also contract with others to accomplish certain public projects and activities as contained in this Plan.

Costs that may be incurred by the City in implementing this Plan may include, without limitation, project costs and expenses that may be eligible under the Act as amended from time to time, including those costs that are necessary and related or incidental to those listed below as currently permitted by the Act. Some of the costs listed below will become eligible costs under the Act pursuant to an amendment to the Act which will become effective November 1, 1999.

1. Costs of studies, surveys, development of plans and specifications; implementation and administration of the Plan including but not limited to staff and professional service costs for architectural, engineering, legal, marketing, financial, planning or other services;
2. Property assembly costs including but not limited to acquisition of land and other property, and the removal of rights or interests therein; demolition of buildings; site preparation; site improvement; that serve as an enhanced barrier addressing ground level or below ground environmental contamination including but not limited to parking lots and other concrete, asphalt barriers, and the clearing and grading of land;
3. Costs of rehabilitation, reconstruction, repair or remodeling of existing public or private buildings, fixtures, and household trash enclosures.

4. 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 and the cost of construction of public works or improvements.
5. Cost of job training and retraining projects including the costs of "welfare to work" programs implemented by businesses located within the redevelopment project area.
6. Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued thereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding thirty-six (36) months thereafter and including reasonable reserves related thereto.
7. To the extent the City by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred (consistent with statutory requirements) within the taxing district in furtherance of the objectives of the Plan and Project.
8. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by Federal or State law.
9. Payments in lieu of taxes.
10. 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 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 a Redevelopment Project Area, and 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

unmistaken, 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 (as defined in the Act) and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code (as defined in the Act).

11. Interest costs incurred by a redeveloper 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; and

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

(C) if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph (11) then the 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 this Act may not exceed 30% of the total net cost paid or incurred by the redeveloper for the redevelopment project plus net redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act; and

(E) the 30% limitation in (B) and (D) above may be increased to up to 70% of the interest cost incurred by a redeveloper for the financing of rehabilitation or new housing for low-income households and very low income households as defined in Section 2 of the Chicago Affordable Housing Act.

12. An ordinance or resolution that is not in compliance with this Act is hereby declared null and void, and any such ordinance or resolution is hereby declared null and void, and is hereby repealed.

13. Up to 50% of the cost of construction, renovation and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for this benefit under the Act.
14. The cost of daycare services for children of employees from low-income families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the City, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development.

A. *Most Recent Equalized Assessed Valuation*

The purpose of identifying the most recent equalized assessed valuation (EAV) of the Area is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Area. The 1998 EAV of all taxable parcels in the Area is approximately \$19.9 million. This total EAV amount, by PIN, is summarized in 1998 E.A.V. by Tax Parcel included as Attachment Four of the Appendix. The EAV is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the Area will be calculated by Cook County. If the 1998 EAV shall become available prior to the date of the adoption of the Plan by the City Council, the City may update the Plan by replacing the 1998 EAV with the 1998 EAV without further City Council action.

B. *Redevelopment Valuation*

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

private redevelopment investment and anticipated growth that will result from redevelopment and rehabilitation activity in this Area is expected to increase the equalized assessed valuation to approximately \$24 billion to \$30 billion. This is based, in part, upon an assumption that the vacant buildings and vacant land in the Area will be improved and increase in assessed value. These actions will stabilize values in the remainder of the area and further stimulate rehabilitation and expansion of existing viable businesses.

C. Sources of Funds

The primary source of funds to pay for Redevelopment Project Costs associated with implementing the Plan shall be funds collected pursuant to tax increment allocation financing to be adopted by the City in connection with the Plan. Under such financing, tax increment revenue resulting from increases in the E A V of property in the Area shall be allocated to a special fund each year (the "Special Tax Allocation Fund"). The assets of the Special Tax Allocation Fund shall be used to pay Redevelopment Project Costs and retire any obligations incurred to finance Redevelopment Project Costs.

In order to expedite the implementation of the Plan and construction of the public improvements and projects, the City of Chicago, pursuant to the authority granted to it under the Act, may issue bonds or other obligations to pay for the eligible redevelopment project costs. Those obligations may be secured by future revenues to be collected and allocated to the Special Tax Allocation Fund. 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.

If available, revenues from other economic development funding sources, public or private, will be utilized. These may include City, state and federal programs, local retail sales tax, application revenues from any departing tax increment financing areas, and land disposition proceeds from the sale of land in the Area, as well as other resources. The final decision concerning recruitment of nearby tax increment revenues may be made a part of a final ordinance.

In the future, the Area may be reconstituted or re-segregated into a public or private way from either redevelopment project costs received under the Plan. The City may utilize net incremental project costs received from the redevelopment project costs, special project costs, or other resources.

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

The Area may become contiguous to or be separated only by a public right-of-way from redevelopment project areas created under the Industrial Jobs Recovery Law (65 ILCS 5/11-74.61-1, Et Seq., as amended). If the City finds that the goals, objectives and financial success of such contiguous redevelopment project areas or those separated only by a public right of way are interdependent with those of the Area, the City may determine that it is in the best interests of the City and in furtherance of the purposes of the Plan that net revenues from the Area be made available to support any such redevelopment project areas, and vice versa. The City therefore proposes to utilize net incremental revenues received from the Area to pay eligible Redevelopment Project Costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or loaned between the Area and such areas. The amount of revenue from the Area so made available, when added to all amounts used to pay eligible redevelopment project costs within the Area or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Table Three of this Plan.

D. Nature and Term of Obligation

Without excluding other methods of City or private financing, a major source of funding will be those deposits made into the Special Tax Allocation Fund of monies received from the taxes on the increased value (above the present equalized assessed value) of real property in the Area. These monies may be used to repay private or public securities for the expenditure of funds made as Redevelopment Project Costs for applicable public or private redevelopment activities noted above, or may be used to amortize TIF Revenue obligations issued pursuant to this Plan for a term not to exceed 15 years bearing an annual interest rate as permitted by law. Revenues received in excess of 100% of funds received for the payment of principal and interest on the bonds and not needed for other redevelopment project

costs or early bond retirements may be declared as surplus and become available for distribution annually to the taxing bodies to the extent that this distribution of surplus does not impair the financial viability of the project or the bonds. One or more bond issues may be sold at any time in order to implement this Plan.

E. Completion of Redevelopment Project and Plan

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 this redevelopment project area is adopted (By December 31, 2024).

F. Commitment To Fair Employment Practices, Affirmative Action Plan and Affordable Housing

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

1. The assurance of equal opportunity in all personnel and employment actions, including, but not limited to: hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, religion, sex, age, handicapped status, national origin, creed or ancestry.
2. Redevelopers will meet City of Chicago standards for participation of Minority Business Enterprises and Woman Business Enterprises and the City Resident Construction Worker Employment Requirement as required in redevelopment agreements; provided, however, that some or all of these requirements may be waived or reduced for developers who are participating in one of the City's small business improvement programs.
3. This commitment to affirmative action will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
4. The City requires that developers who receive TIF assistance for market rate housing set aside 10% of the units to meet affordability

systems established by the City's Department of Housing. Generally, this means the affordable for-sale units should be priced at a level that is affordable to persons earning no more than 120% of the SMSA median income, and affordable rental units should be affordable to persons earning no more than 80% of the SMSA median income.

In order to implement these principles, the City shall require and promote equal employment practices and affirmative action on the part of itself and its contractors and vendors. In particular, parties engaged by the City shall be required to agree to the principles set forth in this section.

G. Housing Impact and Related Matters

Because the Area includes residential units whose occupants may be displaced as a result of the Plan, information regarding the potential impact on such residents and residential units is being provided in this Plan. Included in this Plan are Exhibit G-1, Land Acquisition Map and Exhibit C, Generalized Land Use Plan included as Attachment Two of the Appendix, which indicate that parcels of real property on which there are buildings containing residential units may be removed and that, to the extent those units are inhabited, the residents thereof will be displaced. The number and type of residential buildings in the Area potentially affected by this Plan were identified during the building condition and land use survey conducted as part of the eligibility analysis for the Area. A good faith estimate and determination of the number of residential units within each such building, whether such residential units were inhabited and whether the inhabitants were low-income or very low-income households were based on a number of research and analytical tools including, where appropriate, physical building surveys, data received from building owners and managers, and data bases maintained by the City's Department of Planning and Development, Cook County tax assessment records and census data.

The Area contains 28 multi-family buildings encompassing a total of 212 residential units and 7 mixed-use buildings containing a total of 11 residential units. One hundred seventy-eight of the 212 multi-family residential units are occupied and 10 of the mixed-use residential units are occupied. No single-family residential uses are located in the Area.

Any buildings containing residential units that may be removed and any additional units or residents of residential units projected to result are required to be within the construction of the Comprehensive Program, the

needed or sought to be implemented pursuant to this Plan. To the extent that any such removal or displacement will affect households of low-income and very low-income persons, there shall be provided affordable housing and relocation assistance not less than that which would be provided under the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. Affordable housing may either be existing or newly constructed housing and the City shall make a good faith effort to ensure that the affordable housing is located in or near the Area. For the purposes hereof "low-income households," "very low-income households" and "affordable households" shall have the meanings set forth in the Illinois Affordable Housing Act.

Based on the acquisition map designated in the Plan as Exhibit G-1, Land Acquisition Map located in Attachment Two of the Appendix, there are 3 mixed-use structures (containing a total of 5 residential units) that if the Plan is implemented in that regard would result in such buildings being removed. According to data taken from the 1990 U.S. Census, 3 of the 5 inhabited mixed-use households that would be removed are estimated to be occupied by families classified as low-income and 2 of the 5 inhabited mixed-use households that would be removed are estimated to be occupied by families classified as very low-income. No multi-family or single-family residential units are identified for acquisition. Therefore, 5 of the 5 inhabited mixed-use households that would be removed are estimated to be occupied by families classified as low- and very low-income.

Based on the land use map included herein as Exhibit C, Generalized Land Use Plan included as Attachment Two of the Appendix, when compared to Exhibit B, Existing Land Use Assessment Map, also included in Attachment Two of the Appendix, there are certain parcels of property currently containing residential uses and units that, if the Plan is implemented in that regard would result in such buildings being removed. The property associated with the 23 multi-family buildings (a total of 178 occupied units) and the property associated with the 7 mixed-use buildings (a total of 10 occupied units) located in the area are identified as a land use other than residential on Exhibit C, Generalized Land Use Plan included as Attachment Two of the Appendix and therefore would be removed. Fifty of the 178 inhabited multi-family households and 3 of the 10 inhabited mixed-use households that would be removed are estimated to be occupied by families classified as low-income. Thirty-four of the 178 inhabited multi-family households and 2 of the 10 inhabited mixed-use households that would be removed are estimated to be occupied by families classified as very low-income. Therefore, 84 of the 191 inhabited multi-family and mixed-use households that would be removed are estimated to be occupied by families classified as low- and very low-income.

Exhibit 5-2, Parcels To Be Acquired By City included in Attachment Two of the Appendix and Attachment Four of the Appendix. 1988 Estimated L.A.V. by Max Koenig, contain references to reflect the parcels containing buildings and units of residential housing that are impacted by the discussion presented in the previous paragraphs.

3. Approving the Redevelopment Plan.

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

4. Conformity of the Plan for the Area - Land Uses Approved by the Planning Commission of the City.

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

[Attachment Three - Legal Description referred to in this Chicago/Archer Tax Increment Financing Redevelopment Plan and Project Revision Number 1 constitutes Exhibit "C" to the ordinance and is printed on pages 8084 through 8087 of this Journal.]

[Sub Exhibit "A" of Attachment Two - Maps and Plan Exhibits referred to in this Chicago/Archer Tax Increment Financing Redevelopment Plan and Project Revision Number 1 constitutes Exhibit "A" to the ordinance and is printed on page 8085 of this Journal.]

[Sub Exhibits "B", "C", "D", "E", "F", "G", "H" and "I" of Attachment Two - Maps and Plan Exhibits referred to in this Chicago/Archer Tax Increment Financing Redevelopment Plan and Project Revision Number 1 printed on pages 8088 through 8096 of this Journal.]

[Attachment Four - 1988 Estimated L.A.V. by Tax Parcel referred to in this Chicago/Archer Tax Increment Financing Redevelopment Plan and Project Revision Number 1 printed on pages 8096 through 8098 of this Journal.]

[The Boundaries for the Midway Redevelopment Area Location Map and Table 2 referred to in this Chicago/Archer Tax Increment Financing Redevelopment Plan and Project Revision Number 1 printed on pages 8070 through 8081 of this Journal.]

Attachment One - Regulate Study referred to in this Chicago/Archer Tax Increment Financing Redevelopment Plan and Project Revision Number 1 reads as follows:

Attachment 001
**City Council/Archer Tax Increment Financing Redevelopment
Plan And Project Revision Number 1**

Eligibility Study
Revision Number 1

**City Council/Archer Tax Increment Redevelopment
Plan And Project**

October 20, 1999
Revised February 28, 2000.

I

Introduction.

P.G.A.V. Urban Consulting (the "Consultant") has been retained by the City of Chicago (the "City") to prepare a Tax Increment Financing Redevelopment Plan and Project for the proposed redevelopment project area known as the Cicero/Archer Redevelopment Area (the "Area"). Prior to preparation of the Plan, the Consultant undertook various surveys and investigations of the Area to determine whether the Area, containing all or part of forty (40) full or partial City lots and approximately ninety-four (94) acres, qualifies for designation as a tax increment financing district, pursuant to the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-29.4-1 et seq.) as amended (the "Act"). The report summarizes the analyses and findings of the Consultant's work. The commitment of the City to the City of P.G.A.V. Urban Consulting which has prepared the Eligibility Study, with the understanding that the City would pay for the budget and costs associated with the Study, in proceeding with the development of the Area, is a redevelopment project area under the Act, and upon the fact that P.G.A.V. Urban Consulting has obtained the necessary information to conclude that the Area can be designated as a redevelopment project area in compliance with the Act.

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

B

Background Information

A. Location And Size Of Area

The Area is located eight and one-half (8½) miles southwest of downtown Chicago and is comprised of three (3) interconnected and related commercial corridors formed by Cicero Avenue, 47th Street and Archer Avenue. The Area contains approximately ninety-four (94) acres and consists of forty (40) full and partial blocks.

The Area includes property along the following streets:

- Cicero Avenue from 45th Street to approximately 53rd Street;
- 47th Street from Laramie Avenue to Knox Avenue; and
- Archer Avenue from Laramie Avenue to Kensington Avenue.

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

B. Description Of Current Conditions

The Area consists of forty (40) full and partial blocks, one hundred (100) lots, 11,441 building and lot approximately three hundred (300) five (5) single-family detached units and approximately four hundred (400) five (5) single-family detached units in the Area. The most common lot size is 10,000 square feet and the most common building size is 10,000 square feet.

and within the Area is as follows:

Land-Use	Percentage Of Gross Land Area	Percentage Of Rent Land Area ¹
Residential	3.7	6.6
Commercial	32.0	34.8
Institutional and Related	9.2	17.7
Vacated/Underdevelopment	4.7	13.3
Public Rights-of-Way	44.6	NA

Most of the Area is in need of redevelopment, rehabilitation and revitalization and is characterized by:

- the predominance (approximately 80%) of structures that are thirty five (35) years old or older;
- low-rise (less than eight percent (8%) of buildings or parcels), excessive land coverage (sixty-four (64%) of buildings or site improvements); and
- depreciation of physical infrastructure (approximately 75% of buildings or site improvements).

¹ Based on data from the City of Chicago.

The Area on the whole has not been subject to growth and private investment and is not expected to do so without the adoption of the Plan. Age and the requirements of contemporary commercial and industrial tenants have caused portions of the Area and its building stock to become obsolete and may result in further private disinvestment in the Area.

Along Cicero Avenue and 47th Street vacant lots exist where numerous commercial and residential structures were removed. Also along Cicero Avenue are several underutilized properties (unused parking lots) and vacant storefronts, obsolete commercial uses (motels), and deteriorating structures. All of these conditions have resulted in a declining commercial corridor and a poor visual image along Cicero Avenue, one of the City's major transportation corridors.

Along Archer Avenue there are numerous commercial uses that exhibit excessive land coverage and obsolete layouts that provide little off-street parking. In addition, in this commercial corridor, excessive signage, depreciation of maintenance on building facades and streetscapes in need of upgrade and improvement and scattered vacant storefronts contribute to the declining visual character of the Area.

Efforts by the City to check decline have met with limited success. The City and the State of Illinois ("State") have included a portion of the Area in Enterprise Zone Number 2 (see (Sub)Exhibit F, Enterprise Zone Map located in Attachment Two of the Appendix). As noted on the map, this designation only covers a portion (approximately twenty-four and eight-tenths percent (24.8%)) of the Area east of Cicero Avenue and the Cicero Avenue right-of-way. However, these initiatives have not reversed decline in the Area. Additional areas along Cicero Avenue, 47th Street and Archer Avenue are still vacant and underutilized or the buildings exhibit depreciation of maintenance. Streetscapes along the major streets of the Area are in need of upgrade and improvement. It is anticipated that in the future, the Enterprise Zone benefits and incentives in conjunction with components of this tax increment finance strategy, will greatly assist in addressing Area-wide problems.

From 1993 through 1998, the Equalized Assessed Value (E.A.V.) of the City of Chicago, increased from Twenty-eight Billion Seven Hundred Million Dollars (\$28,700,000,000) to Thirty-three Billion Nine Hundred Million Dollars (\$33,900,000,000) according to Cook County records. This represents a gain of Five Billion Two Hundred Million Dollars (\$5,200,000,000) (annual average of three and six-tenths percent (3.6%)) during this six (6) year period. From 1993

through 1998, the E.A.V. of Lake Township, the township which includes the Cicero/Ashter Redevelopment Project Area, increased from Three Billion One Hundred Million Dollars (\$3,100,000,000) to four Billion Dollars (\$4,000,000,000), according to Cook County records. This represents a gain of Nine Hundred Million Dollars (\$900,000,000) (annual average of five and eight-tenths percent (5.8%)) during this six (6) year period. In 1993 the E.A.V. of the Area was Fourteen Million Three Hundred Thousand Dollars (\$14,300,000). In 1996, the E.A.V. of the Area was Nineteen Million Nine Hundred Thousand Dollars (\$19,900,000). This represents a gain of Five Million Six Hundred Thousand Dollars (\$5,600,000) (annual average of seven and eight-tenths percent (7.8%)) during the six (6) year period between 1993 and 1998.

While this percentage increase is substantial, the majority of growth occurring in the Area during the past six (6) years occurred in the reassessment year of 1997 and occurred on a small number of properties scattered throughout the Area. Between 1996 and 1997 the E.A.V. of the Area grew by twenty-one and one-tenth percent (21.1%). However, eleven (11) properties (two and eight-tenths percent (2.8% of the three hundred ninety-five (395) properties in the Area) account for fifty-four and two-tenths percent (54.2%) of the growth between 1996 and 1997. When these eleven (11) properties are removed from calculations the E.A.V. growth rate of the Area between 1996 and 1997 falls to nine and six-tenths percent (9.6%) (compared to ten and six-tenths percent (10.6%) for Lake Township). Therefore, during the 1997 reassessment period the Area's growth rate (excluding the eleven (11) properties mentioned above) was nine and four-tenths percent (9.4%) below that experienced in Lake Township as a whole. The limited number of building permits issued for new construction since 1994 also indicates that E.A.V. growth occurring in the Area is due to reassessment and not due to new construction. Only three (3) permits for new building, and thirty-three (33) permits for rehabilitation projects have been issued in the Area since July 1, 1994. According to building permit information provided by the City the total construction costs of these improvements was approximately One Million Seven Hundred Thousand Dollars (\$1,700,000) (approximately Five Hundred Thousand Dollars (\$500,000) in E.A.V.). Therefore, the majority of the growth occurring in the Area is not coming from new investment but is coming from reassessment. Historic trends also indicate that E.A.V. growth is only occurring during reassessment years. In the two (2) years prior to 1997, the E.A.V. of the Area declined. Between 1995 and 1996 the E.A.V. of the Area declined by approximately Four Hundred Twenty-six Thousand Dollars (\$426,000) or negative two and four-tenths percent (-2.6%). Between 1994 and 1995 the E.A.V. of the Area declined by approximately One Hundred Eighty-six Thousand Dollars (\$186,000) or negative one and three-tenths

percent (1.1%). Therefore, the 1995 and 1996 E.A.V. of the Area was lower than the 1994 E.A.V. and only recovered during the measurement year of 1997. In addition, between 1997 and 1998 the E.A.V. of the Area declined. This means that in three (3) of the last four (4) years the E.A.V. of the Area declined. Furthermore, E.A.V.s for individual properties also indicate that investment is not occurring. Between 1996 and 1997, fifty-seven (57) fourteen and five tenths percent (14.5%) of the properties in the Area experienced E.A.V. declines and nine and six-tenths percent (9.6%) of the properties in the Area are delinquent in the payment of 1995 through 1997 real estate taxes.

Vacant floor space and building code violations indicate that the building stock of the Area is declining. There is approximately fourteen thousand (14,000) square feet of vacant commercial floor space in the Area. Much of this vacant floor space is located in buildings that are obsolete in terms of contemporary business requirements such as building design and site layout. Therefore, reuse of much of the vacant floor space in the Area is unlikely. Since July 1, 1994, sixty-six (66) building code violations have been issued as building. Twenty-four (24) violations were issued for properties on Archer Avenue, four (4) were issued for properties on 47th Street and thirty-eight (38) were issued for properties on Cicero Avenue. These violations suggest that properties are gradually becoming obsolete and maintenance on these structures is declining as the buildings age. Approximately seventy-one percent (71%) of the buildings in the Area are or exceed thirty-five (35) years of age. Only one (1) demolition permit has been issued in the Area since July 1, 1994. Much of the open and one-tenth (9.1) acres of vacant land in the Area (primarily along Cicero Avenue and 47th Street) has been vacant for more than five (5) years.

The number of code violations, vacant floor space in obsolete buildings, tax delinquencies and vacant lots suggest that a cycle of decline is occurring along Cicero Avenue and 47th Street. As buildings age, they become obsolete and maintenance on those buildings declines. The structures eventually become vacant and are left standing to deteriorate further as are demolished and the lot is left vacant.

As a result from the study of this Area and the information in Gas, Electricity Study (only three vacant lots, properties that are tax delinquent, absence of new private development, continuing declining E.A.V. of some Area properties, or defects) that public revitalization and code enforcement has not occurred to overcome the blighted conditions that currently exist. The Area is not reasonably expected to be developed without the aggressive effort and leadership of the City including the adoption of the plan.

C. Area Data And Profile.

Public Transportation.

A description of the transportation network of the Area is provided to document access to the Area and the existing availability of public transportation to identify future potential needs of the Area. The frequent spacing of C.T.A. bus lines and direct connection service to C.T.A. train station locations provides all sections of the Area with reasonable commuter transit alternatives.

C.T.A. Bus And Transit Routes.

The Area is served by several C.T.A. bus routes. These routes include:

-- North/South Routes:

Route 54B: Cicero Avenue

-- East/West Routes:

Route 62/62H: Archer Avenue

Route 47: 47th Street

Route 54B (Cicero Avenue) connects with the C.T.A. Orange Line at the new Midway Station immediately south of the Area and with the Blue Line north of the Area. No Metra commuter stations are located in the Area.

Street System.

Region

Access to the regional street system is primarily provided via the Adlai E. Stevenson Expressway (I-55) immediately north of the Area. In addition, Cicero Avenue (State Highway 50) traverses the Area from north to south. Minor improvements (landscape islands in the center of the right-of-way to upgrade to a configuration of Cicero Avenue) have recently been completed.

Local

47th Street and Archer Avenue are arterial class streets. Archer Avenue generally has one (1) or two (2) travel lanes in each direction and curbside parking lanes. 47th Street generally has one (1) travel lane in each direction and a curbside-parking lane. Cicero Avenue, Archer Avenue and 47th Street experience significant volumes of vehicular and truck traffic.

Viaducts And Rail Crossings.

There are no rail crossings or viaducts located in the Area.

Internal Traffic Patterns And Parking.

The commercial corridors of the Area generate the majority of the internal traffic within the Area. South of the Area, rental car return lots, taxi and limousine staging areas and travelers accessing Midway Airport also generate large volumes of traffic along Cicero and Archer.

The major streets that comprise the spines of the Area have peak-period parking restrictions, which can increase street capacity and improve efficiency. Parking in the Area is typically limited to off-street parking provided by individual businesses. The commercial sections of the Area located along Cicero Avenue and Archer Avenue are in need of increased parking for patients and employees. Individual businesses along these streets have narrow street frontage and some buildings that cover one hundred percent (100%) of the lot prevents any on-site parking. Along 47th Street the large number of vacant lots prevent any significant demand for parking.

Pedestrian Traffic

Pedestrian traffic is present along the major arterial streets in the Area although heavy concentrations are not common, such as the pedestrian traffic associated with Heald School during peak periods before and after school hours.

Area Decline.

During the past several decades declining conditions along 47th Street, Cicero Avenue and Archer Avenue have begun to appear. Along Cicero Avenue many vacant lots exist that once were occupied by commercial and residential buildings. Over the years piece-meal demolition of structures fronting Cicero Avenue has occurred. There are also several examples of obsolete motel and other commercial structures located along Cicero Avenue. These and other declining conditions have resulted in a highly negative visual image of Cicero Avenue throughout the Area. Along 47th Street west of Cicero Avenue numerous vacant lots or underutilized lots (lots that are paved but not serving a commercial operation or that serve a vacant commercial building) and deleterious land uses (truck lot) exist. These conditions are adjacent to residential and institutional uses (Forest School) and contribute to the poor visual image and declining conditions along 47th Street. Along the commercial corridor of Archer Avenue excessive land coverage, excessive signage, deleterious land uses in the form of billboards, deterioration of maintenance on building facades create a visual image of a streetscape seriously in need of upgrade and maintenance.

The entire Area is in need of revitalization and improvement by private investment. Confidence in the Area can be revived through the City's implementation of this Plan which is intended to prompt investment of private sector capital through:

- provision of adequate off-street parking for employees and customers;
- strengthening and defining corridor edges that separate noncommercial and residential areas;
- eliminating blighting factors; and
- promoting businesses along revitalized streetscapes.

Obstacles to efficient business operations for Area businesses include:

a need to improve transportation facilities and services,

improvement of the streetscape along the major commercial corridors of the Area.

• deterioration of lighted conditions; and

- a need to provide improved training programs for area employees.

The City proposes to use tax-increment financing, as well as other economic development resources, when available, to address needs in the Area and induce the investment of private capital. The Area on the whole has not been subject to growth and development through investment by private enterprise and is not likely to do so without the adoption of the Plan. The public projects that are anticipated for the Area may include, but are not limited to:

- property assembly;
- street, alley and sidewalk reconstruction;
- transportation improvements;
- utility work;
- property rehabilitation and improvements to various existing properties, including streetcape improvements;
- private developer assistance;
- geotechnical investigations and site preparation;
- marketing and promotional;
- environmental remediation; and
- planning studies.

The feasibility study documents the conditions of the area for design and proposed development projects. The purpose of the Plan is to provide an investment strategy to address the conditions and projects that create the economic, quality of life and growth of the area and stimulate strategic development in the area.

2) Existing Land Use And Zoning Classification

1. The City of Chicago has a zoning ordinance that covers the area, as follows:

Table One

Tabulation of Existing Land Use

Land-Use	Land Area Gross Acres	Percentage Of Gross Land Area	Percentage Of Net Land Area ¹⁾
Residential	3.5	3.7	6.0
Commercial	31.0	32.9	55.3
Institutional	0.1	0.7	1.2
Vacant/Undeveloped	0.1	0.7	17.3
Subtotal -- Net Area	52.7	56.0	100.0
Public Right-of-Way	41.4	<u>44.0</u>	NA
TOTAL	94.1	100.0	NA

The existing land uses identified in Table One are predominantly commercial in nature as thirty-two percent (32.9%) of the gross land area or fifty-eight and eight tenths percent (58.8%) of the net area exclusive of public right-of-way is commercial. Vacant/undeveloped land makes up one out of the seven in size and seven-tenths percent (7.3%) of the gross land area or seventeen and three-tenths percent (17.3%) of the net area exclusive of public right-of-way, a market

¹⁾NA

Several residential pockets are present in the area. The residential pockets are multi-family uses located along Archer Avenue and along Cicero Avenue near the Archer/Cicero intersection. There are twenty-three (23) multi-family residential structures contributing a total of two hundred twelve (212) residential units and seven (7) mixed-use (buildings with first (1st) floor commercial uses and second (2nd) floor residential uses) structures contributing a total of eleven (11) residential units in the area. There are no single-family residential structures in the area. One hundred seventy-eight (178) of the two hundred twelve (212) multi-family residential units are occupied and ten (10) of the eleven (11) mixed-use residential units are occupied. Approximately three and seven-tenths percent (3.7%) of the gross land area or six and six-tenths percent (6.6%) of the net land area (exclusive of public right-of-way) is residential. Along the boundaries of the area adjacent residential uses are also in close proximity to commercial uses that front the major streets of the area. The boundary separating residential and commercial uses is generally an alley. These situations often create conflicts related to traffic generation and incompatible land uses.

There are no public parks located in the area. Hearst School, located on 41st Street west of Cicero Avenue, is the only major institutional use in the Area. Existing land uses are identified on (Sub)Exhibit B, Existing Land-Use Assessment Map included in Attachment Two of the Appendix.

The majority of property within the area is zoned in "commercial" or "business" categories. A small portion of the area is zoned as industrial and residential zoning covers the limited amount of residential uses in the area as well as Hearst School (See (Sub)Exhibit B, Generalized Existing Zoning Map included in Attachment Two of the Appendix).

III.

Characterization of The Area

A. Illinois "Law Enforcement Activities" Development Act

The Act authorizes claims for water quality damage to riparian property owned or designated as such through the law enforcement infrastructure. Damages to the area is qualified as a "law enforcement" activity if the claimant can prove that the claimant's property is a "highly beneficial" riparian area and that the claimant's property is a "highly beneficial" riparian area. The Act also provides that the claimant's property is a "highly beneficial" riparian area if the claimant's property is a "highly beneficial" riparian area.

- (u) "blighted area" means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where, if improved, industrial, commercial and residential buildings or improvements because of a combination of five or more of the following factors: age, dilapidation, obsolescence, deterioration, illegal use of individual structures, presence of structures below minimum code standards, excessive vacancies, overcrowding of structures and community facilities, lack of ventilation, light or sanitary facilities, inadequate utilities, excessive land coverage, deteriorious land-use or layout, depreciation of physical improvements; or lack of community planning, is detrimental to the public safety, health, morals or welfare, or if vacant, the sound growth of the taxing district is impaired by: (1) a combination of two or more of the following factors: obsolete platting of the vacant land; diversity of ownerships of such land; tax and special assessment delinquencies on such land; flooding of all or part of such vacant land; deterioration of structures or site improvements in neighboring areas adjacent to the vacant land, or (2) the area immediately prior to becoming vacant qualified as a blighted improved area, or (3) the area consists of an unused quarry or unused quarries, or (4) the area consists of unused railyards, rail tracks or railroad rights of way, or (5) the area, prior to its designation, is subject to chronic flooding which adversely impacts on real property in the area and such flooding is substantially caused by one or more improvements in or in proximity to the area which improvements have been in existence for at least five years, or (6) the area consists of an unused disposal site, containing earth, stone, building debris or similar material, which were removed from construction, demolition, excavation or dredge sites, or (7) the area is not less than 50 nor more than 100 acres and 75% of which is vacant, notwithstanding the fact that such area has been used for commercial agricultural purposes within five years prior to the designation of the redevelopment project area, and which area meets at least one of the factors to meet the provision (1) of this subsection (u), and 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.
- (v) "blighted area" also means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where a failure or parts of the structures in the area have an age of 50 years or more. Such an area is not yet a blighted area but because of a combination of three or more of the following factors: dilapidation, obsolescence, deterioration, dilapidation of individual structures, presence of structures below minimum code standards, overcrowding of structures, vacancies, overcrowding of structures and community facilities, lack of ventilation, light or sanitary facilities,

inadequate utilities; excessive land coverage; deleterious land-use or layout; depreciation of physical maintenance; lack of community planning as detrimental to the public safety, health, morals or welfare and such an area may become a blighted area".

The Act also states at 65 ILCS 5/11-74.4-3(a) that:

"... No redevelopment plan shall be adopted unless a municipality . . . finds that the redevelopment project area on the whole has not been subject to growth and development through investment by private enterprise, and would not reasonably be anticipated to be developed without the adoption of the redevelopment plan."

Vacant areas may also qualify as blighted. In order for vacant land to qualify as blighted, it must first be found to be vacant. Vacant land as described in the statute is:

"any parcel or combination of parcels of real property without commercial, agricultural and residential buildings which has not been used for commercial, agricultural purposes within five years prior to the designation of the redevelopment area unless the parcel is included in an industrial park conservation area or the parcel has been subdivided." [65 ILCS 5/11-74.4-3(v) (1996 State Bar Edition), as amended].

As vacant land, the property may qualify as blighted if the:

"total growth of the taxing district is impaired by (1) a combination of two or more of the following factors: obsolete platting of the vacant land; diversity of ownership of such land; tax and special assessment delinquencies on such vacant land; flooding on all or part of such land; deterioration of structures or site improvements in neighboring areas adjacent to the vacant land, or (2) the area immediately prior to becoming vacant qualified as a blighted improved area, or (d) the area consists of an unmined quarry or unleased quarries, or (e) the area consists of unused railyards and tracks or railroad rights-of-way, or (f) the area, prior to its designation, is subject to chronic flooding which adversely impacts on real property in the area and such flooding is substantially caused by one or more improvements in or in proximity to the area which improvements have been in existence for at least six years, or (g) the area consists of unmined deposits of, or remaining rubble from, building debris or similar material which were removed from use by the area, after excavation or discharge, or (h) the area is not in conformity with the Comprehensive Zoning Ordinance which is in effect in the area." [65 ILCS 5/11-74.4-3(a)(1)-(8)].

vacant, notwithstanding the fact that such area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area and which area meets at least one of the factors itemized in provision (1) of this subsection, (a), and 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." (65 ILCS 5/11-74.4-3(a)(1996 State Bar Edition), as amended.

On the basis of these criteria, the Area is considered eligible and is qualified in two (2) ways. Approximately seven and three-tenths (7.3) acres referred to as vacant land in the Area qualifies as a blighted area. The remaining approximately eighty-six and eight-tenths (86.8) acres in the Area is referred to as the improved portion of the Area and qualifies as a conservation area within the requirements of the Act as documented below.

B. Survey, Analysis And Distribution Of Eligibility Factors.

Exterior surveys of observable conditions were conducted of all of the properties located within the Area. An analysis was made of each of the conservation area eligibility factors contained in the Act to determine their presence in the Area. This survey examined not only the condition and use of buildings but also included conditions of streets, sidewalks, curbs, gutters, lighting, vacant land, underutilized land, parking facilities, landscaping, fences and walls, and general maintenance. In addition, an analysis was conducted on existing site coverage, parking and land uses, and their relationship to the surrounding Area.

It was determined that the Area qualifies in two (2) ways. The Area qualifies as a conservation area consistent with provisions of the Act that apply to "improved" areas. Vacant or undeveloped land within the Area qualifies as a blighted area. Approximately nine and one-tenth (9.1) acres of the approximately ninety-four (94) acres in the Area are currently vacant. Vacant or undeveloped tracts of land comprise nine and one-tenth (9.1) percent (9.1%) of the gross land in the Area.

A preliminary building analysis of forty-six (46) blocks in the Area was conducted to identify the eligible tracts present in the Area as a Conservation Area under the Matrix Table Two, on the following page and narrative regarding vacant acres contained in this report. This analysis of the factors relevant to making a finding of eligibility is presented in detail in the tabulars.

C. Building Evaluation Procedure

This section identifies how the properties within the Area were evaluated. During the field survey, all components of and improvements to the subject properties were examined to determine the presence and extent to which blighting factors existed in the Area. Field investigators by the staff of the Consultant included a registered architect and professional planners. They conducted research and inspections of the Area in order to ascertain the existence and prevalence of the various blighting factors described in the Act and Area needs. These inspectors have been trained in TIF, qualifications survey techniques and have extensive experience in similar undertakings.

The Consultant's staff was assisted by information obtained from various departments of the City of Chicago and Cook County. Based on these investigations and qualification requirements and the determination of needs and deficiencies in the Area, the qualification and the boundary of the Area were determined.

D. Investigation And Analysis Of Eligibility Factors.

In determining whether the proposed Area meets the eligibility requirements of the Act, various methods of research were used in addition to the field surveys. The data include information assembled from the sources below:

1. Contacts with local individuals knowledgeable as to Area conditions and history, age of buildings and site improvements, methods of construction, review of real estate records and related items, and other information relative to the Area was used. In addition, aerial photographs, Sanborn black sheets, or others were also utilized.
2. Inspection and research as to the condition of local buildings, streets, utilities, et cetera.
3. On-site field inspection of the proposed Area conditions, by experienced property inspectors of the Consultant and others as previously noted. Personnel of the Consultant are trained in techniques and procedures of determining conditions of properties, utilities, streets, et cetera and determination of eligibility of designated areas for tax increment financing.
4. Used accepted definitions and procedures to determine area eligibility as established by the Illinois Department of Revenue manual in regards the county's compliance review for State of Illinois Tax Increment Financing Act of 1973.

- b. Action not to be in findings as used expressed in the Act:
- i. There exists in many Chicago municipalities Areas that are conservation or blighted areas, within the meaning of the Act
 - ii. The conducting of blighted areas and the treatment of conservation areas by redevelopment projects are essential to the public interest
 - iii. These findings are made on the basis that the presence of blight or conditions, which lead to blight, is detrimental to the safety, health, welfare and morals of the public

E. Analysis Of Conditions Of Imposed Property In The Conservation Area.

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

The following analysis details conditions which cause the Area to qualify under the Act, as a conservation area and as a blighted area, per surveys and research undertaken by the Consultant between January and June of 1999.

Age Of Structures - Definition

Age, although not one of the fourteen (14) blighting factors used to establish a conservation area under the Act, is used as a threshold that an area must meet in order to qualify. In order for an Area to qualify as a conservation area the Act requires that "fifty percent (50%) or more of the structures in the area have an age of thirty-five (35) years or more". In a conservation area, according to the Act, the determination must be made that the Area is "not yet a blighted area", but because of the presence of certain factors "may become a blighted area."

Age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures and exposure to the elements over a period of many years. As a rule, older buildings typically exhibit more problems than buildings constructed in later years because of longer periods of a) fire damage, pests and mold and the impact of time, b) structural deterioration. Additionally, older buildings often tend to be obsolete, suited for meeting modern day space and development objectives. These typical problems and conditions in older buildings can be the critical indicators if all the factors used to qualify the Area may be present.

Summary Of Findings Regarding Age

The Area contains a total of one hundred fourteen (114) "small" buildings, of which seventy nine percent (71%), or eighty-one (81) buildings, are thirty-five (35) years of age or older as determined by field surveys and local research. Therefore, the Area meets the threshold requirement for a conservation area, in that fifty percent (50%) or more of the structures in the Area are at least thirty five (35) years of age.

1. Dilapidation -- Definition

Dilapidation refers to an "advanced" state of disrepair of buildings or improvements, or the lack of necessary repairs, resulting in the building or improvement falling into a state of decay. Dilapidation as a factor is based upon the documented presence and reasonable distribution of buildings and improvements that are in an advanced state of disrepair. As a minimum, dilapidated buildings should be those with critical defects in primary structural components (roof, bearing walls, floor structure and foundation), building systems (heating, ventilation, lighting, and plumbing) and secondary structural components in such combination and extent that

- a. major repair is required; or
- b. the defects are so serious and so extensive that the buildings must be removed.

Summary Of Findings Regarding Dilapidation

The field investigations did not indicate evidence of this factor.

20. Many buildings are defined as "small" buildings, generally located on each parcel that were constructed to accommodate the owner's and their family occupying the building, are found only in the rear of lots, and are situated in a wooded area. An owner's intention was that the small buildings be used to accommodate the owner's family, to accommodate the owner's business, or other use not intended as the principal use of the parcel. The existence of these small buildings does not constitute the extent of a significant number of the respondent's small buildings.

3) Obsolescence - Detritus:

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

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

- a. **Functional Obsolescence:** Structures are typically built for specific uses or purposes and their design, location, height and space arrangement are each intended for a specific occupancy at a given time. Buildings are obsolete when they contain characteristics or deficiencies that limit the use and marketability of such buildings. The characteristics may include: loss in value to a property resulting from an inherent deficiency existing from poor design or layout, improper orientation of building on site, etc. et cetera, which detracts from the overall usefulness or desirability of a property. Obsolescence in such buildings is typically difficult and expensive to correct.
- b. **Economic Obsolescence:** Economic obsolescence is normally a result of adverse conditions that cause some degree of market rejection and hence, depreciation in market value. Typically, buildings classified as dilapidated and buildings that contain vacant space are characterized by problem conditions, which may not be economically curable, resulting in net rental losses and/or depreciation in market value.
- c. **Obsolete Platting:** Obsolete platting would include parcels of limited or narrow size and configurations or parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements. Plats that created inadequate right-of-way widths for streets, alleys and other public rights-of-way or which omitted easements for public utilities should also be considered obsolete.
- d. **Obsolete Site Improvements:** Site improvements including sewer and water lines, public utility lines (gas, electric and telephone), sidewalks, parking areas, parking structures, sidewalks, curbs and gutters, lighting, etc. et cetera, may also constitute obsolescence in terms of their relationship to contemporary zoning and use standards for such improvements. Factors of obsolescence may include non-legal utility easements, outdated design, etc. et cetera.

Summary Of Findings Regarding Obsolescence

The field survey of main buildings and parcels in the Area found that certain buildings and parcels exhibit characteristics of obsolescence. Obsolete buildings or site improvements comprised fifty-eight percent (58%) or sixty-six (66) of the one hundred fourteen (114) main buildings in the Area. Obsolete site improvements are also in evidence due to obsolete construction of streets. Narrow streets or driveways, irregular widths, poor or inadequate turning radii or sight lines and lack of paved surfaces on driveways and service areas exist in the Area. Therefore, obsolescence is present to a major extent.

3. Deterioration -- Definition.

Deterioration refers to physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair. While deterioration may be evident in basically sound buildings (i.e., lack of painting, loose or missing materials, or holes and cracks over limited areas), such deterioration can be corrected through normal maintenance. Such deterioration would not be sufficiently advanced to warrant classifying a building as being deteriorated or deteriorating within the purposes of the Act.

Deterioration, which is not easily correctable in the course of normal maintenance, may also be evident in buildings. Such buildings may be classified as deteriorating or in an advanced stage of deterioration, depending upon the degree or extent of defects. This would include buildings with major defects in the secondary building components (i.e., doors, windows, porches, gutters and downspouts, fascia materials, et cetera) and major defects in primary building components (i.e., foundations, frames, roofs, et cetera) respectively.

The conditions of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas may also evidence deterioration; surface cracking, raveling, potholes, depressions, loose paving materials, weeds protruding through the surface, et cetera.

Deterioration is the presence of structural and non-structural defects which are not correctable by normal maintenance effects, but which require rehabilitation.

Summary Of Findings Regarding Deterioration

Throughout the Area, deteriorating conditions were recorded on twenty-one percent (21%) or twenty-four (24) of the one hundred fourteen (114) buildings in the Area. The most serious deterioration conditions in the Area found in buildings were

major defects on the surrounding structural components, including windows, doors, egress, gutters, downspouts, porches, balconies, finish materials, parapet walls, etcetera.

Several sections of sidewalk and curbs along 47th Street from Cicero Avenue to Laramie Avenue also exhibit signs of deterioration, such as cracks and crumbling surfaces.

In addition, numerous properties in the Area that were formerly used for parking lots associated with Area businesses, are cracked and contain potholes. The condition is most prevalent along Cicero Avenue and 47th Street. Sign fencing for some area uses was observed to be missing, damaged and deteriorating. In some instances, Area properties also exhibited household debris and garbage. Therefore, deterioration is present to a minor extent.

4. **Legal Use Of Individual Structures - Definition.**

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

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

Summary Of Findings Regarding Legal Use Of Individual Structures

The majority of individual structures were observed to be in compliance with applicable laws of the city, state and federal law. The buildings in the Area, however, represent a mix of structures in compliance to a minor extent.

5. Presence Of Structures Below Minimum Code Standards -- Definition.

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

Summary Of Findings Regarding Presence Of Structures Below Minimum Code Standards.

Throughout the Area, structures below minimum code were recorded in twenty-two percent (22%) or twenty-five (25) of the one hundred fourteen (114) buildings in the Area. The exterior field survey of main buildings in the Area found structures not in conformance with local zoning codes and structures not safe for occupancy because of fire and similar hazards.

In addition, in the northern portion of the Area properties along 47th Street exhibited garbage and trash from drive-by dumping. Trash and debris from drive-by dumping is illegal and promotes unsanitary or unhealthy conditions. This open air dumping of trash creates conditions that promote the presence of disease carrying insects and vermin. Therefore, presence of structures below minimum code standards is present to a minor extent.

6. Abandonment -- Definition.

This factor only applies to the "conservation area" designation. Abandonment usually refers to the relinquishing by the owner of all rights, title, claim and possession with intention of not reclaiming the property or resuming its ownership, possession or enjoyment. However, in some cases a determination of abandonment is appropriate if the occupant walks away without legally relinquishing title. For example, a structure not occupied for twelve (12) months should probably be characterized as abandoned.

Summary Of Findings Regarding Abandonment

The field investigation did not indicate evidence of this factor.

7. Excessive Vacancies -- Definition

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

Summary Of Findings Regarding Excessive Vacancies

The field investigation indicates that eleven (11) buildings, ten percent (10%) of the total one hundred fourteen (114) buildings, have buildings with excessive vacancy of floor space. There is in excess of fourteen thousand (14,000) square feet of vacant industrial and commercial floor space in the Area. In some instances this vacant floor space has not been utilized for extended time periods. Therefore, excessive vacancy is present to a minor extent.

8. Overcrowding Of Structures And Community Facilities -- Definition

Overcrowding of structures and community facilities refers to utilization of public or private buildings, facilities, or properties beyond their reasonable or legally permitted capacity. Overcrowding is frequently found in buildings and improvements originally designed for a specific use and later converted to accommodate a more intensive use without adequate provision for minimum fire and safety requirements, plumbing, sewage, and gas, heating and services, capacity of building systems, etcetera.

Summary Of Findings Regarding Overcrowding Of Structures And Community Facilities

The field investigation did not indicate evidence of this factor.

9. Lack Of Ventilation, Light Or Sanitary Facilities - Definition:

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

Typical requirements for ventilation, light and sanitary facilities include:

- a. adequate mechanical ventilation for air circulation in spaces/rooms without windows (i.e., bathrooms, dust, odor or smoke-producing activity areas),
- b. adequate natural light and ventilation by means of skylights or windows for interior rooms/spaces, and proper window sizes and spacings by floor area to window area ratios,
- c. adequate sanitary facilities (i.e., garbage storage/enclosure, bathroom facilities, hot water and kitchen), and
- d. adequate egress and access to and from all rooms and units.

Summary Of Findings Regarding Lack Of Ventilation, Light Or Sanitary Facilities:

The exterior field survey of main buildings in the Area found structures with or without adequate mechanical ventilation, source of light and proper window area ratios in the Area. Structures exhibiting a lack of ventilation, light or sanitary facilities were recorded at four percent of 1 or four six of the one hundred four (104) main buildings. Therefore, lack of ventilation, light or sanitary facilities is present to a minor extent.

10. Inadequate Drainage - Definition:

Inadequate drainage is defined to mean a deficiency or condition of a drain which serves a property or area, including, but not limited to, clogged drainage, water seepage, failure of sewer, sanitary, storm, gas and electric lines.

Summary Of Findings Regarding Inadequate Utilities

The field investigation did not indicate the evidence of this factor.

11. Excessive Land Coverage -- Definition

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

Summary Of Findings Regarding Excessive Land Coverage.

Structures exhibiting one hundred percent (100%) lot coverage with party or berms separating one structure from the next is a historical fact of high-density urban development. This situation is common throughout the Area.

Numerous commercial and industrial businesses are located in structures that cover one hundred percent (100%) or nearly one hundred percent (90%) of their respective lots. Other businesses are utilizing one hundred percent (100%) of their lot for business operations. These conditions typically do not allow for off-street loading facilities for shipping operations or do not provide parking for patrons and employees. This has prompted overflow parking and truck traffic associated with normal business operations to utilize surrounding residential areas for parking and access.

In the Area, sixty-two percent (62%) or seventy-three (73) of the one hundred fourteen (114) structures revealed a net coverage of excessive land coverage. Therefore, excessive land coverage is present to a major extent.

12. Deleterious Land-Use Or Layout - Definition

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

Summary Of Findings Regarding Deleterious Land-Use Or Layout

As in many communities that have evolved over the years, commercial uses have merged with residential uses in the Area. It is not unusual to find small, poorly elevated residential buildings within a predominantly commercial area. Although these areas may be exempted by virtue of age ("grandfather") clauses as legal non-conforming uses, they are, nonetheless, incompatible land uses inasmuch as the predominant character of the Area is commercial. As noted previously, fifty-eight and eight-tenths (58.8%) of the net coverage (exclusive of public right-of-way) of the Area is used for commercial purposes. Some of these commercial uses are poorly organized and lack proper screening for outside storage areas. There are also several billboards scattered throughout the Area that are considered deleterious. The construction of limited on-site parking and unorganized and unscreened yard areas in close proximity to residential development not only contributes to decline but also creates conflict in traffic, parking, and environmental conditions. Ten percent (10%) or eleven (11) of the one hundred fourteen (114) structures in the Area were considered to be deleterious uses. Therefore, deleterious land-use is present to a minor extent.

13. Depreciation Of Structure - Maintenance - Definition

The term considers the effects of deferred maintenance and the lack of maintenance of buildings, improvements and grounds comprising the Area. Evidence for how the presence of the structure may include, but is not limited to the following:

- a. Buildings: unpainted or unfinished surfaces; paint peeling; loose or missing materials, sagging or bowing walls, floors, roofs, and porches; cracks, broken windows; loose gutters and downspouts, loose or missing shingles; damaged building areas still in disrepair, et cetera. This information may be collected as part of the building condition surveys undertaken to document the existence of dilapidation and deterioration.
- b. Front yards, side yards, back yards and vacant parcels: accumulation of trash and debris; broken sidewalks; lack of vegetation; lack of paving and dust control; potholes, standing water; fences in disrepair; lack of mowing and pruning of vegetation, et cetera.
- c. Public or private utilities: utilities that are subject to interruption of service due to on-going maintenance problems such as leaks or breaks, power outages or shut-downs, or inadequate levels of service, et cetera.
- d. Streets, alleys and parking areas: potholes; broken or crumbling surfaces; broken curbs and/or gutters, areas of loose or missing materials; standing water, et cetera.

Summary Of Findings Regarding Depreciation Of Physical Maintenance.

Depreciation of physical maintenance is widespread throughout the Area. A majority of the parcels in the Area exhibit characteristics that show a depreciation of physical maintenance. Of the one hundred fourteen (114) main buildings in the Area, seventy five percent (75%) or eighty-six (86) of the buildings are impacted by a depreciation of physical maintenance, based on the field surveys conducted. These are combined characteristics in building and site improvements.

Commercial yard areas in the Area exhibit signs of depreciation of physical maintenance due to a lack of paving and dust control and debris storage. Graffiti was observed on several structures and site improvements in the area. Curbs, off street parking areas and sidewalks throughout the Area exhibit signs of depreciation of physical maintenance due to broken or cracked surfaces and areas of loose or crumbling materials. Examples include:

Along 47th Street west of Clark Avenue weeds are present on vacant lots and parking areas, on numerous properties are in need of repaving due to cracked and crumbling surfaces. In addition, sidewalks along 47th Street west of Clark Avenue are cracked and crumbling surfaces are in need of repair. Therefore, depreciation of physical maintenance is present throughout the project area.

14. Lack of Community Planning - Delimitation

This may be considered as a factor if the area developed prior to or without the benefit or guidance of a community plan. This means that an adequate plan existed or it was considered inadequate and/or was virtually ignored during the time of the Area's development. Indications of a lack of community planning include:

1. Streets in the industrial and commercial areas that are too narrow to accommodate truck movements.
2. Street intersections that do not conform to modern traffic engineering standards and practices.
3. One-way street systems that exist with little regard for overall systematic traffic planning.
4. Street parking existing on streets that are too narrow to accommodate two-way traffic and street parking.
5. Structures that are lower than minimum height requirements creating truck clearance problems.
6. Some large tracts of land suffer from improper platting that has led to some parcels having awkward configurations and/or unusual dimensions for their use.
7. A use precept even the Area does not allow great areas of public streets.
8. Some parcels of residential and use and residential zoning exist that present incompatible relationships in areas with a heavy industrial environment.
9. Narrowness of streets of industrial properties, even that are too small to adequately accommodate off-street parking and to have adequate width.
10. A lack of adequate provision of street lighting that existing street lighting is a highly ineffective usage for the Area's late operating roadway illuminated with street to have they are no return.

Summary Of Findings Regarding Lack Of Community Planning.

The field investigation indicates that less than one percent (1%) or one (1) of the one hundred fourteen (114) main buildings in the Area exhibits a lack of community planning. Therefore, lack of community planning is present to a minor extent.

F. Analysis Of Underdeveloped Or Vacant Property.

In order for vacant land to qualify as blighted, it must first be found to be vacant. Vacant land is:

"any parcel or combination of parcels of real property without commercial, agricultural and residential buildings which has not been used for commercial agricultural purposes within five years prior to the designation of the redevelopment area unless the parcel is included in an industrial park conservation area or the parcel has been subdivided" (65 ILCS 5/11-74.4-3(v), as amended).

As vacant land, the property may qualify as blighted if the "sound growth of the taxing districts is impaired by (1) a combination of two or more of the following factors: obsolete platting of the vacant land; diversity of ownership of such land; tax and special assessment delinquencies on such vacant land; flooding on all or part of such land; deterioration of structures or site improvements in neighboring areas adjacent to the vacant land, or (2) the area immediately prior to becoming vacant qualified as a blighted improved area, or (3) the area consists of an unused quarry or unused quarries, or (4) the area consists of unused rail yards, rail tracks or railroad rights of way, or (5) the area, prior to its designation, is subject to chronic flooding which adversely impacts on real property in the area and such flooding is substantially caused by one or more improvements in or in proximity to the area which improvements have been in existence for at least five years, or (6) the area consists of an unused disposal site, containing earth, stone, building debris or similar material which were removed from construction, demolition, excavation or dredge sites, or (7) the area is not less than 50 nor more than 100 acres and 75% of which is vacant, notwithstanding the fact that such area has been used for commercial agricultural purposes within five years prior to the designation of the redevelopment project area and which area meets at least one of the factors itemized in provision (1) of this subsection (a), and 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" (65 ILCS 5/11-74.4-3(u), as amended).

Summary Of Findings Regarding Underdeveloped Or Vacant Property

Approximately seven and three-tenths (7.3) acres or thirteen and nine-tenths percent (13.9 %) of the net land area (exclusive of public rights-of-way) was identified as containing the necessary requirements to qualify as blighted under the act. It is evident from historic plats and photos that buildings once existed on some of these sites and demolition of these structures has occurred over time. Since July 1, 1994 only one (1) structure has been demolished according to permit data provided by the City. Therefore, it is evident that demolition of these structures occurred more than five (5) years ago and these vacant sites have not generated any development activity for some time. In addition, seven (7) lots identified as vacant are delinquent in the payment of 1995 through 1997 taxes. Given the deteriorated condition of existing structures in the vicinity of the vacant land and the presence of the factors necessary to qualify as blighted property under the Act on the vacant land, the approximately seven and three-tenths (7.3) acres of vacant land qualifies as a blighted area.

The following discussion (paragraphs 1 - 3 below) identifies tracts of land of varied sizes totaling seven and three-tenths (7.3) acres of land. The majority of these tracts of land have been vacant for more than five (5) years. These tracts are identified on Plan, (Sub)Columb B, Existing Land-Use Assessment Map (Attachment Two -- Appendix).

The majority of the land identified as vacant is also obsolete in terms of current platting. The majority of vacant and unimproved land along Cicero Avenue and 47th Street are platted into small (twenty-five (25) or thirty (30) feet by one hundred fifty (150) feet) lots. These lots were typically utilized for residential or commercial uses that provided little off-street parking. Given that numerous parties own these small lots, it would be difficult to consolidate enough of the vacant and improved land under single ownership to provide for the contemporary requirements of commercial development standards and zoning regulations. In addition, structures and site improvements in the proximity of these vacant lots were classified as deteriorated at the field investigation of the Area.

1. An approximately zero and eight tenths (0.8) acre tract of land exists in the 5100 - 5148 block of 47th Street (between streets -- Leclair Avenue on the east and Learnington Avenue on the west). This tract has been vacant for more than five (5) years. The tract exhibits obsolete platting and subdivided into eight (8) lots. The tract is under multiple ownership (four (4) owners) and a deteriorated structure and site improvement are located across the street from this tract.

- ii. Approximately zero and five-tenths (0.5) acres is encompassed by two (2) tracts of land in the 5000 – 5048 block of 47th Street (cross streets – Lawrence Avenue on the east and Lawler Avenue on the west). These tracts have been vacant for more than five (5) years. Both tracts exhibit obsolete platting. The western tract is divided into six (6) lots. The western tract is under multiple ownership (5 or 6) owners and a deteriorated structure is located between the two (2) tracts on the same block. Two (2) lots on the western tract are delinquent on the payment of 1995 through 1997 taxes.
- iii. An approximately zero and eight-tenths (0.8) acre tract of land exists in the 4850 – 4898 block of 47th Street (cross streets – Lawrence Avenue on the east and Lawler Avenue on the west). This tract has been vacant for more than five (5) years. The tract exhibits obsolete platting and is divided into eight (8) lots. The tract is under multiple ownership (three (3) owners) and a deteriorated structure and site improvements are located across the street from this tract.
- iv. An approximately zero and seven-tenths (0.7) acre tract of land exists in the 5101 – 5149 block of 47th Street (cross streets – Lawrence Avenue on the east and Leanington Avenue on the west). This tract has been vacant for more than five (5) years. The tract exhibits obsolete platting and is divided into seven (7) lots. A deteriorated structure is located on the block west of this tract.
- v. Approximately zero and five-tenths (0.5) acres is encompassed by two (2) tracts of land in the 5001 – 5049 block of 47th Street (cross streets – Lawrence Avenue on the east and Lawler Avenue on the west). These tracts have been vacant for more than five (5) years. The tracts exhibit obsolete platting and are each divided into two (2) lots. The tracts are under multiple ownership (two (2) owners within each tract) and a deteriorated structure is located across the street from this tract. 1995 through 1997 taxes are delinquent on the two (2) lots of the western tract.
- vi. An approximately zero and four-tenths (0.4) acre tract of land exists in the 4901 – 4949 block of 47th Street (cross streets – Lawrence Avenue on the east and Lawler Avenue on the west). This tract has been vacant for more than five (5) years. The tract exhibits obsolete platting and is divided into eight (8) lots. A deteriorated structure and site improvements are located on the same block adjacent to this tract.

- vi. An approximately zero and five tenths (0.5) acre tract of land exists in the 4851 -- 4899 block of 47th Street (cross streets -- LaCrosse Avenue on the north and Laporte Avenue on the south). This tract has been vacant for more than five (5) years. The tract exhibits obsolete platting and is divided into six (6) lots. The tract is under multiple ownership (two (2) owners) and a deteriorated structure and site improvement are located on the block west of this tract. Two (2) lots in this tract are delinquent in the payment of 1995 through 1997 taxes.
- vii. Approximately zero and six tenths (0.6) acres is encompassed by two (2) tracts of land in the 4500 -- 4598 block of Cicero Avenue (cross streets -- 45th Street on the north and 48th Street on the south). These tracts have been vacant for more than five (5) years. The tracts exhibit obsolete platting. The northern tract is divided into seven (7) lots and the southern tract is divided into five (5) lots. The northern tract is under multiple ownership (three (3) owners). One (1) lot on the southern tract is delinquent in the payment of 1995 through 1997 taxes and a deteriorated structure and site improvement is located across the street.
- ix. An approximately zero and six tenths (0.6) acre tract of land exists in the 4700 -- 4798 block of Cicero Avenue (cross streets -- 47th Street on the north and 48th Street on the south). This tract has been vacant for more than five (5) years. The tract exhibits obsolete platting and is divided into ten (10) lots. The tract is under multiple ownership (two (2) owners) and a deteriorated structure and site improvement is located on this block adjacent to this tract.
- x. Approximately one and zero tenths (1.0) acres is encompassed by two (2) tracts of land in the 4801 -- 4879 block of Cicero Avenue (cross streets -- 48th Street on the north and 49th Street on the south). These tracts have been vacant for more than five (5) years. The tracts exhibit obsolete platting. The northern tract is divided into eleven (11) lots and is under multiple ownership (five (5) owners). The southern tract is divided into three (3) lots. Deteriorated structures and site improvements are located on this block adjacent to these tracts. One (1) lot in the northern tract is delinquent in the payment of 1995 through 1997 taxes.
- xi. An approximately zero and nine tenths (0.9) acre tract of land exists in the 5051 -- 5099 block of Cicero Avenue (cross streets -- 50th Street on the north and 52th Street on the south). This tract has been vacant for more than five (5) years. The tract exhibits obsolete platting and is divided into ten (10) lots. A vacant site improvement is located on this block adjacent to this tract.

Hence, the vacant portion of the Area exhibits absolute plating, diversity of ownership, tax and special assessment delinquencies and deterioration of structures or site improvements in neighboring areas adjacent to the vacant land. Therefore, the vacant land qualifies as a blighted area under the Act.

G) Conclusion Of Investigation Of Eligibility Factors For The Redevelopment Project Area.

The Area is impacted by a number of eligibility factors. This analysis demonstrates that the improved portion of the Area qualifies as a conservation area and the vacant land qualifies as a blighted area as defined in the Act. As documented, this is due to conditions found to exist in the "improved" area and in the "vacant" area. The Plan includes measures designed to reduce or eliminate the deficiencies which cause the Area to qualify consistent with the strategy of the City of Chicago for revitalizing other designated redevelopment project areas and industrial corridors.

The City and the State of Illinois have also designated approximately twenty-four and eight-tenths percent (24.8%) of the Area as State of Illinois Enterprise Zone Number 2. This designation is in further response to the deteriorating conditions in the Area, recognition of the significant needs, and realization that financial incentives are required to attract private investment. However, this designation as well as the major improvements associated with Midway Airport, the Stevenson Expressway and C.T.A. commuter rail lines only benefit a small portion of the Area and do not address Area-wide needs or the conditions that cause the Area to qualify as a redevelopment area.

IV

Summary And Conclusion

The results of the Consultation to find the number, degree and distribution of conservation and blighting eligibility factors in the Area as documented in this Eligibility Study support the designation of the Area as a conservation area as set forth in the Act. Specifically:

Below and on the next page are two of summary tables highlighting the factors found to exist in the Area which cause it to qualify as a conservation area and a blighted area.

A. Conservation Area Statutory Factors:

Eligibility Factor ⁽¹⁾	Existing In Area
Age ⁽²⁾	71% of buildings are or exceed 35 years of age
1. Disposition	Not Present
2. Obsolescence	Major Extent
3. Deterioration	Minor Extent
4. Illegal use of individual structures	Minor Extent
5. Presence of structures below minimum code standards	Minor Extent
6. Abandonment	Not Present
7. Excessive vacancies	Minor Extent
8. Overcrowding of structures and community facilities	Not Present
9. Lack of ventilation, light or sanitary facilities	Minor Extent
10. Inadequate utilities	Not Present
11. Excessive land coverage	Major Extent

Notes:

(1) The above information is required by the Act to include any "Factor(s)" that is/are present in the Area. Three (3) factors were found to be present, (1) age, (2) extent, and (3) were found to exist to a "major extent".

(2) Age is not a factor in determining eligibility, but it is a factor that must be used before an area can qualify for historic designation.

	Eligible Factor ¹²	Existing In Area
13	Deceitous land use or layout	Minor Extent
14	Degradation of physical infrastructure	Major Extent
15	Lack of consistency planning	Minor Extent

B. Vacant/Unimproved Land - Statutory Factors

	Eligible Factor	Existing In Vacant/Unimproved Portion Of Area
1.	Two (2) or more of the following factors:	
a.	Obsolete planning (Present)	
b.	Diversity of ownership (Present)	
c.	Tax and assessment delinquencies (Present)	Yes
d.	Flooding (Does not exist)	
e.	Degradation of infrastructure, improvements, or neighboring areas adjacent to the vacant land (Present)	

Notes:

1. The City of Chicago has agreements with the State of Illinois to fund the project and the State of Illinois will fund 100% of the cost of special and general assessments for the project.

- H:
2. Area immediately prior to becoming vacant (labeled as a blighted improved area)
- G:
3. Area consists of unused quarry or quarries
- G:
4. Area consists of unused rail yards, fuel tanks, or railroad right-of-way
- G:
5. Area prior to designation is subject to chronic flooding caused by impoundments
- G:
6. Area consists of unused disposal site containing earth, stone, building debris, etc. etc.
- G:
7. Area is at least thirty (30%) or more than one hundred (100%) acres and seventy five percent (75%) is vacant

While it may be concluded that the mere presence of the stated eligibility factors noted above may be sufficient to qualify the Area as a conservation area, and a vacant blighted area, that generally is well within the purview of the factors must be applied to determine that vacant and improved parcels to determine that parcel is vacant as a percentage of the total. However, the existing form for nomination

are not blighted, now eligible for tax forgiveness. You must be reasonable so that a reasonable person would expect a rational person to be a taxpayer and not a renter and, simply, you are not a renter. And, you that you are not a renter. The area will be covered by the Area's tax forgiveness, and the presence of the fact of development in this area. The Area's tax forgiveness is for the public safety, health, and welfare of the Area's tax forgiveness. Qualified area under the Act.

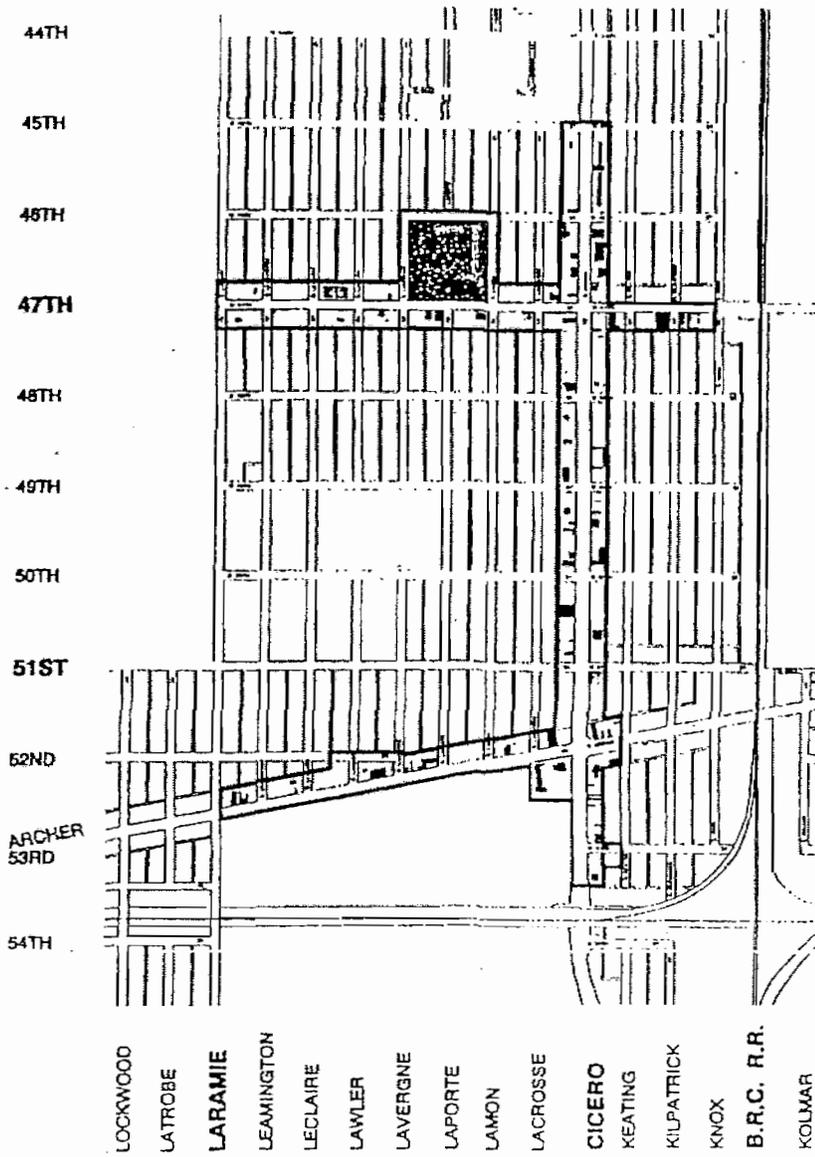
Also, it indicates that the Area's tax forgiveness will be subject to the same development as a result of investment in private enterprise and will not be developed without a plan of the City. These have been previously determined. All requirements within the Area's tax forgiveness in the Plan. The conclusions presented in this report are based on the scope of the development.

The analysis contained herein was based on information provided to the Institute. The study and scope of the Area's tax forgiveness that will be provided to the tax forgiveness area, or any other area, and a blighted area, or any other area, the Area's tax forgiveness in two ways. This is not part of the Area's tax forgiveness, and the improved portion of the Area's tax forgiveness is a former area, or to be designated as a redevelopment project, or a blighted area, or Tax forgiveness. Financing under the Act.

This was referred to in this Eligibility Study concerning
Tax Forgiveness Area: Archer Tax Forgiveness
Program: Redevelopment and Tax Project
Review Number 1 and is printed on
page 8081 of this document.

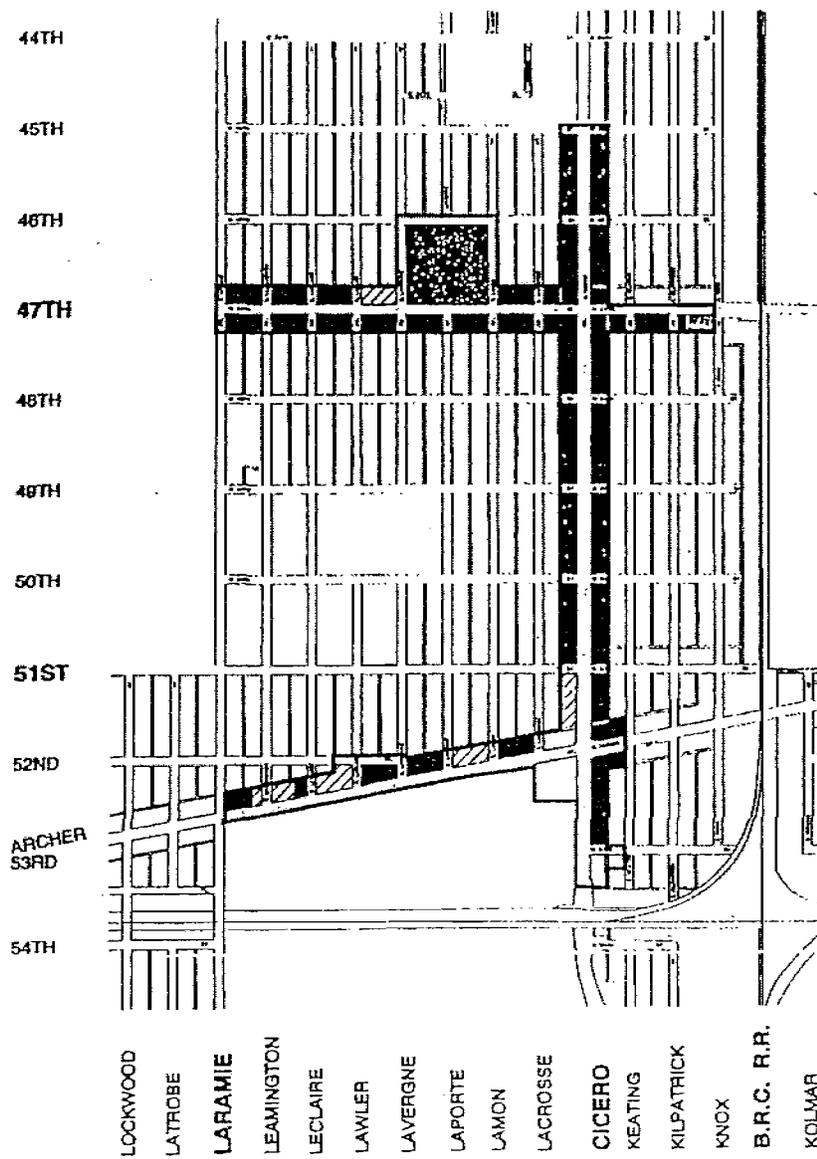
(Sub)Exhibit "B" Of Attachment Two - Maps And Plan Exhibits.
(To Cicero/Archer Tax Increment Financing Redevelopment
Plan And Project Revision Number 1)

Existing Land-Use Assessment Map.



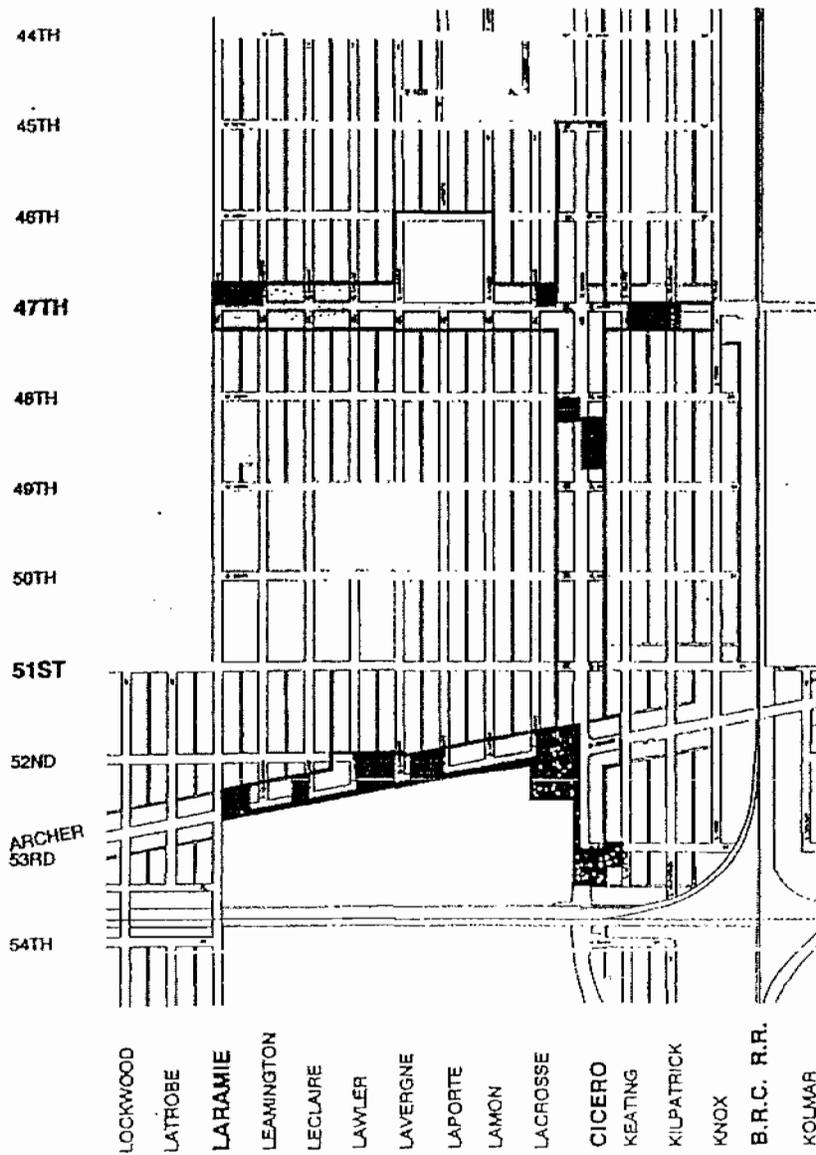
(Sub)Exhibit "C" Of Attachment Two - Maps And Plan Exhibits.
(To Cicero/Archer Tax Increment Financing Redevelopment
Plan And Project Revision Number 1)

Generalized Land-Use Plan.



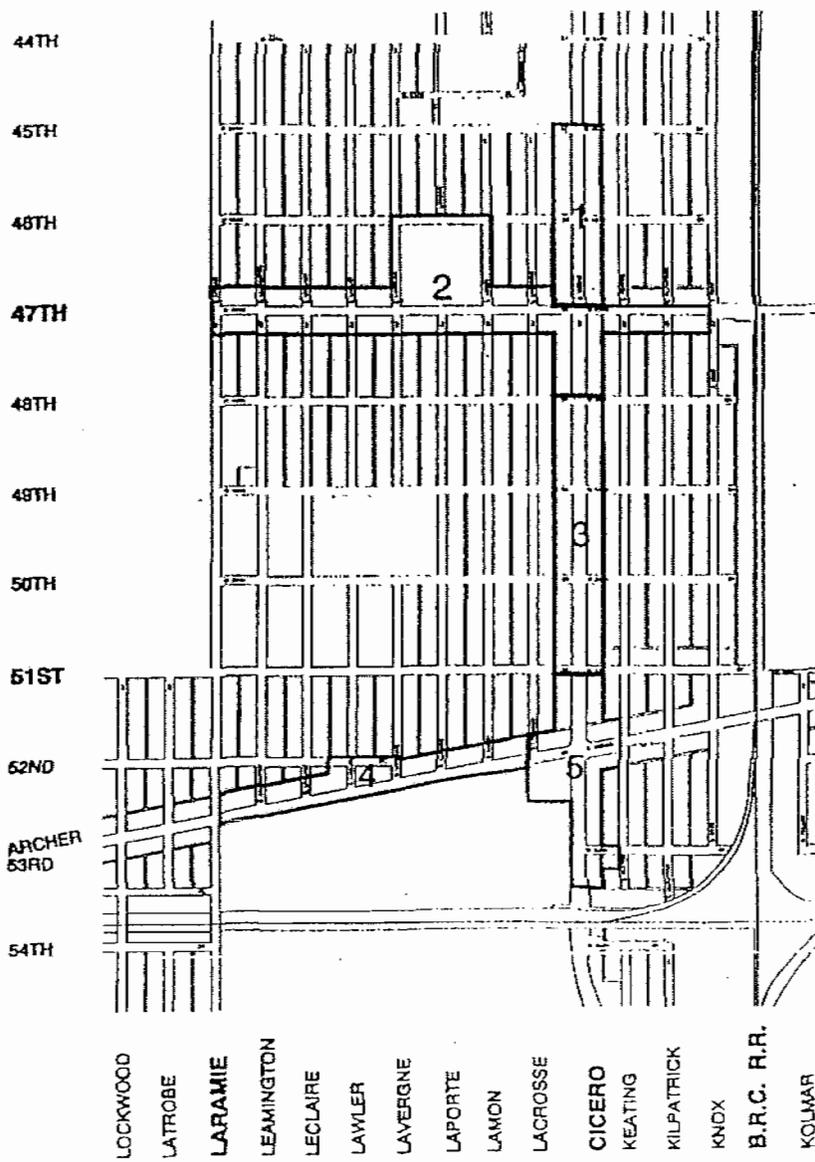
*(Sub)Exhibit "D" Of Attachment Two – Maps And Plan Exhibits.
(To Cicero/Archer Tax Increment Financing Redevelopment
Plan And Project Revision Number 1)*

Generalized Existing Zoning Map.



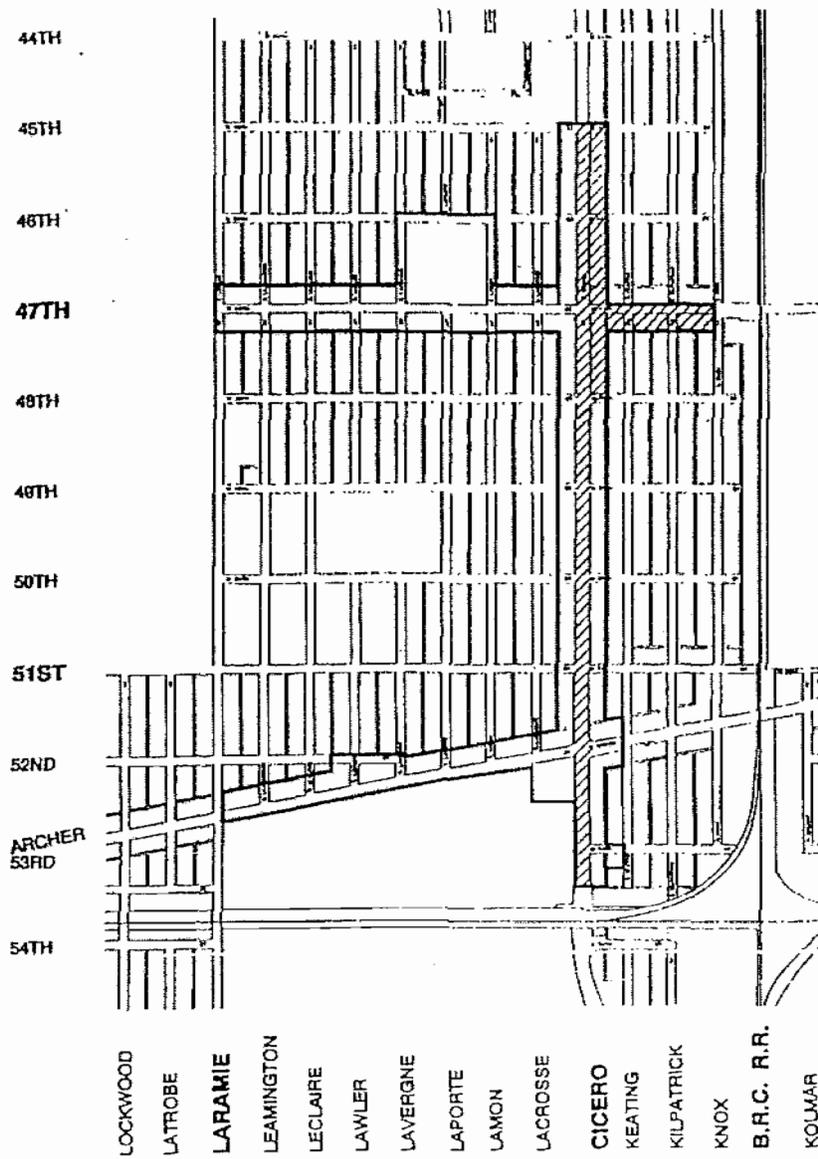
(Sub)Exhibit "E" Of Attachment Two -- Maps And Plan Exhibits.
(To Cicero/Archer Tax Increment Financing Redevelopment
Plan And Project Revision Number 1)

Subarea Key Map.



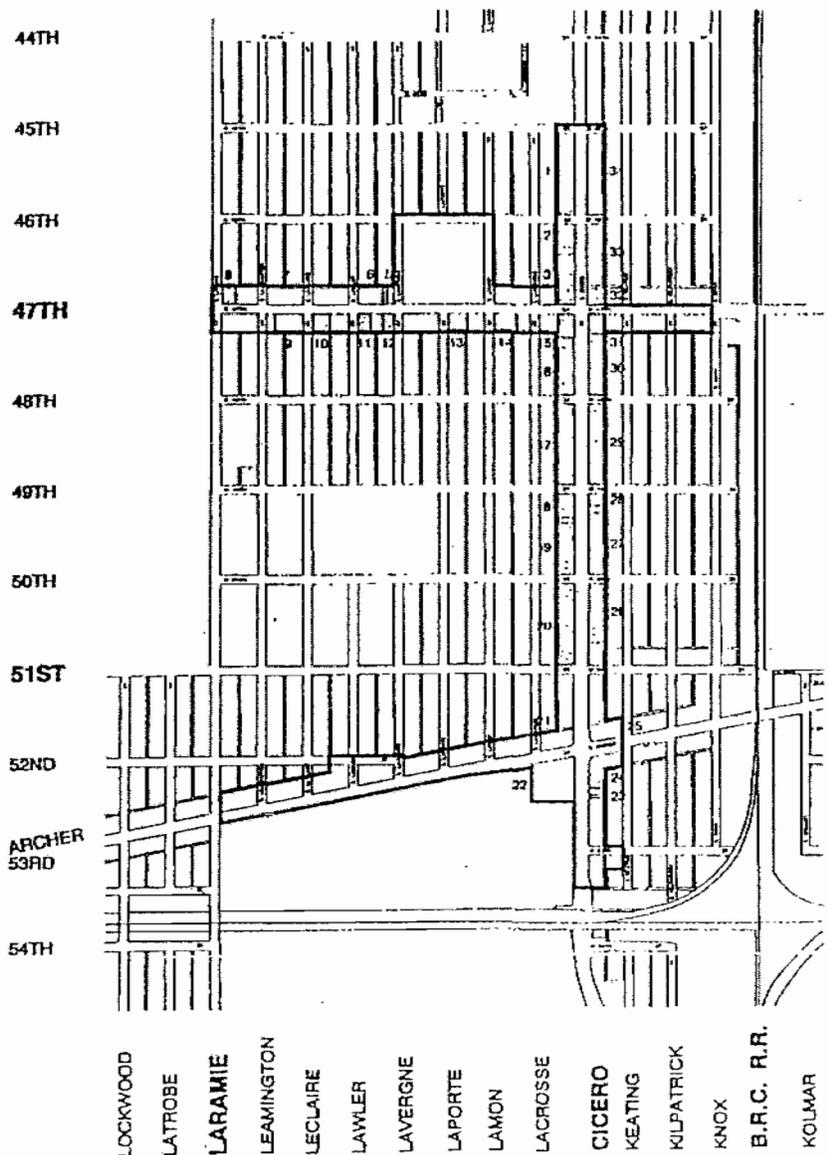
(Sub)Exhibit "F" Of Attachment Two - Maps And Plan Exhibits.
(To Cicero/Archer Tax Increment Financing Redevelopment
Plan And Project Revision Number 1)

Enterprise Zone Map.



*(Sub)Exhibit "G-1" Of Attachment Two - Maps And Plan Exhibits.
(To Cicero/Archer Tax Increment Financing Redevelopment
Plan And Project Revision Number 1)*

Land Acquisition Map.



(Sub)Exhibit "G-2" Of Attachment Two – Maps And Plan Exhibits.
 (To Cicero/Archer Tax Increment Financing Redevelopment
 Plan And Project Revision Number 1)

Parcels To Be Acquired By City.
 (Page 1 of 5)

COUNT	AREA NO.	PIN NO.	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
1	1	1904423025	6,289		
2	1	1904423026	6,289		
3	1	1904423027	6,289		
4	1	1904423028	6,289		
5	1	1904423029	6,289		
6	1	1904423030	6,289		
7	1	1904423031	Exempt		
8	1	1904423032	Exempt		
9	1	1904423033	Exempt		
10	1	1904423034	Exempt		
11	1	1904423035	6,289	Y	
12	1	1904423036	6,289		
13	1	1904423037	6,289		
14	1	1904423038	12,114		
15	1	1904423039	12,114		
16	1	1904423040	69,083		
17	1	1904423043	86,586		
18	2	1904431019	38,456		
19	2	1904431020	19,334		
20	2	1904431021	30,107		
21	2	1904431022	30,107		
22	2	1904431023	6,289		
23	2	1904431024	6,289		
24	3	1904431027	47,186		
25	3	1904431028	47,186		
26	3	1904431029	32,352		
27	3	1904431030	6,289		
28	3	1904431031	25,058		
29	3	1904431032	25,058		
30	3	1904431033	25,058		
31	3	1904431034	25,058		
32	3	1904431035	6,289		
33	3	1904431041	98,451		
34	4	1904430029	11,261		
35	4	1904430030	4,796		
36	4	1904430031	4,796		
37	4	1904430032	4,796		
38	4	1904430033	4,796		
39	4	1904430034	4,796		
40	4	1904430035	4,796		
41	4	1904430036	11,264		
42	5	1904427036	9,151		
43	6	1904427029	9,149	Y	
44	6	1904427030	3,895	Y	
45	6	1904427031	3,895		
46	6	1904427032	3,895		
47	6	1904427033	3,895		
48	6	1904427034	3,895		
49	7	1904425029	11,259		
50	7	1904425030	4,796	Y	

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COUNT	AREA NO.	PIN NO.	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
51	7	1904425031	4,796	Y	
52	7	1904425032	4,796		
53	7	1904425033	4,796		
54	7	1904425034	4,796		
55	7	1904425035	4,796		
56	7	1904425036	11,264		
57	8	1904424032	14,387		
58	8	1904424033	4,796		
59	9	1909201002	6,594		
60	9	1909201003	6,594		
61	9	1909201004	6,594		
62	9	1909201005	6,594		
63	9	1909201006	6,594		
64	9	1909201007	6,594		
65	9	1909201008	15,488		
66	10	1909202001	15,484		
67	10	1909202002	6,594		
68	10	1909202047	8,704		
69	11	1909203001	15,484	Y	
70	11	1909203002	6,594	Y	
71	12	1909203007	6,594		
72	12	1909203008	15,488		
73	13	1909205041	179,408		
74	14	1909206001	11,261		
75	14	1909206002	4,796		
76	14	1909206003	4,796		
77	14	1909206004	6,594	Y	
78	14	1909206005	6,594	Y	
79	15	1909207019	328,496		
80	15	1909207020	18,560		
81	15	1909207021	15,639		
82	15	1909207022	25,782		
83	16	1909207035	10,084		
84	16	1909207036	9,149		
85	16	1909207037	72,595		
86	16	1909207038	152,735		
87	16	1909207044	82,352		
88	17	1909215019	42,637		
89	17	1909215020	29,134		
90	17	1909215021	29,134		
91	17	1909215022	29,134		
92	17	1909215026	14,895		
93	17	1909215027	14,895		
94	17	1909215028	72,724		
95	17	1909215029	72,724		
96	17	1909215030	14,895		
97	17	1909215031	14,895		
98	17	1909215032	14,895		
99	17	1909215033	80,502		
100	17	1909215034	80,502		
101	17	1909215035	8,005		

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COUNT	AREA NO.	PIN NO.	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
102	17	1909215036	8,005		
103	17	1909215037	54,040		
104	17	1909215038	54,040		
105	17	1909215039	54,040		
106	17	1909215040	67,542		
107	17	1909215045	24,018		
108	18	1909223024	46,571		
109	18	1909223025	46,571		
110	18	1909223028	129,896		
111	18	1909223044	39,842		
112	19	1909223029	8,005		
113	19	1909223030	100,753		
114	19	1909223031	23,262		
115	19	1909223032	14,453		
116	19	1909223033	14,459		
117	19	1909223034	17,319		
118	19	1909223035	64,638		
119	19	1909223036	57,654		
120	19	1909223037	48,459		
121	19	1909223038	48,459		
122	19	1909223039	97,241		
123	19	1909223040	97,241		
124	19	1909223041	45,867		
125	20	1909231029	8,005		
126	20	1909231030	8,005		
127	20	1909231031	8,005		
128	20	1909231032	8,005		
129	20	1909231033	8,005		
130	20	1909231034	8,005		
131	20	1909231035	39,216		Mixed Use
132	20	1909231036	17,114		
133	20	1909231037	17,114		
134	20	1909231038	54,042		
135	20	1909231039	162,134		
136	20	1909231060	543,238		
137	21	1909411025	25,766		
138	21	1909411026	125,203		
139	21	1909411027	135,258		
140	21	1909411028	6,897		
141	21	1909411029	180,570		
142	22	1909412013	Exempt		
143	22	1909412017	484,923		
144	22	1909412018	295,884		
145	23	1910310012	27,192		Mixed Use
146	24	1910310001	153,934		
147	24	1910310002	15,283		
148	24	1910310006	101,679		
149	24	1910310007	41,634		
150	24	1910310008	15,122		
151	24	1910310009	67,010		Mixed Use
152	24	1910310046	247,940		

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COUNT	AREA NO.	PIN NO.	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
153	24	1910310047	4.977		
154	25	1910300025	189.231		
155	25	1910300026	65.383		
156	25	1910300027	60.627	Y	
157	25	1910300028	19.604	Y	
158	25	1910300029	72.067		
159	25	1910300030	10.791		
160	25	1910300031	138.408		
161	26	1910119001	14.965		
162	26	1910119002	7.660		
163	26	1910119003	7.660		
164	26	1910119004	7.660		
165	26	1910119005	7.660		
166	26	1910119006	7.660		
167	26	1910119007	7.660		
168	26	1910119008	7.660		
169	26	1910119009	7.660		
170	26	1910119010	7.660		
171	26	1910119052	189.296		
172	27	1910113006	72.482		
173	27	1910113007	13.350		
174	27	1910113008	21.217		
175	27	1910113009	19.046		
176	27	1910113010	18.161		
177	27	1910113011	13.350		
178	27	1910113012	13.350		
179	27	1910113013	13.350		
180	27	1910113014	13.291		
181	27	1910113015	18.346	Y	
182	27	1910113016	78.607	Y	
183	27	1910113017	132.333	Y	
184	27	1910113018	132.396	Y	
185	27	1910113051	142.557	Y	
186	28	1910113001	55.895		
187	28	1910113002	118.406		
188	28	1910113003	118.406		
189	29	1910107001	14.965		
190	29	1910107002	7.660		
191	29	1910107003	7.660		
192	29	1910107004	7.660		
193	29	1910107005	7.660		
194	29	1910107006	7.660	Y	
195	29	1910107007	7.660		
196	29	1910107008	7.660		
197	29	1910107009	7.660		
198	29	1910107010	7.660		
199	29	1910107011	7.660		
200	29	1910107012	7.660		
201	29	1910107013	60.645		
202	29	1910107014	57.519		
203	29	1910107015	57.519		

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COUNT	AREA NO.	PIN NO.	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
204	29	1910107016	57,519		
205	29	1910107017	57,519		
206	29	1910107018	57,519		
207	29	1910107021	7,660		
208	29	1910107022	15,325		
209	29	1910107051	65,938		
210	29	1910107052	4,595		
211	30	1910100007	74,607		
212	30	1910100008	74,607	Y	
213	30	1910100009	9,448		
214	30	1910100010	9,448		
215	30	1910100011	9,823		
216	30	1910100012	17,173		
217	30	1910100013	17,173		
218	30	1910100014	17,173		
219	30	1910100015	17,173		
220	30	1910100016	17,173		
221	30	1910100017	17,173		
222	30	1910100046	258,261		
223	31	1910100004	80,406		
224	31	1910100005	1,750		
225	31	1910100052	41,898		
226	32	1903312016	193,364	Y	
227	32	1903312017	6,130		
228	33	1903312001	11,534		
229	33	1903312002	Exempt		
230	33	1903312003	14,352		
231	33	1903312005	5,979		
232	33	1903312008	7,176		
233	33	1903312007	11,961		
234	33	1903312008	72,896		
235	33	1903312009	72,896	Y	
236	33	1903312010	8,371		
237	33	1903312034	7,176		
238	33	1903312035	7,176		
239	34	1903308037	620,525		
		TOTAL	10,704,524		

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COUNT	ASSESSEE PIN #	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
48	1904426030	Exempt		
49	1904426031	Exempt		
50	1904426032	Exempt		
51	1904426033	Exempt		
52	1904426034	Exempt		
53	1904426035	Exempt		
54	1904426036	Exempt		
55	1904427029	9,149	Y	
56	1904427030	3,895	Y	
57	1904427031	3,895		
58	1904427032	3,895		
59	1904427033	3,895		
60	1904427034	3,895		
61	1904427035	23,617		
62	1904427036	9,151		
63	1904428040	Exempt		
64	1904429037	Exempt		
65	1904430029	11,261		
66	1904430030	4,796		
67	1904430031	4,796		
68	1904430032	4,796		
69	1904430033	4,796		
70	1904430034	4,796		
71	1904430035	4,796		
72	1904430036	11,264		
73	1904431015	11,264		
74	1904431016	33,113		
75	1904431017	32,474		
76	1904431018	32,474		
77	1904431019	38,456		
78	1904431020	19,334		
79	1904431021	30,107		
80	1904431022	30,107		
81	1904431023	6,289		
82	1904431024	6,289		
83	1904431025	Exempt		
84	1904431026	Exempt		
85	1904431027	47,186		
86	1904431028	47,186		
87	1904431029	32,352		
88	1904431030	6,289		
89	1904431031	25,058		
90	1904431032	25,058		
91	1904431033	25,058		
92	1904431034	25,058		
93	1904431035	6,289		
94	1904431041	98,451		
95	1909200001	60,477		

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COUNT	ASSESSEE PIN #	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (†)
1	1903308037	820.525		
2	1903312001	11.534		
3	1903312002	Exempt		
4	1903312003	14.352		
5	1903312005	5.979		
6	1903312006	7.176		
7	1903312007	11.961		
8	1903312008	72.896		
8	1903312009	72.896	Y	
10	1903312010	8.371		
11	1903312016	193.364	Y	
12	1903312017	6.130		
13	1903312034	7.176		
14	1903312035	7.176		
15	1904423025	6.289		
16	1904423026	6.289		
17	1904423027	6.289		
18	1904423028	6.289		
19	1904423029	6.289		
20	1904423030	6.289		
21	1904423031	Exempt		
22	1904423032	Exempt		
23	1904423033	Exempt		
24	1904423034	Exempt		
25	1904423035	6.289	Y	
26	1904423036	6.289		
27	1904423037	6.289		
28	1904423038	12.114		
29	1904423039	12.114		
30	1904423040	69.083		
31	1904423043	86.586		
32	1904424032	14.387		
33	1904424033	4.796		
34	1904424034	4.796		
35	1904424035	4.796		
36	1904424036	4.796		
37	1904424037	4.796		
38	1904424038	12.933		
39	1904425029	11.259		
40	1904425030	4.796	Y	
41	1904425031	4.796	Y	
42	1904425032	4.796		
43	1904425033	4.796		
44	1904425034	4.796		
45	1904425035	4.796		
46	1904425036	11.264		
47	1904426029	Exempt		

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COUNT	ASSEESSE PIN #	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
96	1909200002	24,543		
97	1909200003	24,543		
98	1909200004	24,543		
99	1909200005	6,594		
100	1909200006	6,594		
101	1909200007	17,784		
102	1909201001	45,632		
103	1909201002	6,594		
104	1909201003	6,594		
105	1909201004	6,594		
106	1909201005	6,594		
107	1909201006	6,594		
108	1909201007	6,594		
109	1909201008	15,488		
110	1909202001	15,484		
111	1909202002	6,594		
112	1909202047	8,704		
113	1909202049	Exempt		
114	1909203001	15,484	Y	
115	1909203002	6,594	Y	
116	1909203003	6,594		
117	1909203004	36,245		
118	1909203005	49,425		
119	1909203006	6,594		
120	1909203007	6,594		
121	1909203008	15,488		
122	1909204001	15,484		
123	1909204002	58,347		
124	1909204003	6,594		
125	1909204004	6,594		
126	1909204005	65,155		
127	1909204006	65,155		
128	1909204007	6,594		
129	1909204008	144,383		
130	1909205041	179,408		
131	1909206001	11,261		
132	1909206002	4,796		
133	1909206003	4,796		
134	1909206004	6,594	Y	
135	1909206005	6,594	Y	
136	1909206006	6,594		
137	1909206007	48,989		
138	1909206008	81,184		
139	1909207001	31,927		
140	1909207002	18,699		
141	1909207003	18,717		
142	1909207004	18,699		
143	1909207019	328,496		

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COUNT	ASSEESSEE PIN#	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
144	1909207020	18,660		
145	1909207021	15,639		
146	1909207022	25,782		
147	1909207023	25,782		
148	1909207035	10,084		
149	1909207036	9,149		
150	1909207037	72,595		
151	1909207038	152,735		
152	1909207043	35,092		
153	1909207044	82,352		
154	1909215019	42,637		
155	1909215020	29,134		
156	1909215021	29,134		
157	1909215022	29,134		
158	1909215026	14,895		
159	1909215027	14,895		
160	1909215028	72,724		
161	1909215029	72,724		
162	1909215030	14,895		
163	1909215031	14,895		
164	1909215032	14,895		
165	1909215033	80,502		
166	1909215034	80,502		
167	1909215035	8,005		
168	1909215036	8,005		
169	1909215037	54,040		
170	1909215038	54,040		
171	1909215039	54,040		
172	1909215040	67,542		
173	1909215045	24,018		
174	1909223024	46,571		
175	1909223025	46,571		
176	1909223026	14,461		
177	1909223027	13,855		
178	1909223028	129,896		
179	1909223029	8,005		
180	1909223030	100,753		
181	1909223031	23,262		
182	1909223032	14,453		
183	1909223033	14,459		
184	1909223034	17,319		
185	1909223035	64,638		
186	1909223036	57,654		
187	1909223037	48,459		
188	1909223038	48,459		
189	1909223039	97,241		
190	1909223040	97,241		
191	1909223041	45,867		

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COUNT	ASSEESSE PIN #	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
192	1909223044	39.842		
193	1909231029	8.005		
194	1908231030	8.005		
195	1909231031	8.005		
196	1909231032	8.005		
197	1909231033	8.005		
198	1909231034	8.005		
199	1909231035	39.216		Mixed-Use
200	1909231036	17.114		
201	1909231037	17.114		
202	1909231038	54.042		
203	1909231039	162.134		
204	1909231060	543.238		
205	1909404009	42.961		
206	1909404010	109.839		
207	1909404011	109.839		
208	1909404012	45.660		
209	1909404013	40.398		Mixed-Use
210	1909404014	74.991		Mixed-Use
211	1909404015	89.836		Multi-Family
212	1909404016	97.418		Multi-Family
213	1909405017	357.903		Multi-Family
214	1909405018	142.934		
215	1909406011	161.568		Multi-Family
216	1909406012	161.766		Multi-Family
217	1909406013	161.766		Multi-Family
218	1909406014	137.029		Multi-Family
219	1909406015	138.483		Multi-Family
220	1909406016	128.592		Multi-Family
221	1909407004	80.253		
222	1909407005	80.052		
223	1909407006	67.182		
224	1909407007	114.950		
225	1909407008	99.639		
226	1909407009	156.953		
227	1909408036	64.556		
228	1909408037	115.949		
229	1909408038	115.949		
230	1909408039	38.146		
231	1909408040	51.324		
232	1909408041	34.495		
233	1909408042	34.495		
234	1909408043	40.668		
	1909409051			
235	1909409051-1001	23.935		
236	1909409051-1002	17.766		
237	1909409051-1003	17.766		
238	1909409051-1004	17.766		Multi-Family

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COUNT	ASSESSEE PIN #	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
239	1909409061-1005	17.766		
240	1909409061-1008	17.766		
241	1909409061-1007	17.766		
242	1909409081-1008	17.766		
243	1909409062	178.691		Multi-Family
244	1909409063	169.284		Multi-Family
245	1909409064	128.088		Multi-Family
246	1909409065	131.143		Multi-Family
247	1909410027	304.909		
248	1909410063	170.852		
249	1909410064	150.339		
250	1909410065	57.780		Multi-Family (3 Structures)
251	1909411015	90.527		Multi-Family
252	1909411016	90.527		
253	1909411020	21.799		Multi-Family
254	1909411021	20.992		
255	1909411022	92.266		Multi-Family
258	1909411023	92.266		
257	1909411024	134.515		Multi-Family
258	1909411025	25.766		
259	1909411026	126.203		
260	1909411027	135.258		
261	1909411028	6.897		
262	1909411029	180.570		
263	1909411037	18.254		Multi-Family (Part of 1909411040)
264	1909411038	45.499		Multi-Family
265	1909411039	69.576		Multi-Family
266	1909411040	236.785		Multi-Family (Part of 1909411037)
267	1909412013	Exempt		
268	1909412017	484.923		
269	1909412018	295.884		
270	1910100004	80.406		
271	1910100005	1.750		
272	1910100006	Exempt		
273	1910100007	74.607		
274	1910100008	74.607	Y	
275	1910100009	9.448		
276	1910100010	9.448		
277	1910100011	9.823		
278	1910100012	17.173		
279	1910100013	17.173		
280	1910100014	17.173		
281	1910100015	17.173		
282	1910100016	17.173		

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1998 Estimated E.A.V. By Tax Parcel
(Page 7 of 9)

COUNT	ASSEESSEE PIN #	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
283	1910100017	17,173		
284	1910100046	258,281		
285	1910100051	120,898		
286	1910100052	41,898		
287	1910101052	284,449		
288	1910102001	56,634		
289	1910102002	18,499		
290	1910102051	Exempt		
291	1910102052	Exempt		
292	1910107001	14,965		
293	1910107002	7,660		
294	1910107003	7,660		
295	1910107004	7,660		
296	1910107005	7,660		
297	1910107006	7,660	Y	
298	1910107007	7,660		
299	1910107008	7,660		
300	1910107009	7,660		
301	1910107010	7,660		
302	1910107011	7,660		
303	1910107012	7,660		
304	1910107013	60,645		
305	1910107014	57,519		
306	1910107015	57,519		
307	1910107016	57,519		
308	1910107017	57,519		
309	1910107018	57,519		
310	1910107021	7,660		
311	1910107022	15,325		
312	1910107051	65,938		
313	1910107052	4,595		
314	1910113001	55,895		
315	1910113002	118,406		
316	1910113003	118,406		
317	1910113004	Exempt		
318	1910113005	14,154		
319	1910113006	72,482		
320	1910113007	13,350		
321	1910113008	21,217		
322	1910113009	19,046		

Attachment Four.
 (To Cicero/Archer Tax Increment Financing Redevelopment
 Plan And Project Revision Number 1)

1998 Estimated E.A.V. By Tax Parcel.
 (Page 8 of 9)

COUNT	ASSEESSEE PIN #	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
323	1910113010	18.161		
324	1910113011	13.350		
325	1910113012	13.350		
326	1910113013	13.350		
327	1910113014	13.291		
328	1910113015	18.346	Y	
329	1910113016	78.607	Y	
330	1910113017	132.333	Y	
331	1910113018	132.396	Y	
332	1910113051	142.557	Y	
333	1910119001	14.965		
334	1910119002	7.660		
335	1910119003	7.660		
336	1910119004	7.650		
337	1910119005	7.650		
338	1910119006	7.660		
339	1910119007	7.660		
340	1910119008	7.660		
341	1910119009	7.660		
342	1910119010	7.660		
343	1910119021	Exempt		
344	1910119052	189.298		
345	1910119053	Exempt		
346	1910300001	82.965		
347	1910300002	72.851		
348	1910300003	72.851		
349	1910300004	72.851		
350	1910300005	16.914		
351	1910300006	17.481		
352	1910300007	15.501		
353	1910300008	15.501		
354	1910300009	15.501		
355	1910300010	15.501		
356	1910300011	15.501		
357	1910300012	15.501		
358	1910300013	15.501		
359	1910300014	19.059		
360	1910300025	189.231		

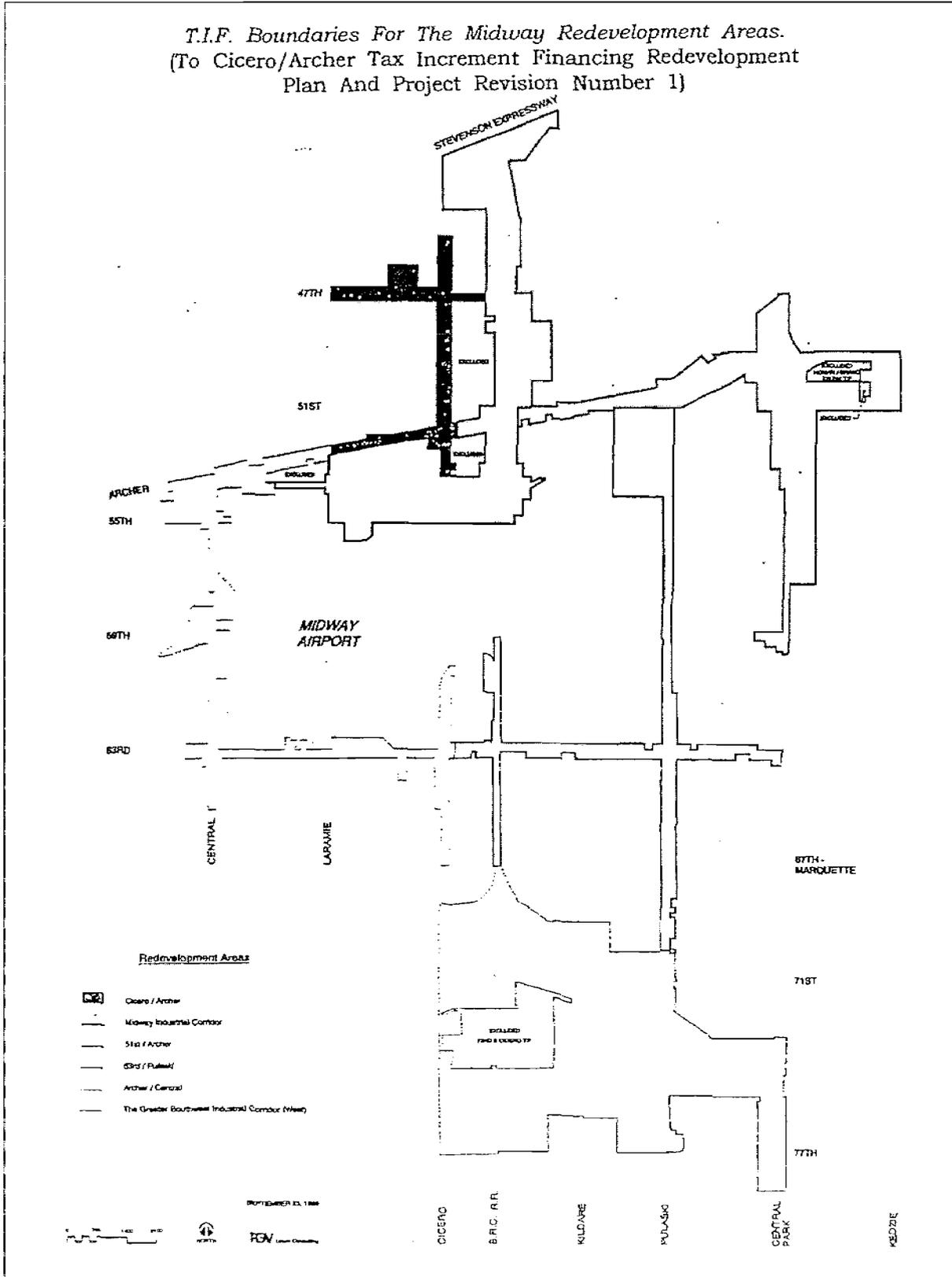
Attachment Four.

(To Cicero/Archer Tax Increment Financing Redevelopment
Plan And Project Revision Number 1)

1998 Estimated E.A.V. By Tax Parcel.
(Page 9 of 9)

COUNT	ASSEESSEE PIN #	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
361	1910300026	66.383		
362	1910300027	60.627	Y	
363	1910300028	19.504	Y	
364	1910300029	72.067		
365	1910300030	10.791		
366	1910300031	138.408		
367	1910310001	153.934		
368	1910310002	15.283		
369	1910310006	101.679		
370	1910310007	41.634		
371	1910310008	15.122		
372	1910310009	67.010		Mixed-Use
373	1910310010	Exempt		
374	1910310011	Exempt		
375	1910310012	27.192		Mixed-Use
376	1910310013	40.067		Mixed-Use
377	1910310014	7.610		
378	1910310015	60.390		Mixed-Use
379	1910310016	99.632		
380	1910310017	99.632		
381	1910310018	99.632		
382	1910310019	42.905		
383	1910310020	14.390		
384	1910310021	52.782		
385	1910310022	52.782		
386	1910310023	52.782		
387	1910310024	52.782		
388	1910310025	52.782		
389	1910310026	64.294		
390	1910310046	247.940		
391	1910310047	4.977		
392	1910317016	17.332		
393	1910317017	17.332		
394	1910317018	17.332		
395	1910317090	812.475		
	TOTAL	19,922.725		

*T.I.F. Boundaries For The Midway Redevelopment Areas.
(To Cicero/Archer Tax Increment Financing Redevelopment
Plan And Project Revision Number 1)*



Location Map.
(To Cicero/Archer Tax Increment Financing Redevelopment
Plan And Project Revision Number 1)

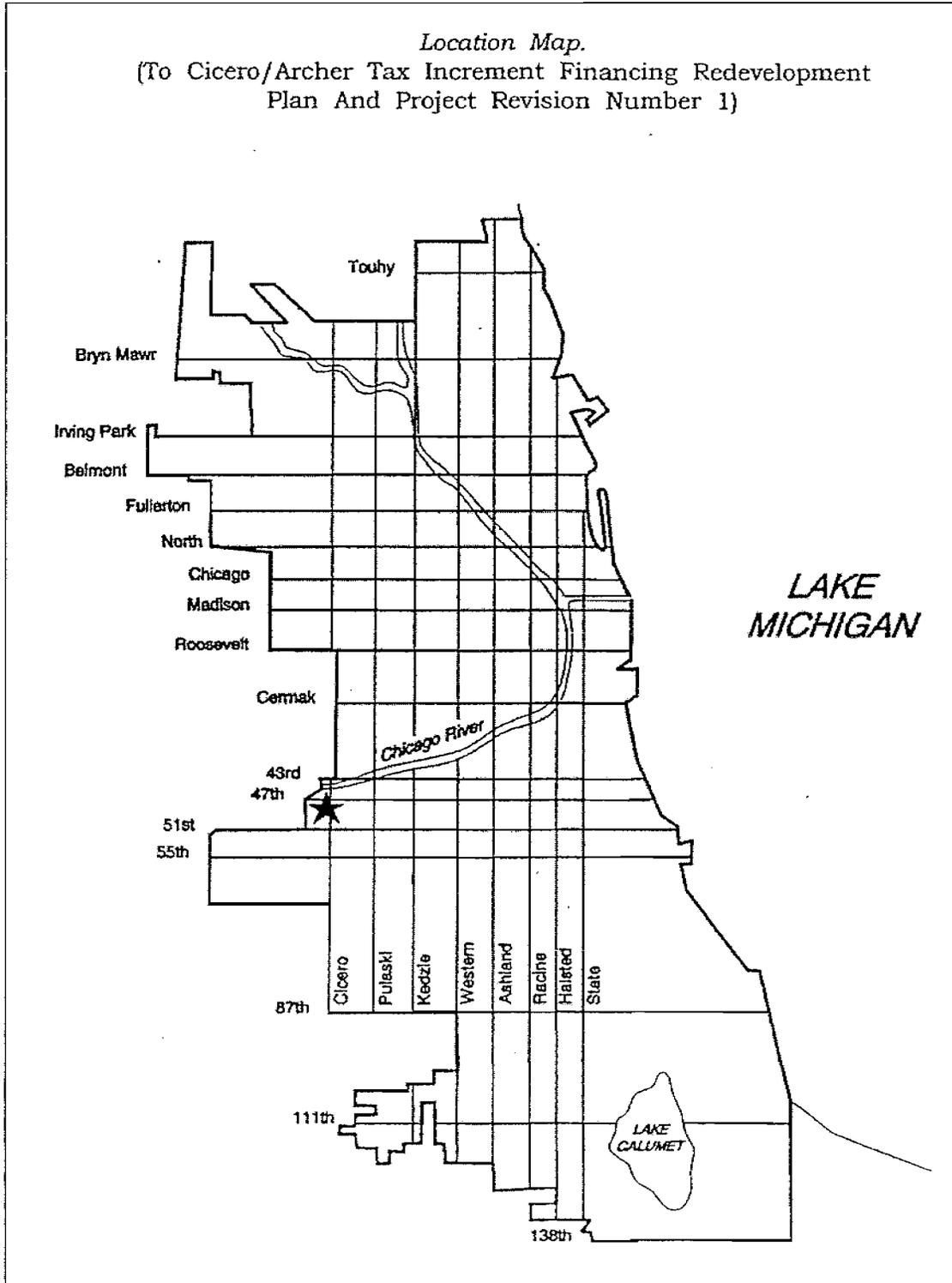


Table 2.
 (To Cicero/Archer Tax Increment Financing Redevelopment
 Plan And Project Revision Number 1)

Conservation Area Factors Matrix.

Sub Area	Total Number of Buildings	**		1	2	3	4	5	6	7	8	9	10	11	12	13	14	Total Number of Blighting Factors Present	Area Meets or Exceeds Factors
		Buildings 35 Years of Age and Older	% Buildings 35 Years of Age and Older																
Sub Area 1	13	8	62%	0	8	7	0	7	0	2	0	1	0	8	1	12	1	9	Yes
Sub Area 2	23	17	74%	0	17	7	1	9	0	3	0	1	0	19	1	19	0	9	Yes
Sub Area 3	20	11	55%	0	14	5	0	5	0	3	0	2	0	14	2	16	0	8	Yes
Sub Area 4	32	26	81%	0	11	2	0	3	0	3	0	0	0	14	3	20	0	7	Yes
Sub Area 5	26	19	73%	0	16	3	0	1	0	0	0	0	0	18	2	20	0	6	Yes
Total Number of Bldgs. or Parcels Exhibiting Blighting Factors	114	81	71%	0	66	24	1	25	0	11	0	4	0	73	11	86	1	10	Yes
% Total Bldgs. or Parcels Exhibiting Blighting Factors				0%	68%	21%	Less Than 1%	22%	0%	10%	0%	4%	0%	64%	10%	76%	Less Than 1%		

* Sub-Area designations are graphically identified on the Sub-Area Key Map contained in Attachment Two of the Appendix.

** Age is not a factor for designation but rather a threshold that must be met before an area can qualify as a conservation area.

† Bold indicates conservation area factors that exist in a major extent.

Article 107
City Ordinance

Case of Archer Development Area

All that part of Sections 5, 4, 9 and 10, Township 38 North, Range 13 East of the Third Principal Meridian bounded and described as follows:

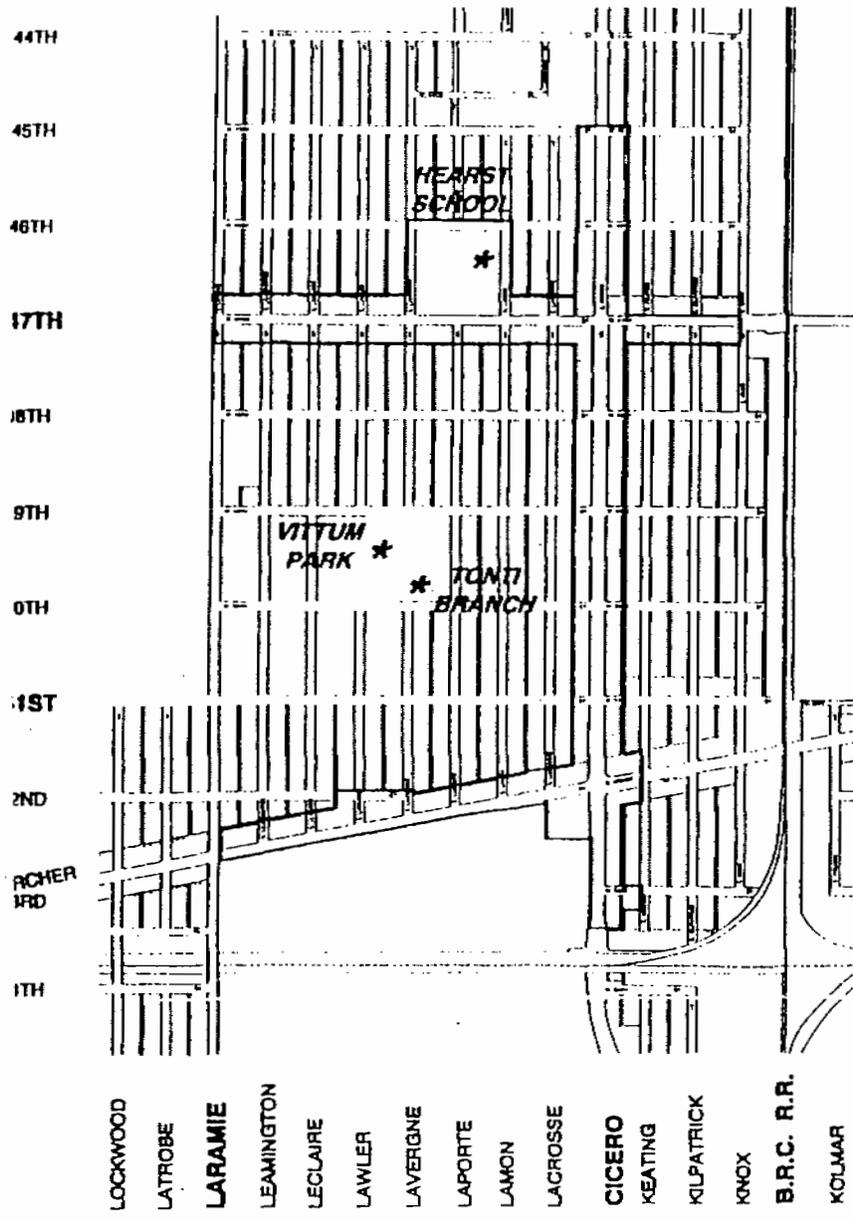
beginning at the point of intersection of the north line of West 45th Street with the east line of South Cicero Avenue, thence east along said north line of West 45th Street to the easterly extension of west line of Lot 138 in F. H. Bartlett's 48th Avenue Subdivision of Lot 7A of the Circuit Court of the south half and that part of the northwest quarter south of the Illinois and Michigan Canal in Section 5, Township 38 North, Range 13 East of the Third Principal Meridian, said west line of Lot 138 in F. H. Bartlett's 48th Avenue Subdivision being also the easterly line of the alley east of South Cicero Avenue; thence south along said westerly extension and the east line of the alley east of South Cicero Avenue to the north line of Lot 152 in said F. H. Bartlett's 48th Avenue Subdivision, said north line of Lot 152 being also the south line of the alley north of West 47th Street, thence west along said south line of the alley north of West 47th Street to the west line of said Lot 152 in F. H. Bartlett's 48th Avenue Subdivision, thence south along said west line of said Lot 152 in F. H. Bartlett's 48th Avenue Subdivision to the north line of West 47th Street as widened, thence east along said north line of West 47th Street as widened and along the north line of West 47th Street to the west line of South Knox Avenue; thence south along said west line of South Knox Avenue to the north line of Lot 11 in Block 5 in F. H. Bartlett's Central High Subdivision of the west half of the northwest quarter of Section 10, Township 38 North, Range 13 East of the Third Principal Meridian, said north line of Lot 11 being also the south line of the alley south of West 47th Street, thence west along said south line of the alley south of West 47th Street to the west line of Lot 29 in Block 1 in said F. H. Bartlett's Central High Subdivision, said west line of Lot 29 being also the east line of the alley east of South Cicero Avenue, thence south along said east line of the alley east of South Cicero Avenue to the south line of West 51st Street; thence west along said south line of West 51st Street to the west line of Lot 1 in Block 7 in W. F. Kaiser and Company Subdivision of the southwest quarter of Section 10, Township 38 North, Range 13 East of the Third Principal Meridian, said west line of Lot 1 being also the east line of the alley east of South Cicero Avenue, thence south along said east line of the alley east of South Cicero Avenue to the south line of Lot 10 in said Block 7 in W. F. Kaiser and Company Subdivision, said south line of Lot 10 being also the north line of

the alley north of West Archer Avenue, the line east along a full south line of the alley north of West Archer Avenue to the west line of South Cicero Avenue; thence south along said west line of South Cicero Avenue to the north line of Lot 4 in Block 8 in Block 21 in Block 22 in W. F. Kaiser and Company Subdivision of the eastward quarter of Section 14 Township 43 North, Range 13 East of the Third Principal Meridian, the north line of Lot 4 being also the south line of the alley south of West Archer Avenue; thence west along said north line of the alley south of West Archer Avenue to the west line of said Lot 8 in Block 21 and W. F. Kaiser and Company Subdivision, said west line of Lot 8 being also the east line of the alley east of South Cicero Avenue; thence south along said east line of the alley east of South Cicero Avenue to the east line of the alley east of South Cicero Avenue to the north line of West 53rd Street, thence east along said north line of West 53rd Street to the west line of South Cicero Avenue; thence south along said west line of South Cicero Avenue to the north line of Lot 4 in Block 21 and said W. F. Kaiser and Company Subdivision, the north line of Lot 4 in Block 21 in W. F. Kaiser and Company Subdivision to the west line thereof, said west line of Lot 4 being also the east line of the alley east of South Cicero Avenue; thence south along said east line of the alley east of South Cicero Avenue to the south line of Lot 8 in said Block 21 in W. F. Kaiser and Company Subdivision, said south line of Lot 8 being also the north line of the alley south of West 53rd Street; thence west along said north line of the alley south of West 53rd Street and along the westerly extension thereof to the west line of South Cicero Avenue, as depicted; thence north along said west line of South Cicero Avenue, as depicted, and along the west line of South Cicero Avenue to the south line of the property bearing Permanent Index Number 19-09-412-011; thence west along said south line of the property bearing Permanent Index Number 19-09-412-013 and along the south line of the property bearing Permanent Index Number 19-09-412-017 to the west line of said property bearing Permanent Index Number 19-09-412-017; thence south along the west line of the property bearing Permanent Index Number 19-09-412-017 and along the northerly extension thereof to the southerly line of West Archer Avenue; thence southwesterly along said southerly line of West Archer Avenue to the east line of South Lincoln Avenue; thence north along said east line of South Lincoln Avenue to the south line of Lot 12 in Block 73 in B. H. Hartlett's Central Chicago, a subdivision in the southeast quarter of Section 4 and in the northeast quarter and the southeast quarter of Section 9, all in Township 43 North, Range 13 East of the Third Principal Meridian, said south line of Lot 12 being also the north line of the alley north of West Archer Avenue; thence easterly along said north line of the alley north of West Archer Avenue to the east line of Lot 10 in Block 72 in B. H. Hartlett's

Central Chicago, a subdivision in the southeast quarter of Section 4 and in the northwest quarter and the southeast quarter of Section 9, all in Township 15 North Range 13 East of the Third Principal Meridian, said east line of Lot 10 in Block 75 in F. H. Bartlett's Central Chicago being also the west line of the alley east of South Laramie Avenue; thence north along said west line of the alley east of South Laramie Avenue and along the westerly extension thereof to the north line of West 52nd Street; thence east along said north line of West 52nd Street to the east line of South Laramie Avenue; thence south along said east line of South Laramie Avenue to the south line of Lot 20 in Block 86 in said F. H. Bartlett's Central Chicago, said south line of Lot 20 being also the north line of the alley north of West Archer Avenue; thence north along said north line of the alley north of West Archer Avenue to the east line of Lot 19 in Block 108 in said F. H. Bartlett's Central Chicago, said east line of Lot 19 being also the west line of the alley west of South Green Avenue; thence north along said west line of the alley west of South Green Avenue to the north line of Lot 38 in Block 56 in said F. H. Bartlett's Central Chicago, said north line of Lot 38 being also the south line of the alley south of West 47th Street; thence west along said south line of the alley south of West 47th Street and along the westerly extension thereof to the centerline of South Laramie Avenue; thence north along said centerline of South Laramie Avenue to the westerly extension of the south line of Lot 22 in Block 28 in aforesaid F. H. Bartlett's Central Chicago, said south line of Lot 22 being also the north line of the alley north of West 47th Street; thence east along said north line of the alley north of West 47th Street to the west line of South Laramie Avenue; thence north along said west line of South Laramie Avenue to the north line of West 60th Street; thence east along said north line of West 60th Street to the east line of South Laramie Avenue; thence south along said east line of South Laramie Avenue to the south line of Lot 23 in Block 72 in aforesaid F. H. Bartlett's Central Chicago, said south line of Lot 23 being also the north line of the alley north of West 47th Street; thence east along said north line of the alley north of West 47th Street to the east line of Lot 25 in Block 21 in said aforesaid F. H. Bartlett's Central Chicago, said east line of Lot 25 being also the west line of the alley west of South Green Avenue; thence north along said west line of the alley west of South Green Avenue and along the westerly extension thereof to the north line of West 45th Street; thence east along said north line of West 45th Street to the point of beginning at the east line of South Green Avenue, all in the City of Chicago, Cook County Illinois.

Exhibit "E".
(To Ordinance)

Boundary Map Of T.I.F. Area.



AMENDMENT NO. 2 TO SANITARY DRANAGE AND SHIP CANAL TAX INCREMENT
FINANCING REDEVELOPMENT PLAN AND PROJECT.

[O2015-7284]

The Committee on Finance submitted the following report:

CHICAGO, October 14, 2015.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration an ordinance approving Amendment Number 2 to the Sanitary Drainage and Ship Canal Tax Increment Financing Redevelopment Plan and Project, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) EDWARD M. BURKE,
Chairman.

On motion of Alderman Burke, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas-- Aldermen Moreno, Hopkins, Dowell, Burns, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 49.

Nays -- None.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, Pursuant to ordinances adopted on July 24, 1991, in accordance with the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq. (the "Act"), the City Council (the "Corporate Authorities") of the City of Chicago (the "City"): (i) approved a redevelopment plan and project (the "Plan") for a portion of the City known as the "Sanitary Drainage and Ship Canal Redevelopment Project Area" (the "Area") (the "Plan Ordinance"); (ii) designated the Area as a "redevelopment project area" (the "Designation Ordinance"); and (iii) adopted tax increment allocation financing for the Area (the "TIF Adoption Ordinance") (the Plan Ordinance, the Designation Ordinance and the TIF Adoption Ordinance are collectively referred to in this ordinance as the "TIF Ordinances"); and

WHEREAS, The Plan established the estimated dates of completion of the redevelopment project described in the Plan and of the retirement of obligations issued to finance redevelopment project costs to be July 24, 2014, which date is not more than twenty-three (23) years from the date of the adoption of the Designation Ordinance, and the Corporate Authorities made a finding in the Plan Ordinance that such date was not more than twenty-three (23) years from the date of the adoption of the Designation Ordinance in accordance with the provisions of Section 11-74.4-3(n)(3) of the Act in effect on the date of adoption of the TIF Ordinances; and

WHEREAS, Public Act 91-478 (the "1999 Amendatory Act"), which became effective November 1, 1999, amended the Act, among other things, to (i) change the dates set forth in Section 11-74.4-3(n)(3) of the Act by which redevelopment projects must be completed and obligations issued to finance redevelopment project costs must be retired to be no later than December 31 of the year in which the payment to the municipal treasurer as provided in Section 11-74.4-8(b) of the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving a redevelopment project area is adopted, and (ii) provide that a municipality may amend an existing redevelopment plan to conform such redevelopment plan to Section 11-74.4-3(n)(3) of the Act, as amended by the 1999 Amendatory Act, by an ordinance adopted without further hearing or notice and without complying with the procedures provided in the Act pertaining to an amendment to or the initial approval of a redevelopment plan and project and designation of a redevelopment project area; and

WHEREAS, Pursuant to an ordinance adopted on November 15, 2012, the Corporate Authorities amended the Plan to conform the Plan to Section 11-74.4-3(n)(3) of the Act, as amended by the 1999 Amendatory Act, in accordance with the procedures set forth in amended Section 11-74.4-3(n)(3); and

WHEREAS, Public Act 98-0667 (the "2014 Amendatory Act"), which became effective June 25, 2014, amended the Act, among other things, to change Section 11-74.4-3.5 of the Act to provide that the date by which redevelopment projects in the Area must be completed and obligations issued to finance redevelopment project costs (including refunding bonds under Section 11-74.4-7 of the Act) must be retired to be no 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 thirty-fifth calendar year after the year in which the ordinance approving the redevelopment project area was adopted; and

WHEREAS, The Corporate Authorities desire to amend the Plan further to conform the Plan to Section 11-74.4-3.5 of the Act, as amended by the 2014 Amendatory Act, in accordance with the procedures set forth in amended Section 11-74.4-3(n)(3); and

WHEREAS, The Corporate Authorities further have determined that an amendment to the Plan, entitled "Amendment Number 2 to Sanitary Drainage And Ship Canal Tax Increment Financing Redevelopment Plan and Project", a copy of which is attached hereto as Exhibit A ("Plan Amendment Number 2") is necessary, among other things, to extend the life of the Area; and

WHEREAS, A Public Meeting was held in compliance with the requirements of Section 5/11-74.4-6(e) of the Act on April 28, 2015 at 6:00 P.M. at the Paul Simon Job Corps Center, 3348 South Kedzie Avenue, Chicago Illinois 60623; and

WHEREAS, Plan Amendment Number 2 was made available for public inspection and review pursuant to Section 5/11-74.4-5(a) of the Act since May 1, 2015, 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 15-CDC-5 on May 12, 2015 fixing the time and place for a public hearing ("Hearing"), at the offices of the City Clerk and the City's Department of Planning and Development; and

WHEREAS, Pursuant to Section 5/11-74.4-5(a) of the Act, notice of the availability of Plan Amendment Number 2 was sent by mail on May 19, 2015, which is within a reasonable time after the adoption by the Commission of Resolution 15-CDC-5 to: (a) all residential addresses that, after a good faith effort, were determined to be (i) located within the Area and (ii) located within 750 feet of the boundaries of the Area (or, if applicable, were determined to be the 750 residential addresses that were closest to the boundaries of the Area); and (b) organizations and residents that were registered interested parties for such Area; and

WHEREAS, Due notice of the Hearing was given pursuant to Section 5/11-74.4-6 of the Act, said notice being given to (i) 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 May 15, 2015, and (ii) to taxpayers within the Area by publication in the *Chicago Sun-Times* on June 16, 2015 and June 23, 2015, and by certified mail on June 16, 2015; 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 June 5, 2015 at 10:00 A.M. in Room 1003A, City Hall, 121 North LaSalle Street, Chicago, Illinois 60602, to review the matters properly coming before the Board and to allow it to provide its advisory recommendation regarding the approval of Plan Amendment Number 2 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 Plan Amendment Number 2 on July 14, 2015; and

WHEREAS, The Commission has forwarded to the City Council a copy of its Resolution 15-CDC-20 attached hereto as Exhibit B, adopted on July 14, 2015, recommending to the City Council approval of Plan Amendment Number 2, among other related matters; and

WHEREAS, The Corporate Authorities have reviewed Plan Amendment Number 2, 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. Approval Of Amendment To Plan. Plan Amendment Number 2 is hereby approved. Except as amended hereby, the Plan shall remain in full force and effect.

SECTION 3. Finding. The Corporate Authorities hereby find that the estimated dates of completion of the redevelopment project described in the Plan and of the retirement of obligations issued to finance redevelopment project costs set forth in the Plan, as amended by Plan Amendment Number 2, conform to the provisions of Section 11-74.4-3.5 of the Act, as amended by the 2014 Amendatory Act.

SECTION 4. Invalidity Of Any Section. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this ordinance.

SECTION 5. Superseder. All ordinances (including, without limitation, the TIF Ordinances), resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflicts.

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

Exhibits "A" and "B" referred to in this ordinance read as follows:

Exhibit "A".
(To Ordinance)

Exhibit "A" consists of the following documents:

1. Plan Amendment Number 2 which is printed on page 8690 through 8714 of this *Journal*.
2. Exhibit "B" -- Legal Description which is printed on page 8715 of this *Journal*.
3. Exhibit "D" -- Sanitation Drainage and Ship Canal Redevelopment Plan and Project which is printed on pages 8715 through 8734 of this *Journal*.

Plan Amendment Number 2

Executive Summary

To induce redevelopment, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended from time to time (the "Act"), the City Council of the City of Chicago adopted three ordinances on July 31, 1991, approving the Sanitary Drainage and Ship Canal Tax Increment Redevelopment Project Area Redevelopment Plan and Project (the "Original Plan"), designating the Sanitary Drainage and Ship Canal Redevelopment Project Area (the "Project Area" or "IPA") as a redevelopment project area under the Act, and adopting tax increment allocation financing for the Project Area. The Original Plan was amended pursuant to an ordinance adopted by the City Council on November 12, 2012, to reflect minor changes to the Original Plan's text ("Amendment No. 1"). The Original Plan, with Amendment No. 1 is attached as Exhibit Z.

The Original Plan is being amended again through this document ("Amendment No. 2") to extend the estimated date of completion of the Redevelopment Project, pursuant to authorization of the extension in the Act; update the Proposed Future Land Use Map to allow mixed industrial, commercial and institutional uses in selected additional locations within the Project Area; accommodate minor language changes reflecting updates to the TIF Act since the date of Amendment No. 1; and update the IPA boundary legal description to correct a scrivener's error in original legal description. In addition, the Vicinity Map, Boundary Map, and Existing Land Use Map are being replaced in Amendment No. 2 to increase the clarity of the original maps, though there are no material changes to those maps. The modifications included in Amendment No. 2 are outlined below and follow the format of the Original Plan. Throughout this document, the Original Plan with Amendment No. 1 and Amendment No. 2 will be referred to collectively as the "Plan."

Amendment No. 2 summarizes the analyses and findings of the consultant's work, which, unless otherwise noted, is the responsibility of the consultant. *So Created Under Authority of Law.* The City of Chicago (the "City") is entitled to rely on the findings and conclusions of Amendment No. 2 in amending the Original Plan and Amendment No. 1 under the Act. The consultant has prepared Amendment No. 2 with the understanding that the City would rely (1) on the previous findings and conclusions of the Original Plan and Amendment No. 1; and (2) on the fact that the Original Plan and Amendment No. 1 contain the necessary information to be compliant with the Act.

The Sanitary Drainage and Ship Canal IPA is generally bounded by W 11th Street to the north, S Campbell Avenue to the east, W 25th Street to the south, and S Central Park Avenue to the west. The IPA contains a total of 86 parcels and approximately 261,246 sq. ft. of land.

Modifications to the Original Plan

Section I: Introduction

No changes.

Section II: Redevelopment Project Area Legal Description

No changes.

Section III: Redevelopment Project Area Goals and Objectives

No changes.

Section IV: Blighted Area Conditions Existing in the Redevelopment Project Area

No changes.

Section V: Redevelopment Project

Under Section V. B. "Redevelopment Activities," replace the first paragraph under the subheading "Acquisition and Clearance" with the following text:

To meet the goals and objectives of this Plan, the City may acquire and assemble property throughout the Project Area. Land assemblage by the City may be by purchase, exchange, donation, lease, eminent domain or through the Tax Incentivation Program and may be for the purpose of (a) sale, lease or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Furthermore, the City may require written redevelopment agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and 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 Plan, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this Plan.

Under Section V. B. "Redevelopment Activities," replace the paragraph under the subheading "Indemnity" with the following text:

Relocation assistance may be provided in order to facilitate the relocation of persons of the Project Area, and to meet the other City objectives. Persons who are unable to relocate may be compensated by the City, may be assisted with relocation assistance, and financial assistance may be provided by the City.

Under Section V. C. "General Agreement Between City and Housing Improvement Board" with the following text:

Intergovernmental

Under Section V. B. "Redevelopment Activities" is between the subsections "Job Training" and "Redevelopment Agreements," insert the following paragraph in a new subheading:

Affordable Housing

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

Under Section V. B. "Redevelopment Activities," insert the following text at the end of the section under a new heading:

Intergovernmental Agreements

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

Under Section V. C. "General Land Use Plan," replace the first paragraph with the following text:

Existing land uses in the RPA are primarily industrial, transit/storage yards, vacant property, and railroad right-of-way, as shown in Exhibit 4. Some City (institutional) uses that are predominantly industrial in character are also present in the RPA.

Under Section V. C. "General Land Use Plan," after the first paragraph, add the following text in a new paragraph:

The future land use of the RPA reflects the objectives of Redevelopment Project, which are to promote economic development within the RPA to create an active industrial district and to support other improvements that serve the redevelopment and economic development interests of the local area, business owners, and the City. The proposed objectives are compatible with historic land use patterns and general economic development trends in the area. The proposed industrial and transit use designations shown in Exhibit 5. The future land use designation allows for the following uses:

- Industrial
- Transit Use Industrial (for use of industrial)

Under Section 2.14.7, the following provisions of the Act shall be amended to reflect the incorporation of the following provisions into the Plan:

The various redevelopment expenses that are eligible for payment or reimbursement under the Act are set forth below. Following the analysis, a list of estimated and equipment project costs of the Redevelopment Project Costs is provided to be used to estimate the amount of the Plan.

In the event the Act is amended after the date of the approval of Amendment No. 2 by the City Council of Chicago to (a) include new eligible redevelopment project costs, or (b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as, for example, by increasing the amount of incurred interest costs that may be paid under 95 ACS 2/21-24.4-3(a)(11)), the Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as Redevelopment Project Costs under the Plan, to the extent permitted by the Act. In the event of such a amendment(s) to the Act, the City may add any new eligible redevelopment project costs as a line item in Table 1 or adjust the line items in Table 1 without amendment to the Plan, to the extent permitted by the Act. In no instance, however, shall such additions or adjustments result in any increase in the total Redevelopment Project Costs without a further amendment to the Plan.

1. Eligible Redevelopment Costs

Redevelopment project costs include the sum total of all not-sustainable or necessary costs incurred, estimated to be incurred, or incidental to the Plan pursuant to the Act. Such costs may include, without limitation, the following:

- a) Costs of studies, surveys, development of plans and specifications, implementation and administration of the Plan including but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services (excluding lobbyist expenses), provided that no charges for professional services are based on a percentage of the tax increment collected;
- b) The costs of marketing sites within the RFA 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 liner or other site ground level or below-ground encumbrance, contamination, including but not limited to, parking lots and other concrete or asphalt surfaces, and the clearing and grading thereof;
- d) Costs of rehabilitation, reconstruction or repair of an existing structure to become public or private building, structure, and other eligible property that is the subject of a public or private building project pursuant to the master plan, less the cost of any other project the building project funding is to be used to fund. The eligible private or public building project is defined as either a building project or a building project that is a building project that is related to the building project or a building project that is a building project that is a building project that is a building project.

- e) Costs of the construction of public works or improvements, including any design or design costs relating to Capital Budget 1112, and of construction necessary to construct elements with an essential contribution to the public works in Section 11-26-4-3(a)(4) of the Act;
- f) Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the Project Area;
- g) Financing costs, including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued thereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months following completion and including reasonable reserves related thereto;
- h) To the extent the City by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Plan;
- i) An elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;
- j) Relocation costs to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law or by Section 7-4-3(h)(7) of the Act (see "Relocation" section);
- k) Payment in lieu of taxes, as defined in the Act;
- l) Costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs: (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the Project Area, and (ii) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and the taxing district or taxing districts, which agreement describes the program to be undertaken including but not limited to: the number of employees to be trained; a description of the training and services to be provided; the number and type of positions available or to be available; itemized costs of the program and sources of funds to pay for the same; and the terms of the agreement. Such costs include, specifically, the payment by Community College districts of costs pursuant to Sections 3-37, 3-38, 3-43, and 3-49 of the Public Community College Act, 205 ILCS 200/3-37, 205/3-38, 205/3-43 and 205/3-49, and by school districts of costs pursuant to Sections 10-22-709 and 10-22-710 of the Illinois Code, 105 ILCS 100-22-709 and 105 ILCS 100-22-710.
- m) Interest on bonds issued by a redevelopment district for the construction, acquisition or rehabilitation of a public facility or project provided that:

1. professional and fee project costs incurred pursuant to the provisions of the Affordable Housing Act;
 2. such payments in any case shall not exceed 25 percent of the annual interest costs incurred by the lender, lender with regard to the development of project during that year;
 3. if there are not sufficient funds available in the special tax allocation fund to make the payments pursuant to this provision, then the amounts in deficit shall be and be payable with sufficient funds are available in the special tax allocation fund;
 4. the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total: (i) cost paid or incurred by the redeveloper for such redevelopment project; (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the city pursuant to the Act; and
 5. up to 75 percent of the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Local Affordable Housing Act.
- n) Instead of the eligible costs provided for in (m) 2, 4 and 5 above, the City may pay up to 50 percent of the cost of construction, renovation and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Local 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.
- o) The costs of daycare services for children of employees from low-income families working for businesses located within the Project Area and all or a portion of the cost of operation of day care centers established by Project Area businesses to serve employees from low-income families working in businesses located in the Project Area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80 percent of the City, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development.
- p) Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost, and
- q) If a special revenue area has been established pursuant to the Special Revenue Area Tax Act, §§ RCW 75.00B1 et seq., then any tax increment revenue derived from the tax imposed pursuant to the Special Revenue Area Tax Act may be used with other tax outlays for the purposes permitted by the Special Revenue Area Tax Act, including the purposes permitted by the Act.

eligible costs of 2. The costs of such eligible costs shall be determined in accordance with the provisions of Article 7 of the Act in place at the time of the eligible costs described.

Funds necessary to pay for redevelopment project costs shall include municipal charges issued for activities undertaken or derived primarily from Incremental Property Taxes. Other sources of funds which may be used to pay for redevelopment project costs or future municipal obligations are land disposition proceeds, state and federal grants, investment of income, private financing and other legally permissible funds the City may deem appropriate. The City may incur a development project costs which are not far from lands of the City other than incremental taxes, and the City may then be reimbursed from such costs from incremental taxes. Also, the City may permit the utilization of guarantees, bonds, and other forms of security made available by private sector developers. Additionally, the City may utilize revenues, other than State sales tax increment revenues, received under the Act from one redevelopment project area for eligible costs in another redevelopment project area that is either contiguous to, or is separated only by a public right-of-way from, the redevelopment project area from which the revenues are received.

The Project Area may be contiguous to or separated by only a public right-of-way from other redevelopment project areas created under the Act. The City may utilize any 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 the 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 ICS 5/11-14.6-2, 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 the furtherance of the purposes of the Plan that net revenues from the Project Area be made available to support any such redevelopment project areas, and vice versa. 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 captured or shared 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 paragraphs, shall not at any time exceed the total Redevelopment Project Costs described in Table 1 of this Plan.

shall contain the following text: (b) "Amount and Terms of Obligations." Section 10-10-010 of the Act shall be amended to read as follows:

Amount of Obligations.

The City may be obligated to issue its Incremental Property Taxes pursuant to Section 10-10-010 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.

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 thirty-fifth calendar year following the year in which the ordinance approving the Project Area is adopted.

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

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

Under Section 10-6. "Most Recent Equalized Assessed Valuation (EAV) of Properties in the Redevelopment Project Area," delete and replace the section text with the following text:

The purpose of identifying the most recent equalized assessed valuation ("EAV") of the Project Area is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Project Area. The 2014 certified initial EAV of all taxable parcels in the Project Area is \$10,225,329. This total EAV amount, by parcel, is contained in ("EAV") is summarized in Exhibit E.

Under Section 10-11. "Unimproved Land: Assessed Valuation," delete and replace the section text with the following text:

The 2014 EAV for the Unimproved Land in the Cook County is projected to be approximately \$71,050,000. This estimate is based on the area's past experience, including an anticipated 3% per cent increase in the EAV of all properties in the County for the year 2015. The 2014 EAV with its cumulative annual 3% increase over the past several years, using the most recent equalization factor of 1.0111, is \$71,050,000. The estimate of the total amount that any unimproved land parcels in the County will contribute to the

Section VI: Scheduling of the Redevelopment Project

In Section VI. A. "Redevelopment Project"

to change:

In Section VI. B. "Commitment to Fair Employment Practice and Affirmative Action," replace the entire section with the following text:

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

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

In Section VI. C. "Completion of Redevelopment Project and Reversion of City of the 1. Finance Redevelopment Costs," the entire section is replaced with the following text:

The Redevelopment Project will be completed, and all obligations owed to finance redevelopment costs shall be retired, no later than the second 4th of the year in which the payment to the City Treasurer as provided in the Act is to be made with respect to all valuation taxes levied in the thirty-fifth calendar year following the year in which the ordinance approving the Plan was adopted (i.e., by December 31, 2024). The private redevelopment investment and anticipated growth that will result from the redevelopment and revitalization of the Project Area is expected to increase the equalized assessment value by approximately \$10,000,000 over the 35-year period. The City shall not be liable for

Section VIII. Provisions for Anticipating the Tax Increment Redevelopment Plan and Project

Section VIII

Following Section VII, insert the following:

Section VIII: Financial Impact on Taxing Districts

The Act requires an assessment of any financial impact of the Project Area on, or any increased demand for services from, any taxing district affected by the Plan and a description of any program to address such financial impacts or increased demand. The City intends to monitor development in the Project Area and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in a coordinated with any particular development.

The following taxing districts presently levy taxes on properties located within the Project Area:

- Metropolitan Water Reclamation District of Greater Chicago
- County of Cook
- Forest Preserve District of Cook County
- City of Chicago
- City of Chicago Library Fund
- City of Chicago School Building and Improvement Fund
- Chicago Community College District 508
- Board of Education
- Chicago Park District
- Chicago Park District Aquatics and Museum Board
- Metropolitan Water Reclamation District of Greater Chicago

Development of vacant sites with active and more intensive uses may result in additional unmet demands on services and facilities provided by the districts. At this time, no special programs are proposed for these taxing districts. Should demand increase, the City will work with the affected taxing districts to determine what, if any, program is necessary to provide adequate services.

The Plan and Project is expected to have short- and long-term financial impacts on the affected taxing districts. During the period when tax increment financing is raised, real estate tax revenues from the property to be developed above the threshold limit (the revenues at the time of adoption of the Plan) may increase to provide the redevelopment project costs for the PPA. At the time when the PPA is no longer in place as a III district under the Act, the net state tax revenue resulting from the redevelopment of the PPA will be derived from all taxing districts levying taxes against property located in the PPA. There is a large gap between the amount of tax revenue that will be received from the redevelopment project and the amount of tax revenue that will be received from the redevelopment project. This gap will be filled by the City of Chicago, which will be required to provide the additional tax revenue needed to cover the gap. The City of Chicago will be required to provide the additional tax revenue needed to cover the gap. The City of Chicago will be required to provide the additional tax revenue needed to cover the gap. The City of Chicago will be required to provide the additional tax revenue needed to cover the gap.

It is expected that the flood mitigation measures for the various development projects in the Project Area will be coordinated with the Project Area and be adequately funded by the existing services and programs available to the Project Area residents.

Section 18) Housing Impact Study

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

The Plan will not result in displacement of residents from inhabited residential units, and the City certifies that no such displacement of residents from the Project Area will occur as a result of the Plan. Therefore, a Housing Impact Study is not required under the Act.

Exhibits

Exhibit 1: Legal Description

Replace Exhibit 1 with the following text:

ALL THAT PART OF THE SOUTHWEST 1/4 OF SECTION 25; THE NORTHEAST 1/4, THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, THE NORTH 1/2, THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 30 ALL IN TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH CERTAIN LOTS AND BLOCKS IN MANCHESTER, BEING STEELE AND SUCHMART'S SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 36, LONG NORTH OF THE ILLINOIS AND MICHIGAN CANAL ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 1859; S. J. WALKER'S SUBDIVISION OF THAT PART SOUTH OF THE CANAL OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART SOUTH OF THE CANAL OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 36, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 6, 1860; THE CAMPBELL SOUP COMPANY (CENTRAL DIVISION) SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SAID SECTION 36, ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 1950 AS DOCUMENT NO. 10667472, THE CAMPBELL SOUP COMPANY'S SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SAID SECTION 36, ACCORDING TO THE PLAT THEREOF RECORDED JULY 24, 1957 AS DOCUMENT NO. 10695705, AND THE SANITARY DISTRICT TRUSSELL SUBDIVISION OF THE RIGHT OF WAY FROM THE N. 1/4 AND SOUTH CORNER CORNER OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TO THE WEST LINE OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 31, 1924 AS DOCUMENT NO. 1020726 MORE PARTICULARLY HERESUBDIVISIONS FOLLOW:

SECTION 30 OF THE INTERSECTION OF THE 16TH AND 17TH CORNERS OF THE SANITARY DISTRICT AND THE CANAL BEING THE NORTHEAST 1/4 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TO THE WEST LINE OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN.

SUBJECT TO CHARTERED RIGHTS OF S. JUDITH HINE OF SAID PARALLEL DRAINAGE AND SANITARY CANAL, TO THE EAST LINE OF WATER LOT 10, BEING A PORTION OF THE EAST LINE OF CALIFORNIA AVENUE TO THE NORTH LINE OF SAID SUBJECT THENCE WEST ALONG SAID NORTH LINE TO THE INTERSECTION OF THE MEASURED SECTION WITH A LINE THROUGH CORNER EAST OF SAID PARALLEL DRAINAGE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 36; THENCE SOUTH ALONG SAID PARALLEL LINE AND TO THE SOUTHERLY RIGHT OF WAY LINE OF THE NORTHERLY LINE OF THE CHICAGO & ILLINOIS WESTERN RAILROAD, RIGHT OF WAY; THENCE SOUTH-WESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE CENTER LINE OF WEBER AVENUE; THENCE SOUTH ALONG THE CENTER LINE OF WEBER AVENUE TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID CHICAGO & ILLINOIS WESTERN RAILROAD; THENCE WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD; THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO A POINT IN A LINE 20 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE SOUTH ALONG SAID PARALLEL LINE TO THE NORTH LINE OF THE SAID SANITARY DRAINAGE AND SANITARY CANAL, BEING THE NORTH LINE OF WATER LOT 10 IN THE SANITARY DISTRICT TRUSTEES' SUBDIVISION, ADDRESSAID; THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE TO THE WEST LINE OF BRIDGE AVENUE; THENCE SOUTH ALONG THE WEST LINE OF BRIDGE AVENUE, A DISTANCE OF 255 FEET TO THE SOUTH LINE OF SAID WATER LOT 10; THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF WATER LOTS 11 AND 12 IN SAID SANITARY DISTRICT TRUSTEES' SUBDIVISION, TO ITS INTERSECTION WITH THE WEST LINE OF THE ILLINOIS CENTRAL RAILROAD RIGHT OF WAY; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 36; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ATCHAFALAYA TOPEKA & SANTA FE RAILWAY; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE WEST LINE OF CALIFORNIA AVENUE; THENCE SOUTH ALONG THE WEST LINE OF CALIFORNIA AVENUE TO THE SOUTH LINE OF 35TH STREET; THENCE EAST ALONG THE SOUTH LINE OF 35TH STREET TO THE WEST LINE OF THE PITTSBURGH, CINCINNATI, CHICAGO & ST. LOUIS RAILWAY RIGHT OF WAY; THENCE NORTH ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Exhibit 2: Vicinity Map

Replace Exhibit 2 with the enclosed BPA District Map.

Exhibit 3: Boundary Map

Replace Exhibit 3 with the enclosed BPA Boundary Map.

Exhibit 4: Existing Land Use Map

Replace Exhibit 4 with the enclosed Existing Land Use Map.

Exhibit 5: Intended Land Use Map

Replace Exhibit 5 with the enclosed Intended Land Use Map.

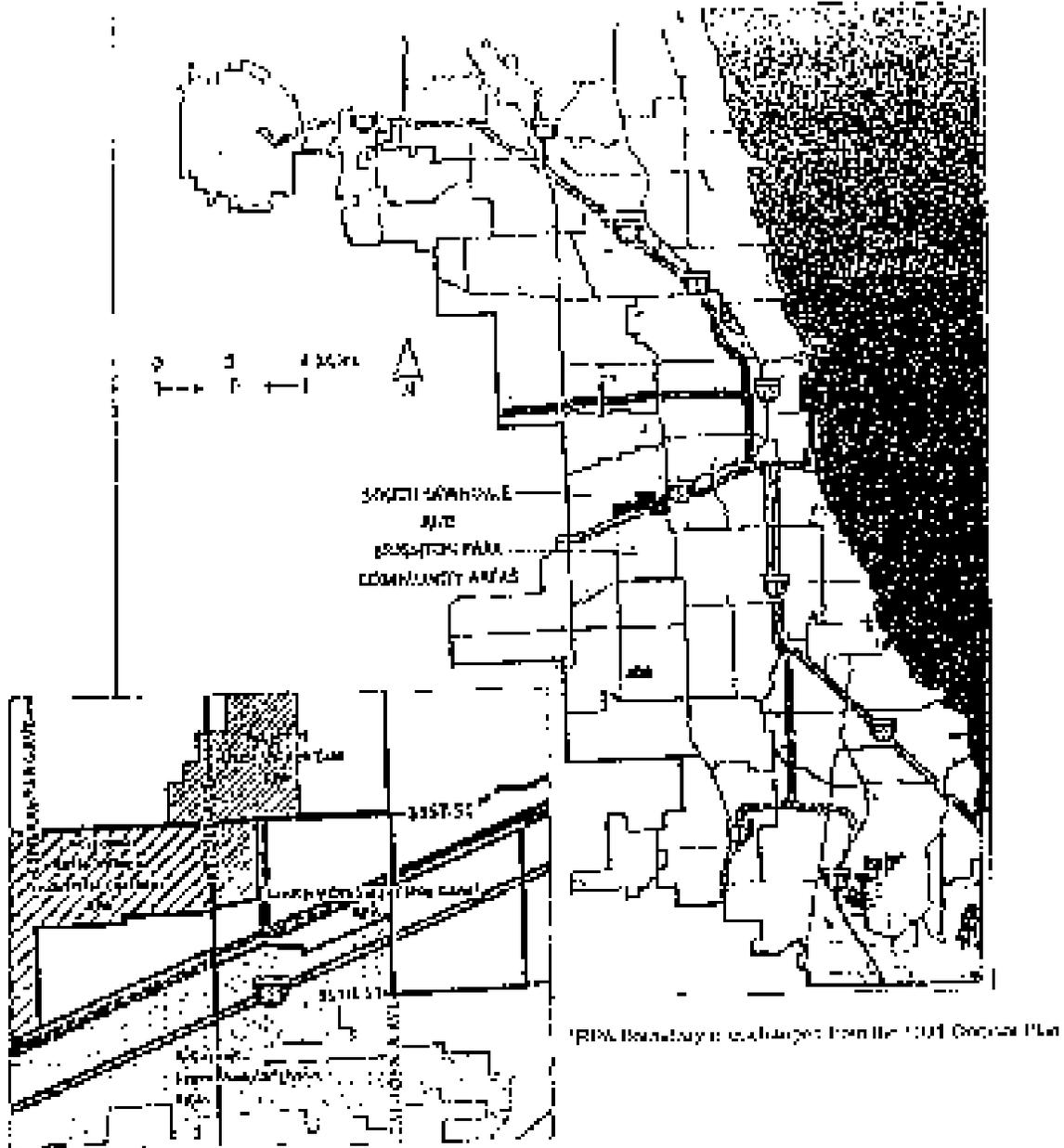
Appendix C, "Analysis of the Financials and the Results of the Case."

Exhibit 6: Certificate of Final Expenses of the estate of Mr. and Mrs.

Exhibit 7: General Plan, including Assignments of the 1/2

Appendix A

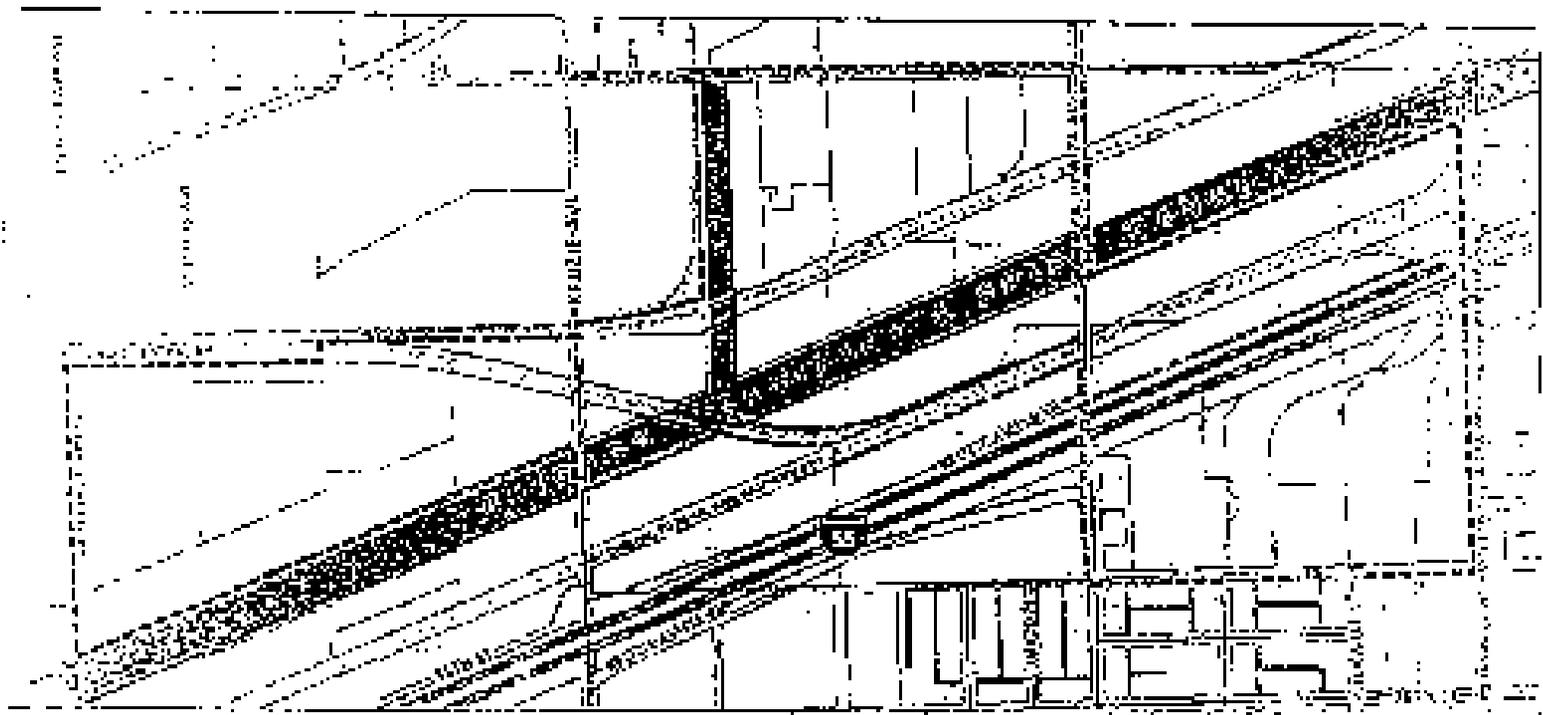
Ms. (Age 70)



*RVA Boundary is unchanged from the 2011 Council Plan

4-28-15-17 - 400 Council Map

Boundary Diagram and 3000' Cartas for Areas with a Change of Area and a Proposed Council Subject Amendment
April 2015



Sanitary Drainage and Ship Canal RPA Boundary
 RPA Boundary is outlined from the 2010 Engineering Plan

Figure 1: RPA Boundary Map

Sanitary Drainage and Ship Canal Tax Incremental Reinvestment Plan
 ReDevelopment Plan and Project Approval No. 2010-2
 July 2010

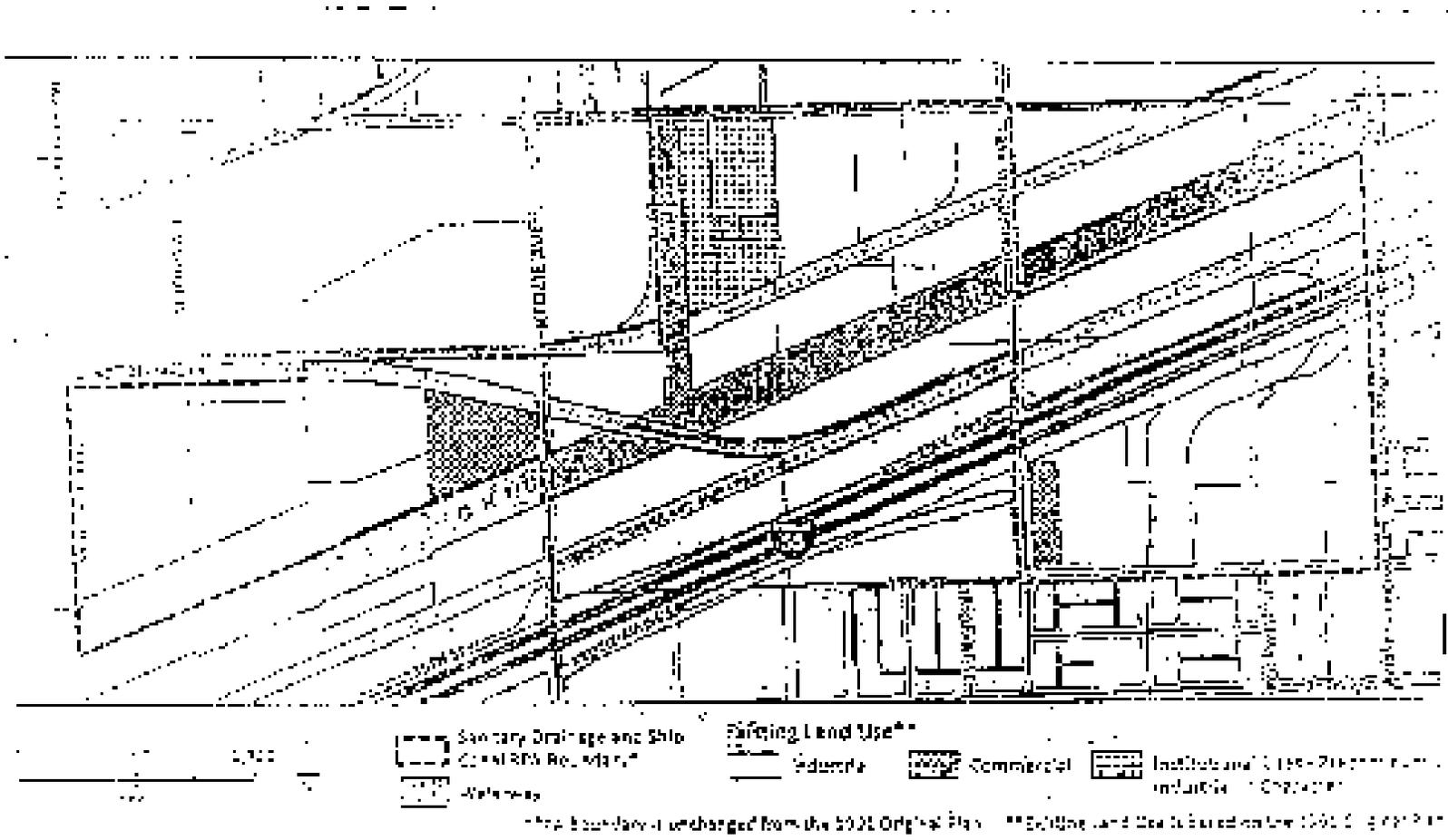


Exhibit B Existing Land Use Map

Sanitary Drainage and Ship Canal Tax Incentive Redesign Plan and Project Report
 Redesign Plan and Project Report
 April 2005

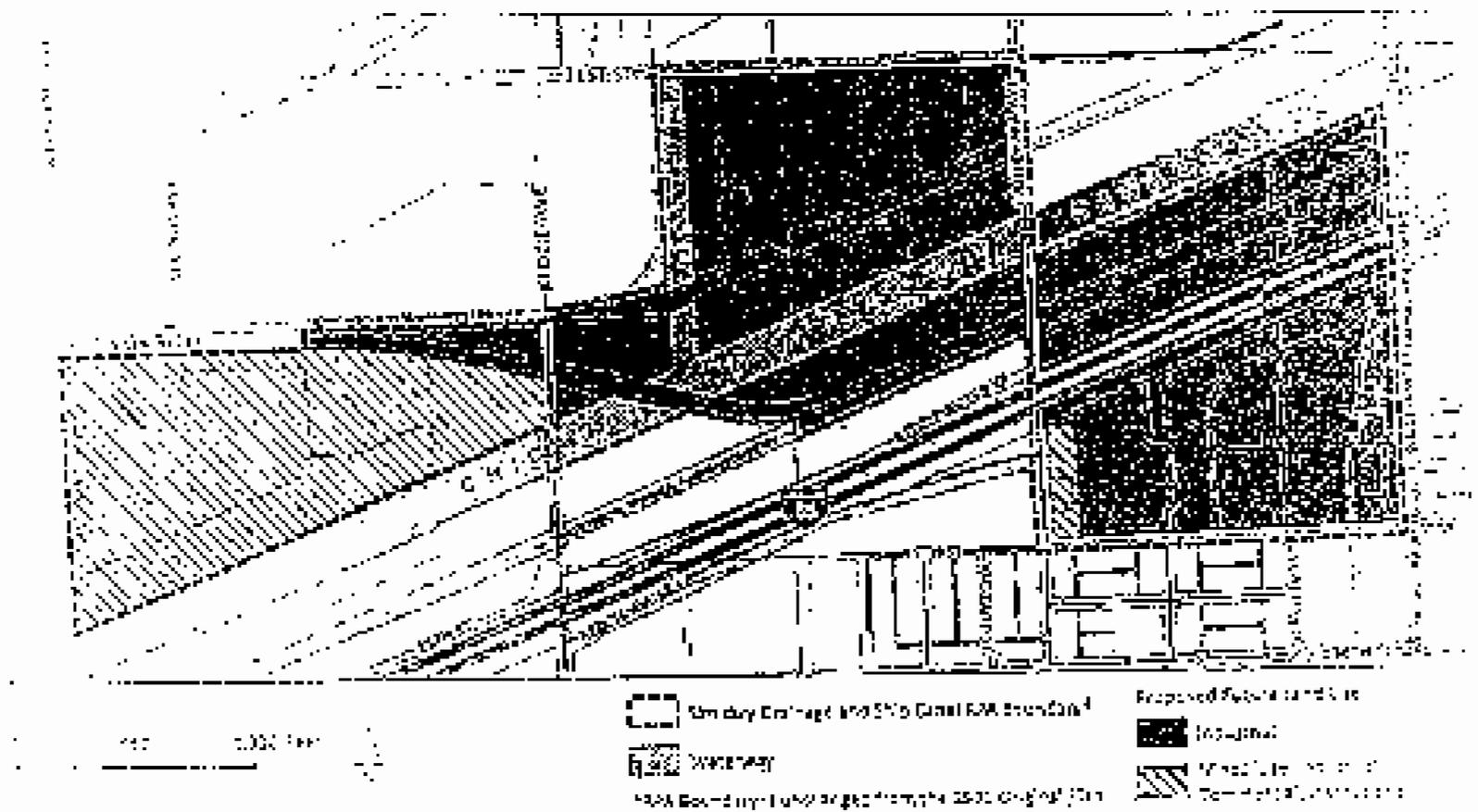


Figure A-1 Proposed Future Land Use Map

Sanitary Drainage and Ship Canal Tax Incremental Revenues (TIR) Development Plan for Project America 10/14/15
April 2015

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CERTIFICATE OF JOURNAL CITY COUNCIL'S ADDRESS EVALUATION

I, **DAVID B. GIBB**, do hereby certify that I am the duly appointed and acting Clerk of the County of Cook in the State of Illinois. As such Clerk and pursuant to Section 27-74.1-2 of the Public Local Tax Incremental Allocation Redevelopment Act Illinois Revised Statutes, Chap. 261.1/60 (herein:

CERTIFY THAT on March 12, 1992, I received certified copies of the following Ordinances adopted by the City of Chicago, Cook County, Illinois on July 24, 1991:

1. "An Ordinance Approving a Tax Incremental Redevelopment Plan and Redevelopment Project for the Sanitary Drainage and Ship Canal Redevelopment Project Area";
2. "An Ordinance Designating the Sanitary Drainage and Ship Canal Redevelopment Project Area and Redevelopment Project Area pursuant to the Tax Incremental Allocation Redevelopment Project Act"; and
3. "An Ordinance Adopting Tax Incremental Allocation Funding for the Sanitary Drainage and Ship Canal Redevelopment Project Area".

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

CERTIFY THAT the initial appraised assessed value of each lot, block, and parcel of real property within the said City of Chicago Project Area, as of July 24, 1991 is as set forth in the document attached hereto and made a part hereof as Exhibit "A";

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

TAX CODE AREA 70019	6,247,771
TAX CODE AREA 70025	1,310,042
TAX CODE AREA 70027	1,096,756
TAX CODE AREA 77001	4,222,934
TAX CODE AREA 77010	291,469
TAX CODE AREA 77024	660,011

15-16-200-031-0000	670,159
16-16-201-031-0000	341,642
16-16-201-033-0000	341,642
TOTAL INITIAL PAY FOR TAXORS: 16-0000	1,353,443
TOTAL PRINTED: 3	

DATE 02/04/2015 AGENCY: 03-0310-994 THE CITY OF CHICAGO--SANITARY DISTRICTS--CANT

PERMANENT REAL ESTATE INDEX NUMBER OF EACH LOT, BLOCK, TRACT OR PARCEL WITHIN SUCH PROPERTY WITHIN SUCH DISTRICT AREA.	1990 EQUALIZED ASSESSED VALUATION OF EACH LOT, BLOCK, TRACT OR PARCEL WITHIN SUCH DISTRICT AREA.
15-16-200-031-0000	670,159
16-16-201-031-0000	341,642
16-16-201-033-0000	341,642
TOTAL INITIAL PAY FOR TAXORS: 76066	1,353,443
TOTAL PRINTED: 3	

DATE 02-04-2015 AGENCY: 03-0310-994 THE CITY OF CHICAGO--SANITARY DISTRICTS--CANT

PERMANENT REAL ESTATE INDEX NUMBER OF EACH LOT, BLOCK, TRACT OR PARCEL WITHIN SUCH PROPERTY WITHIN SUCH DISTRICT AREA.	1990 EQUALIZED ASSESSED VALUATION OF EACH LOT, BLOCK, TRACT OR PARCEL WITHIN SUCH DISTRICT AREA.
15-16-200-031-0000	1,306,766
TOTAL INITIAL PAY FOR TAXORS: 76067	1,306,766
TOTAL PRINTED: 1	

12/14/2015

REPORTS OF COMMITTEES

8713

DATE: 02/04/2015 AGENCY: 01-0210-008 THE CITY OF CHICAGO-SANITARY DISTRICT NO. 7

PREVIOUS REAL ESTATE INDEX NUMBER OF EACH LOT, BLOCK, TRACT OR PARCEL WITHIN SUCH PROJECT AREA	1990 EQUALIZED ASSESSED VALUE OF EACH LOT, BLOCK, TRACT OR PARCEL WITHIN SUCH PROJECT AREA
--	--

16-36-501-005-0100	0
16-36-501-005-0100	0
16-36-501-005-0100	0
16-36-501-005-0100	0
16-36-501-005-0100	0

TOTAL INITIAL PAY FOR TAXES: 77600 4,222,504

TOTAL PRINTED: 59

DATE: 02/04/2015 AGENCY: 01-0210-008 THE CITY OF CHICAGO-SANITARY DISTRICT NO. 7

PREVIOUS REAL ESTATE INDEX NUMBER OF EACH LOT, BLOCK, TRACT OR PARCEL WITHIN SUCH PROJECT AREA	1990 EQUALIZED ASSESSED VALUE OF EACH LOT, BLOCK, TRACT OR PARCEL WITHIN SUCH PROJECT AREA
--	--

16-36-101-016-0100	272,661
16-36-101-016-0100	662,663

TOTAL INITIAL PAY FOR TAXES: 77010 935,469

TOTAL PRINTED: 2

DATE: 02/04/2015 AGENCY: 01-0210-008 THE CITY OF CHICAGO-SANITARY DISTRICT NO. 7

PREVIOUS REAL ESTATE INDEX NUMBER OF EACH LOT, BLOCK, TRACT OR PARCEL WITHIN SUCH PROJECT AREA	1990 EQUALIZED ASSESSED VALUE OF EACH LOT, BLOCK, TRACT OR PARCEL WITHIN SUCH PROJECT AREA
--	--

16-36-205-016-0002	240,358
16-36-205-016-0002	160,613

TOTAL INITIAL PAY FOR TAXES: 70083 405,011

TOTAL PRINTED: 2

Article 10 - Special Use Districts - Section 10-1-01

Section 10-1-01(a) shall be amended to read as follows: (a) The City of Chicago shall establish, amend, modify, reorganize, terminate, or dissolve a special use district in accordance with the provisions of this Article 10, subject to the provisions of this Section.

(b) The City of Chicago shall establish a special use district:

(1) in the City of Chicago; and (2) in any state that is a member of the National

Association of Counties. A special use district shall be established by the City Council by ordinance and shall be subject to the provisions of Article 10, subject to the provisions of this Section. The City Council shall also establish a special use district in the State of Illinois, subject to the provisions of this Section.

(c) The City of Chicago, the City of Dallas, and the City of Houston shall be subject to the jurisdiction of the Commission on the Development of Special Use Districts in the State of Texas, as established by the State of Texas, subject to the provisions of Section 10-1-01(d) of this Article 10, as amended by this Ordinance.

(d) The City of Chicago, Dallas, and Houston, if any group of cities and counties and this municipality or municipalities in a political subdivision of the State of Texas, shall be subject to the jurisdiction of the remaining provisions of this ordinance.

(e) The City of Chicago, Dallas, and Houston, including, without limitation, the City of Houston, shall be subject to conflict with this ordinance as hereby applied to the extent of such conflict.

(f) This Article 10, effective date. This ordinance shall be in full force and effect from and after its passage.

(g) This Ordinance shall be in full force and effect from:

Article 10

**Amendment No. 1 To
Special Districts and Special
Use Districts, Redevelopment and
Reorganization of Land Rights**

Section 10-1-01(a) shall be amended to read as follows: (a) The City of Chicago shall establish, amend, modify, reorganize, terminate, or dissolve a special use district in accordance with the provisions of this Article 10, subject to the provisions of this Section.

(b) The City of Chicago shall establish a special use district in the City of Chicago; and (2) in any state that is a member of the National Association of Counties. A special use district shall be established by the City Council by ordinance and shall be subject to the provisions of Article 10, subject to the provisions of this Section. The City Council shall also establish a special use district in the State of Illinois, subject to the provisions of this Section.

(c) The City of Chicago, the City of Dallas, and the City of Houston shall be subject to the jurisdiction of the Commission on the Development of Special Use Districts in the State of Texas, as established by the State of Texas, subject to the provisions of Section 10-1-01(d) of this Article 10, as amended by this Ordinance.

(d) The City of Chicago, Dallas, and Houston, including, without limitation, the City of Houston, shall be subject to conflict with this ordinance as hereby applied to the extent of such conflict.

Exhibit "B".

The Sanitary Drainage and Ship Canal Redevelopment Project Area is generally bounded by the Sanitary Drainage and Ship Canal on the south and the Chicago & Illinois Western Railroad right-of-way on the north from Central Park Avenue extended on the west to the Collateral Channel on the east; and Illinois Central Railroad right-of-way on the south and 31st Street on the north from the Collateral Channel on the west to California Avenue on the east; and 35th Street on the south and the Sanitary Drainage and Ship Canal on the north from California Avenue on the west to the Pittsburgh, Cincinnati, Chicago & St. Louis Railway right-of-way on the east.

Exhibit "D".

City Of Chicago

*Sanitary Drainage And Ship Canal
Tax Increment Redevelopment Area*

Redevelopment Plan And Project.

April, 1991.

I.

Introduction.

The Sanitary Drainage and Ship Canal Redevelopment Project Area (the "R.P.A.") is located in the south and west areas of the City of Chicago (the "City"). The R.P.A. roughly parallels the Stevenson Expressway from Central Park Avenue to California Avenue and the P.C.C. and St. Louis Railroad right-of-way. Existing land uses are largely categorized by

industrial buildings, storage/materials yards, railroad right of ways, and vacant land. Campbell's Soup has discontinued operations at the facility located within the R.P.A. Other large tracts of land between Central Park Avenue and Kedzie Avenue are underutilized. The City is proposing the R.P.A. designation in order to address certain blighting conditions that have served to inhibit or preclude area redevelopment.

The R.P.A. as a whole is approximately bounded by the following:

Beginning at the northwest corner of the Sanitary Drainage and Ship Canal ("Canal") and the southerly extension of Central Park Avenue, then northerly to the southern right-of-way of the Illinois Central Railway, then generally easterly to the Collateral Channel (a slip of the canal), then northerly to 31st Street, then easterly to California Avenue, then southerly to the southwest corner of the Canal and California Avenue, then northeasterly to the western right-of-way of the Baltimore & Ohio Railroad, then generally southerly to 35th Street, then westerly to California Avenue, then northerly to the southern right-of-way of the Atchison, Topeka, and Santa Fe Railroad right-of-way, then northwesterly along the southern right-of-way of the Illinois Central Railroad right-of-way, then westerly along the right-of-way to the southern side of the Canal to Kedzie Avenue, then northerly to the northern side of the Canal, then southwesterly to the point of beginning.

A legal description is included in (Sub)Exhibit 1.

Area Background.

The initial growth of the study area can be traced back to the opening of the Illinois and Michigan Canal in April, 1848. A major stimulus for trade with the entire Mississippi River Basin, the banks of the canal were used almost exclusively for bulk storage of such commodities as grain and coal.

The traffic on the I. & M. Canal, however, peaked in 1882. The Sanitary District of Chicago was formed in 1890, and planned for a new, larger and deeper canal which would provide for removal of the City's sewerage as well as permit for greater shipping traffic. As a result of its planning efforts, the Sanitary and Ship Canal opened to the north of the original canal in 1990. The new canal connected the south branch of the Chicago River with Lockport, Illinois, approximately 34 miles away.

The Sanitary District marketed its land holdings, including area within the R.P.A., along both sides of the canal for industrial uses, as it pursued connection of the canal to the Mississippi River. Manufacturing firms, particularly medium and heavy industrial users, were initial users of the

canal. These firms also took advantage of the excellent rail access afforded by such trunk lines as the Illinois Central and Chicago, Burlington & Quincy Railroads, and switching lines such as the Chicago and Western Indiana Railroad Company. This era, between 1895 -- 1920, was Chicago's "Golden Age" of industrial development. Many of the remaining structures in the study area were constructed around this period, including the Campbell's Soup tomato soup plant. The Sanitary District did encounter some image problems for their landholdings. Many business owners eschewed the properties, perceiving the canal as an "open sewer". Indeed, dumping had been reported along its banks. The vacant tracts in the study area are among the remaining Sanitary District properties that were never developed or are under used.

Other pre-existing structures, however, were becoming deteriorated and obsolete due to age and technological advances. As shipping with motor trucks proliferated, thus freeing industrial firms from locations with rail access, many manufacturing plants relocated to new facilities in the suburbs as early as the 1930's.

In order to address the needs for truck access, the Stevenson Expressway was constructed in the vicinity. The siting of the expressway, however, affected circulation and ingress/egress to the sites within the Study Area. As with the construction of the other expressways, firm relocation out of the area may have been hastened by the highway construction.

The decline of manufacturing in the area continued into the 1980's with the relocation of Campbell's Soup, but other businesses continue to thrive in the area. The City's undertaking of redevelopment efforts will allow for certain activities such as clearing older, obsolete structures; improving access and traffic circulation, and making land available at competitive prices, and will allow for the rejuvenation and the strengthening of the industrial uses or other compatible uses remaining in the area.

The Redevelopment Plan.

The R.P.A. designation is being reviewed in order to assist the City and the community to actively pursue an economic development strategy that is able to comprehensively address area-wide blighted conditions. The designation would allow the parties to coordinate industrial redevelopment that is responsive to modern market trends and users, and revitalize the area. The redevelopment would also provide new jobs, expansion opportunities for existing Chicago manufacturing and/or industrial firms, the creation of marketable land to attract new industry to the area, and an increased tax base to the City and the community. Removal of obsolete buildings and improvements, site preparation, and property assembly are some of the redevelopment efforts that may be undertaken to assist projects within the R.P.A.

The needed public investment will be possible only if tax increment financing is adopted pursuant to the terms of the Tax Increment Allocation Redevelopment Act (the "Act"). Property tax incremental revenue generated by the development will play a decisive role in encouraging private development. Blighting conditions that have precluded intensive private investment in the past will be addressed. Through this Redevelopment Plan and Project, the City will serve as the central force for marshalling the assets and energies of the private sector for a unified cooperative public-private redevelopment effort. Ultimately, the implementation of the Redevelopment Plan and Project will benefit the City and all the taxing districts which encompass the R.P.A. in the form of a significantly expanded tax base, retain existing businesses in need of expanding their operations and create new employment opportunities as a result of new private development in the R.P.A.

Summary.

It is found and declared by the City that in order to promote and protect the health, safety, morals, and welfare of the public, that: blighted area conditions need to be eradicated, and that redevelopment of such areas must be undertaken; and, to alleviate the existing adverse conditions it is necessary to encourage private investment and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas. The eradication of blighted areas by redevelopment projects is hereby declared to be essential to the public interest. Public/private partnerships are determined to be necessary in order to achieve development goals. Without the development focus and resources provided under the Tax Increment Allocation Redevelopment Act (Illinois Revised Statutes, Chapter 24, Section 11-74.4-3, as amended), the development goals of the municipality would not be achieved.

It was found and declared by the City that the use of incremental tax revenues derived from the tax rates of various taxing districts in the redevelopment project area for the payment of redevelopment project costs is of benefit to said taxing districts. This is because these taxing districts located in the redevelopment project area would not derive the benefits of an increased assessment base without the removal of the blighted conditions that now hinder its redevelopment.

The redevelopment activities that will take place within the R.P.A. will produce benefits that are reasonably distributed throughout the R.P.A.

The adoption of this Redevelopment Plan and Project makes possible the implementation of a comprehensive program for the economic redevelopment of the proposed area. By means of public investment, the R.P.A. will become an improved, more viable environment that will attract private investment and diversify the City tax base.

Pursuant to the Act, the R.P.A. includes only those contiguous parcels of real property and improvements thereon substantially benefited by the redevelopment project. Also pursuant to the Act, the R.P.A. is not less in the aggregate than $1\frac{1}{2}$ acres.

II.

Redevelopment Project Area Legal Description.

The Redevelopment Project Area legal description is attached as (Sub)Exhibit 1.

III.

Redevelopment Project Area Goals And Objectives.

The following goals and objectives are presented for the R.P.A. in accordance with the City's zoning ordinance and comprehensive plan as amended. Such goals and objectives may be supplemented by future planning studies, traffic studies or site reports that are undertaken by the City or by development entities on behalf of the City as part of any Planned Unit Development (P.U.D.) process or other redevelopment activity.

General Goals.

- 1) To provide for implementation of economic development strategies that benefit the City and its residents.
- 2) To provide basic infrastructure improvements where necessary within the R.P.A.
- 3) To encourage a positive and feasible redevelopment of any vacant sites and/or underutilized sites, including business retention efforts, if applicable.
- 4) To preserve and improve the property tax base of the City.
- 5) To create new jobs and retain existing jobs for City residents.

- 6) Coordinate all redevelopment within the R.P.A. in a comprehensive manner, avoiding land use conflicts and potential negative community impacts with the surrounding area and existing users.

Specific Objectives.

- 1) Remove obsolescent and/or underutilized facilities in order to redevelop properties for market uses.
- 2) To address factors of inadequate utilities and deleterious land use throughout the R.P.A.
- 3) To provide infrastructure improvements necessary to the redevelopment or retention of businesses located within the R.P.A.
- 4) Provide competitive advantages for the redevelopment of properties within the R.P.A. (in comparison to out-of-City locations).
- 5) Assemble and/or dispose of public land in order to facilitate business retention, expansion, and attraction.

Redevelopment Objectives.

The purpose of the R.P.A. designation will allow the City to:

- a) Coordinate redevelopment activities within the R.P.A. in order to provide a positive marketplace signal;
- b) Reduce or eliminate blighted area factors present within the area;
- c) Accomplish redevelopment over a reasonable time period;
- d) Provide for high quality development within the R.P.A.; and
- e) Provide for an attractive overall appearance of the area.

Note: The objectives may be supplemented by findings of prospective reports or studies undertaken by the City or by development entities selected by the City.

The Redevelopment Project's implementation will serve to improve the physical appearance of the entire area and contribute to the economic development of the area. Job creation associated with the project will provide new, improved employment opportunities for community and City residents.

IV.

Blighted Area Conditions Existing In The Redevelopment Project Area.

Findings.

The Redevelopment Project Area was studied to determine its qualifications as a "blighted area" as such term is defined in the Tax Increment Allocation Redevelopment Act (the "Act"), Illinois Revised Statutes, Section 11-74.4-3, as amended. It was determined that the area as a whole qualifies as a "blighted area". Refer to Appendix A for a summary of findings and a list of existing qualification factors for the area.

Eligibility Survey.

The entire designated Redevelopment Project Area was evaluated in March and April, 1991 by representatives from the City, Kane, McKenna and Associates, Inc., and Chicago Associates Planners & Architects. In such evaluation, only information was recorded which would directly aid in the determination of eligibility for a tax increment finance district.

V.

Redevelopment Project.

A. Redevelopment Plan And Project Objectives.

The City purposes to realize its goals and objectives of encouraging the development of the R.P.A. and encouraging private investment in industrial, and mixed use redevelopment projects through public finance techniques including, but not limited to, Tax Increment Financing. The City proposes to undertake a two phased redevelopment project consisting of

Phase 1 -- Industrial Redevelopment/East and North Sections; Phase 2 -- Industrial and Mixed Use Redevelopment/Western Section. City objectives would be served through the following:

- (1) By improving facilities that may include:
 - i. Street improvements;
 - ii. Utility improvements (including water, storm water management and sewer improvements, water storage facilities, if necessary);
 - iii. Landscaping or streetscaping;
 - iv. Parking improvements/related parking improvements;
 - v. Signalization, traffic control and lighting;
 - vi. Appropriate signage.
- (2) By entering into redevelopment agreements with developers for qualified redevelopment projects.
- (3) By rehabilitating existing structures or site improvements; including necessary site preparation, demolition, clearance and grading of redevelopment sites and relocation.
- (4) By disposing and/or relocating public buildings that serve existing or ongoing institutional operations including site preparation and demolition.
- (5) By utilizing interest cost write-down pursuant to provisions of the Act.
- (6) By implementing a plan that addresses the redevelopment costs of land acquisition and assembly, site preparation, demolition/removals, and provision of infrastructure improvements or upgrading that may be necessary for adaption to a market oriented tax base, and diversifying the local economy.
- (7) Provide job training for City residents.
- (8) By exercising other powers set forth in the Act as the City deems necessary.

B. Redevelopment Activities.

Pursuant to the foregoing objectives, the City will implement a coordinated program of redevelopment actions, including, but not limited to, site preparation, assembly/disposal of property, demolition/removals, infrastructure improvements and upgrading, relocation and provision of public improvements, where required. Interest cost rebate pursuant to the Act may also be undertaken.

Proposed Public Improvements.

In accordance with its estimates of tax increment and other available resources, the City may provide public improvements in the R.P.A. to enhance the immediate area as a whole, to support the Redevelopment Project and Plan, and to serve the needs of City residents. Appropriate public improvements may include, but are not limited to:

- vacation, removal, resurfacing, paving, widening, construction, turn islands, construction or reconstruction of curbs and gutters, traffic signals, and other improvements to streets, alleys, pedestrian ways and pathways;
- reconfiguration of existing right-of-ways;
- construction of new right-of-ways including streets, sidewalks, turning lanes, curbs and gutters;
- demolition of any obsolete structure or structures;
- improvements of public utilities including construction or reconstruction of water mains, as well as sanitary sewer and storm sewer, water storage facilities, detention ponds, signalization improvements, and streetlighting;
- job training for area residents eligible for employment in the development of the projects.

The City may determine at a later date that certain improvements are no longer needed or appropriate, or may add new improvements to the list. The type of public improvement and cost for each item is subject to City approval and to the execution of a redevelopment agreement for the proposed project, in the form acceptable to the City.

Certain public facilities may be relocated in order to consolidate ongoing institutional operations. Utility improvements necessary to facilitate such relocation could also be undertaken by the City.

Acquisition And Clearance.

The City may determine that to meet redevelopment objectives it may be necessary to participate in property acquisition in the Redevelopment Project Area or use other means to induce transfer of such property to the private developer.

Clearance and grading of existing properties to be acquired will, to the greatest extent possible, be scheduled to coincide with redevelopment activities so that parcels do not remain vacant for extended periods of time and so that the adverse effects of clearance activities may be minimized.

Individual structures may be exempted from acquisition if they are located so as not to interfere with the implementation of the objectives of this Redevelopment Plan or the projects implemented pursuant to this Redevelopment Plan and the owner(s) agree(s) to rehabilitate or redevelop the property, if necessary, in accordance with the objectives of the Plan as determined by the City.

Property which has been acquired may be made available for temporary public or private revenue producing uses which will not have adverse impacts on the redevelopment area, until such time as they are needed for planned development. Such revenues, if any, would accrue to the Redevelopment Project Area.

Relocation.

Any businesses or residents occupying properties to be acquired may be considered for relocation, advisory and financial assistance in accordance with provisions set forth and adopted by the City and other governmental regulations, if any.

Land Assembly And Disposition.

Certain properties that may be acquired by the City, and certain properties presently owned by the City (e.g., street rights-of-way and public facilities) may be assembled into appropriate redevelopment sites. Property assembly activities may include use of the City's eminent domain power. These properties may be sold or leased by the City to a private developer in

whole or in part, for redevelopment subject to invitation for proposal requirements of the State of Illinois tax increment law. The City may amend this disposition plan in the future.

Terms of conveyance shall be incorporated into appropriate disposition agreements, and may include more specific restrictions than contained in this Redevelopment Plan or in other municipal codes and ordinances governing the use of land.

Demolition And Site Preparation.

Some of the buildings located within the R.P.A. may have to be reconfigured or relocated to accommodate new users or uses. Partial or complete demolition may be necessary as well as removal of debris. Additionally, the Redevelopment Plan contemplates site preparation or other requirements necessary to prepare the site for new uses, including the removal of environmentally hazardous materials, tanks, or soils. All of the above will serve to enhance site preparation for the City's desired redevelopment.

Interest Cost Write-Down.

Pursuant to the Act, the City may allocate a portion of incremental tax revenues to reduce the interest cost incurred in connection with redevelopment activities, enhancing the redevelopment potential of the R.P.A.

Job Training.

Pursuant to the Act, the City, its Mayor's Office of Employment and Training and other training providers, may develop training programs in conjunction with the redevelopment efforts.

Redevelopment Agreements.

Land assemblage may be conducted for (a) sale, lease or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Terms of conveyance shall be incorporated in appropriate disposition agreements which may contain more specific controls than those stated in this Redevelopment Plan.

In the event the City determines that construction of certain improvements is not financially feasible, the City may reduce the scope of the proposed improvements.

C. General Land Use Plan.

Existing land uses in the R.P.A. are primarily industrial, material/storage yards, vacant property, and railroad right-of-way, as shown in (Sub)Exhibit 3. Some City (institutional) uses that are predominantly industrial in character are also present in the R.P.A. (Sub)Exhibit 4 designates the intended general land uses identified for the R.P.A.

The Redevelopment Project shall be subject to the provisions of the City Zoning Ordinance as such may be amended from time to time including any Planned Unit Development (P.U.D.) undertaken within the R.P.A. The proposed general land uses would conform to City planning efforts (ongoing) or objectives.

D. Estimated Redevelopment Project Costs.

Redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, as provided in the T.I.F. statute, and any such costs incidental to this Redevelopment Plan and Project. Eligible costs permitted under the Act which may be pertinent to this Redevelopment Plan and Project are:

1. Costs of studies and 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, marketing, financial, planning, and other special services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected;
2. Property assembly costs, including but not limited to acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land;
3. Costs of rehabilitation, reconstruction or repair or remodeling of existing buildings and fixtures;
4. Costs of the construction of public works or improvements;

5. Costs of job training and retraining projects;
6. Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued pursuant to the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
7. All or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be in furtherance of the objectives of the redevelopment plan and project, to the extent the City by written agreement accepts and approves such costs;
8. Relocation costs to the extent that the City determines that relocation costs shall be paid or is required to make payment or relocation costs by federal or state law;
9. Costs of job training, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advance vocational education or career education programs for persons employed or to be employed by employers located in the Redevelopment Project Area; and (ii) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of 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 and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code;
10. If deemed prudent by the City for the redevelopment project, interest costs incurred by the redeveloper related to the construction, renovation or rehabilitation of the redevelopment project provided that:

- (a) such costs are to be paid directly from the special tax allocation fund establishment pursuant to the Act;
- (b) such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
- (c) if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph (10) then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; and
- (d) the total of such interest payments incurred pursuant to the Act may not exceed 30% of the total redevelopment project costs excluding any property assembly costs and any relocation costs incurred pursuant to the Act.

Estimated costs are shown in the next section. Adjustments to these cost items may be made without amendment to the Redevelopment Plan. The costs represent estimated amounts and do not represent actual City commitments or expenditures. Rather, they are a ceiling on possible expenditures of T.I.F. funds in the project area.

T.I.F. Redevelopment Project.

Sanitary Drainage And Ship Canal

Tax Increment Redevelopment Area

Estimated Project Costs.

Phase 1 and Phase 2 Program Actions/Improvements	Estimated Costs (A)
1. Land Acquisition and Assembly Costs including Demolition and Clearance/Site Preparation	\$ 5,500,000
2. Rehabilitation; Construction/ Renovation of Public Facilities	2,500,000

3.	Utility Improvements including, but not limited to, Water, Storm, Sanitary Sewer and the Service of Public Facilities	\$ 5,500,000
4.	Construction and Reconfiguration of Parking, Rights-of-Way and Street Improvements/Construction, Signalization, Traffic Control, and Lighting, Landscaping Buffering and Streetscaping	6,000,000
5.	Interest Costs pursuant to the Act	3,000,000
6.	Planning, Legal, Engineering, Administrative and other Professional Service Costs	1,500,000
7.	Relocation	500,000
8.	Job Training	<u>500,000</u>
	Total Estimated Costs:	\$25,000,000

(A) All project cost estimates are in 1991 dollars. In addition to the above stated costs, any issue of bonds issued to finance a phase of the project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations as well as to provide for capitalized interest and reasonably required reserves. Adjustments to the estimated line item costs above are expected. Each individual project cost will be re-evaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act.

E. Sources Of Funds To Pay Redevelopment Project Costs Eligible Under Illinois T.I.F. Statute.

Funds necessary to pay for public improvements and other project costs eligible under the T.I.F. statute are to be derived principally from property tax increment revenues, proceeds from municipal obligations to be retired primarily with tax increment revenues and interest earned on resources available but not immediately needed for the Redevelopment Plan and Project.

"Redevelopment Project Costs" specifically contemplate those eligible public costs set forth in the Illinois statute and do not contemplate the preponderance of the costs to redevelop the area.

The tax increment revenues which will be used to pay debt service on the tax increment obligations, if any, and to directly pay redevelopment project costs shall be the incremental increase in property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the R.P.A. over and above the initial equalized assessed value of each such lot, block, tract or parcel in the R.P.A. in the 1989 tax year.

Among the other sources of funds which may be used to pay for redevelopment project costs and debt service on municipal obligations issued to finance project costs are the following: special service area taxes, the proceeds of property sales, property taxes, certain land lease payments, certain Motor Fuel Tax revenues, certain state and federal grants or loans, certain investment income, and such other sources of funds and revenues as the City may from time to time deem appropriate.

The Redevelopment Project Area would not reasonably be expected to be developed without the use of the incremental revenues provided by the Act.

F. Nature And Term Of Obligations To Be Issued.

The City may issue obligations secured by the tax increment special tax allocation fund established for the Redevelopment Project Area pursuant to the Act or such other funds as are available to the City by virtue of its power pursuant to the Illinois State Constitution.

Any and/or all obligations issued by the City pursuant to this Redevelopment Plan and Project and the Act shall be retired not more than twenty-three (23) years from the date of adoption of the ordinance approving the Redevelopment Project Area. However, the final maturity date of any obligations issued pursuant to the Act may not be later than twenty (20) years from their respective date of issuance. One or more series of obligations may be issued from time to time in order to implement this Redevelopment Plan and Project. The total principal and interest payable in any year, or projected to be available in that year, from tax increment revenues and from bond sinking funds, capitalized interest, debt service reserve funds and all other sources of funds as may be provided by ordinance.

Those revenues not required for principal and interest payments, for required reserves, for bond sinking funds, for redevelopment project costs, for early retirement of outstanding securities, and to facilitate the economical issuance of additional bonds necessary to accomplish the Redevelopment Plan, may be declared surplus and shall then become

available for distribution annually to taxing districts overlapping the R.P.A. in the manner provided by the Act.

Such securities may be issued on either a taxable or tax-exempt basis, with either fixed rate or floating interest rates; with or without capitalized interest; with or without deferred principal retirement; with or without interest rate limits except as limited by law; and with or without redemption provisions.

G. Most Recent Equalized Assessed Valuation (E.A.V.) Of Properties In The Redevelopment Project Area.

The most recent estimate of Equalized Assessed Valuation (E.A.V.) of the property within the R.P.A. is approximately \$11,915,759 which is the 1989 Equalized Assessed Valuation. The Boundary Map, (Sub)Exhibit 3, shows the location of the R.P.A. It is anticipated that the E.A.V. may be reduced by approximately \$2,224,125 and the estimate of E.A.V. would then be \$9,691,634. The reduction is estimated based upon certain real estate tax protest(s) that could result in the Cook County Assessor reducing the 1989 E.A.V.

H. Anticipated Equalized Assessed Valuation.

Upon completion of the anticipated private development of the Redevelopment Project Area over a ten year period, it is estimated that the Equalized Assessed Valuation of the property within the Redevelopment Project Area will be approximately \$40,000,000. The estimate assumes a constant Cook County equalization factor (multiplier) of 1.836 (an average of the multiplier over the last 10 year period) and 1991 dollars.

VI.

Scheduling Of Redevelopment Project.

A. Redevelopment Project.

An implementation strategy will be employed with full consideration given to the availability of both public and private funding. It is anticipated that two phases of redevelopment will be undertaken: Phase 1 -- Industrial Redevelopment/East and North Sections; Phase 2 -- Industrial and Mixed Uses Redevelopment/Western Section.

The Redevelopment Project will begin as soon as a development entity has identified market uses for the sites and such uses are conformant with City zoning and planning requirements. Depending upon the scope of the development as well as the actual uses, the following activities may be included in each phase:

Land Assembly and Disposition. Certain properties in the R.P.A. may be acquired by the City and may be assembled into an appropriate redevelopment site. These properties may be acquired by the City, and subsequently sold or leased by the City to a developer for redevelopment of the site.

Demolition and Site Preparation. The existing structures located within the R.P.A. may have to be reconfigured or prepared to accommodate new uses. Partial demolition may be necessary as well as removal of debris. Additionally, the redevelopment plan contemplates site preparation, or other requirements necessary to prepare the site for the desired redevelopment.

Landscaping/Buffering/Streetscaping. The City may fund certain landscaping projects which serve to beautify public properties or rights-of-way and provide buffering between land uses.

Water, Sanitary Sewer, Storm Sewer and Other Utility Improvements. The City may extend or re-route certain utilities to serve or accommodate the new development. Upgrading of existing utilities may be undertaken. The provision of necessary detention or retention facilities may also be undertaken by the City.

Roadway/Street/Parking Improvements. Widening of existing road improvements and/or vacation of roads may be undertaken by the City. Certain secondary streets/roads may be extended or constructed by the City. Related curb, gutter, and paving improvements could also be constructed as needed. Parking facilities may be constructed that would be available to the general public.

Public Facilities and Improvements. The City may provide for the construction and/or renovation of public buildings and facilities in order to relocate institutional operations, needed services and to provide for efficient utilization of property within the R.P.A.

Utility services may also be provided or relocated in order to accommodate the consolidation of buildings.

Traffic Control/Signalization. The City may construct necessary traffic control or signalization improvements that improve access to the R.P.A. and enhance its redevelopment.

Public Safety Related Infrastructure. The City may construct certain public safety improvements including, but not limited to, public signage, public facilities, and streetlights.

Relocation. The City may pay for certain relocation costs, conformant with City policies and regulations.

Interest Cost Coverage. The City may pay for certain interest costs incurred by a redeveloper for construction, renovation or rehabilitation of the redevelopment project. Such funding would be paid for out of annual tax increment revenue generated from the R.P.A. as allowed under the Act.

Professional Services. The City may use tax increment financing to pay necessary planning, legal, engineering, administrative and financing costs during project implementation.

B. Commitment To Fair Employment Practices And Affirmative Action.

As part of any Redevelopment Agreement entered into by the City and any private developers, both will agree to establish and implement a honorable, progressive, and goal-oriented affirmative action program that serves appropriate sectors of the City. The program will conform to the most recent City policies and plans.

With respect to the public/private development's internal operations, both entities will pursue employment practices which provide equal opportunity to all people regardless of sex, color, race or creed. Neither party will countenance discrimination against any employee or applicant because of sex, marital status, national origin, age, or the presence of physical handicaps. These nondiscriminatory practices will apply to all areas of employment, including: hiring, upgrading and promotions, terminations, compensation, benefit programs and education opportunities.

All those involved with employment activities will be responsible for conformance to this policy and the compliance requirements of applicable state and federal regulations.

The City and private developers will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level. Additionally, any public/private entities will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which all employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry out the

Obligation to maintain such a working environment, with specific attention to priority and/or female minorities.

Finally, the entities will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a non-discriminatory manner. Underlying this policy is the recognition by the entities that successful affirmative action programs are important to the continued growth and vitality of the community.

C. Completion Of Redevelopment Project And Retirement Of Obligations To Finance Redevelopment Costs.

This Redevelopment Project will be completed on or before a date 73 years from the adoption of an ordinance designating the Redevelopment Project Area. The City expects that the Redevelopment Project will be completed sooner than the maximum time limit set by the Act, depending on the incremental property tax yield. Actual construction activities for both phases are anticipated to be completed within approximately 7 to 10 years.

III

Provisions For Amending The Tax Incremental Redevelopment Plan And Project

This Redevelopment Plan and Project may be amended pursuant to the provisions of the Act. The City anticipates that a wider planning area, including additional properties located along and adjacent to the Sanitary Drainage and Ship Canal, may be reviewed in future years. The planning effort would concentrate on identifying potential redevelopment uses and the means to address any physical conditions inhibiting such use.

to Subj exhibits 3, 3, 4 and 5 attached to this
Redevelopment Plan and Project packet
on pages 8767 through 8770
of this journal.

Exhibit 6 and Appendix "A" attached to this Redevelopment Plan and Project read as follows:

(Sub)Exhibit 1.

Legal Description.

All that part of the southwest quarter of Section 25; the northeast quarter, the northwest quarter and the west half of the southeast quarter of Section 35; the north half, the east half of the southwest quarter and the southeast quarter of Section 36, all in Township 39 North, Range 13 East of the Third Principal Meridian, together with certain lots and blocks in Manchester, being Steele and Buchanan's Subdivision of that part of the east half of the northeast quarter of said Section 36, lying north of the Illinois and Michigan Canal according to the plat thereof recorded July 31, 1857; S. J. Walker's Subdivision of that part south of the canal of the northwest quarter of Section 31, Township 39 North, Range 14 East of the Third Principal Meridian, also that part south of the canal of the east half of the northeast quarter of said Section 36, according to the plat thereof recorded February 6, 1863; the Campbell Soup Company (Central Division) Subdivision of part of the northeast quarter of said Section 36, according to the plat thereof recorded May 23, 1930 as Document No. 10667452; the Campbell Soup Company's Subdivision of part of the northeast quarter of said Section 36, according to the plat thereof recorded July 24, 1957 as Document No. 16966716; and the Sanitary District Trustees' Subdivision of the right-of-way from the north and south center line of Section 30, Township 39 North, Range 14 East of the Third Principal Meridian, to the west line of Section 7, Township 38 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded March 31, 1908 as Document No. 4180216, more particularly described as follows:

beginning at the intersection of the southerly line of the Sanitary Drainage and Ship Canal, being the southerly line of Water Lot "B" in the Sanitary District Trustees' Subdivision, aforesaid, with the west right-of-way line of the Pittsburgh, Cincinnati, Chicago & St. Louis Railway in the east half of the northeast quarter of said Section 36; thence southwesterly along the southerly line of said Sanitary Drainage and Ship Canal to the east line of California Avenue; thence north along the east line of California Avenue to the north line of 31st Street to the intersection of the northerly extension of a line drawn 667.24 feet east of and parallel with the west line of the northwest quarter of said Section 36; thence south along said parallel line and its northerly extension to the northerly line of the Chicago & Indiana Western Railroad right-of-way; thence southwesterly along said northerly right-of-way line to the west line of Kedzie Avenue; thence south along the west line of Kedzie Avenue to the southerly right-of-way line of said Chicago & Illinois Western Railroad; thence west along said southerly right-of-way line to

the west line of the east half of the northeast quarter of said Section 35; thence south along said west line to the southerly right-of-way line of the Illinois Central Railroad; thence westerly along said southerly right-of-way line to a point in a line 20 feet west of and parallel with the east line of the northwest quarter of said Section 35; thence south along said parallel line to the north line of the said Sanitary Drainage and Ship Canal, being the north line of Water Lot "E" in the Sanitary District Trustees' Subdivision, aforesaid; thence northeasterly along said northerly line to the west line of Kedzie Avenue; thence south along the west line of Kedzie Avenue, a distance of 258 feet to the south line of said Water Lot "E"; thence northeasterly along the southerly line of Water Lots "E" and "D" in said Sanitary District Trustees' Subdivision to its intersection with the west line of the Illinois Central Railroad right-of-way; thence southeasterly along said westerly right-of-way line to the east line of the west half of the northwest quarter of said Section 36; thence south along said east line to the southerly right-of-way line of the Atchison, Topeka & Santa Fe Railway; thence northeasterly along said southerly right-of-way line to the west line of California Avenue; thence south along the west line of California Avenue to the south line of 35th Street; thence east along the south line of 35th Street to the west line of the Pittsburgh, Cincinnati, Chicago & St. Louis Railway right-of-way; thence north along said westerly right-of-way line to the point of beginning, in Cook County, Illinois.

Appendix "A".

City Of Chicago

T.I.F. Designation Report

Sanitary Drainage And Ship Canal Redevelopment Area.

I.

Executive Summary.

Illinois municipalities are enabled to utilize tax increment revenues to aid redevelopment activities in blighted areas pursuant to the Tax Increment Allocation Redevelopment Act, as amended. This report documents the

presence of blighted conditions defined by the Act in the Sanitary Drainage and Ship Canal Redevelopment Area.

This Area first developed during the initial construction of the Illinois and Michigan Canal, and grew during the subsequent opening of the Sanitary Canal in 1900. Development has been historically oriented to the dominant modes of transportation in the area, initially the Canal and, then rail. As a result, the Area generally contains older structures that are characterized by blight, and improvements that are inadequate given the present reliance of industrial users on trucking.

Specifically, after thorough review of the Area, the following blighting characteristics conformant with the T.I.F. Act were found to be present:

For Improved Areas:

- Obsolescence
- Deleterious Land Use and Layout
- Depreciation of Physical Maintenance
- Inadequate Utilities
- Structures Below Minimum Code
- Excessive Vacancies
- Age
- Lack of Community Planning

For Unimproved Vacant Areas:

- Unused Disposal Site
- Unused Railyard/Railroad Right-of-Ways

In addition, other state requirements for designation of an area for T.I.F. were found to be satisfied. Therefore, the contemplated T.I.F. designation for the Area is consistent with the intent of the T.I.F. legislation.

II.

Introduction And Background.

Introduction.

The purpose of this report is to document in a comprehensive manner the extent to which the factors of a "blighted improved area" and a "blighted vacant area" may be found in the area generally located along the Sanitary Drainage and Ship Canal and the Stevenson Expressway, east of Central Park Avenue and west of the Baltimore and Ohio (B. and O.) Railroad in Chicago, Illinois and to determine the eligibility of this area for such status pursuant to the Tax Increment Allocation Redevelopment Act, Illinois Revised Statute, Section 11-74.4-3 (the "Act").

The Act addresses the elimination or reduction of blighted area factors within Illinois communities through the implementation of redevelopment measures. The Act authorizes the use of tax increment revenues derived from the tax rates of various taxing districts in a Redevelopment Project Area (the "R.P.A.") for the payment of costs related to the undertaking of redevelopment projects. In order to qualify for redevelopment eligibility under this legislation, an R.P.A. must contain conditions which warrant its designation as a "blighted area". The following sections of this report will describe conditions of blight which exist in the Study Area conformant to the provisions of the Act.

The Study Area as a whole is approximately bounded by the following:

beginning at the northeast corner of the Sanitary Drainage and Ship Canal ("Canal") and the southerly extension of Central Park Avenue; then northerly to the southern right-of-way of the Illinois Central Railway; then generally easterly to the Collateral Channel (a slip of the Canal); then northerly to 31st Street; then easterly to California Avenue; then southerly to the southwest corner of the Canal and California Avenue; then northeasterly to the western right-of-way of the B. and O. Railroad; then southerly to 35th Street; then westerly to California Avenue; then northerly to the southern right-of-way of the Atchison, Topeka and Santa Fe Railroad right-of-way; then northwesterly along the southern right-of-way of the Illinois Central Railroad; then westerly along the right-of-way to the southern side of the Canal to Kedzie Avenue; then northerly to the northern side of the Canal; then southwestwardly to the point of beginning.

The survey was undertaken in March and April, 1991 and also includes the findings of previous surveys and inventories conducted by various firms

and City agencies which were available and are pertinent to the evaluation of this Area. Additionally, other City plans and studies concerning the Area were reviewed.

Area Background.

The initial growth of the Study Area can be traced back to the opening of the Illinois and Michigan Canal in April, 1848. A major stimulus for trade with the entire Mississippi River Basin, the banks of the Canal were used almost exclusively for bulk storage of such commodities as grain and coal.

The traffic on the I. and M. Canal, however, peaked in 1882. The Sanitary District of Chicago was formed in 1890, and planned for a new, larger and deeper Canal which would better provide for removal of the City's sewage as well as permit greater shipping traffic. As a result of its planning efforts, the Sanitary and Ship Canal opened to the north of the original Canal in 1900. The new Canal connected the south branch of the Chicago River with Lockport, Illinois, approximately 34 miles away.

The Sanitary District marketed its land holdings (including areas within the Study Area) along both sides of the Canal for industrial uses as it pursued the connection of the Canal to the Mississippi River. Manufacturing firms, particularly medium and heavy industrial users, were early users of the Canal. These firms also took advantage of the excellent rail access afforded by such trunk lines as the Illinois Central and Chicago, Burlington and Quincy Railroads and switching lines such as the Chicago and Western Indiana Railroad Company. This era, between 1895 -- 1920, was Chicago's "Golden Age" of industrial development, and many of the remaining structures in the Study Area were constructed around this period, including the Campbell's Soup tomato soup plant.

The Sanitary District did encounter some image problems for its landholdings, however. Many business owners eschewed the properties, perceiving the Canal as an "open sewer". Indeed, dumping was going on along its banks and has continued. The vacant tracts in the Study Area are among the remaining Sanitary District properties that were never developed or are under used.

Other structures which were constructed prior to this period were becoming deteriorated and obsolete due to age and technological advances. As shipping with motor trucks proliferated, industrial firms were freed from locations with rail access. Many manufacturing plants relocated to new facilities in the suburbs as early as the 1930's.

In order to address the needs for truck access, the Stevenson Expressway was constructed to the south of the Canal and opened in October, 1965. The siting of the expressway, however, affected circulation and ingress/egress to

the sites within the Study Area. As with the construction of the other superhighways, firm relocation out of the area may have been hastened by the highway.

The decline of manufacturing in the area continued into the 1980's with the relocation of Campbell's Soup to a location outside of Illinois, but other businesses continue to thrive in the area. By undertaking redevelopment efforts which will allow for certain activities such as clearing older, obsolete structures, improving access and traffic circulation, and making land available at competitive prices, the City will allow for rejuvenation and strengthening of the industrial uses (or other compatible uses remaining in the area).

The R.P.A. designation is being reviewed in order to assist the City and the community to actively pursue an economic development strategy that is able to comprehensively address area-wide blighted conditions. The designation would allow the parties to coordinate industrial redevelopment that is responsive to modern market trends and users and revitalize the area. The redevelopment would also provide new jobs, expansion opportunities for existing Chicago manufacturing and/or industrial firms and the creation of marketable land to attract new industry to the area and increased tax base to the City.

III.

Qualification Criteria Used.

With the assistance of City of Chicago staff, and an independent planning consultant, Chicago Associates Planners and Architects (C.A.P.A.), Kane, McKenna and Associates, Inc. (K.M.A.) examined the proposed redevelopment project area (R.P.A.) to determine the presence or absence of appropriate qualifying factors listed in the Illinois "Real Property Tax Increment Allocation Act" (hereinafter referred to as "the Act"), as amended. The relevant sections of the Act are found below.

The Act sets out specific procedures which must be adhered to in designating a redevelopment project area. By definition, a "redevelopment project area" is:

"an area designated by the municipality, which is not less in the aggregate than one and one-half acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area or a conservation area, or a combination of both blighted area and conservation areas".

The Act defines a "blighted" area as follows:

"any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where, if improved, industrial, commercial and residential buildings or improvements, because of a combination of 5 or more of the following factors: age; dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; lack of community planning; is detrimental to the public safety, health, morals or welfare or if vacant, the sound growth of the taxing districts is impaired by: 1) a combination of two or more of the following factors: obsolete platting of the vacant land; diversity of ownership of such land; tax and special assessment delinquencies on such land; deterioration of structures or site improvements in neighboring area adjacent to the vacant land; or 2) the area immediately prior to becoming vacant qualified as a blighted improved area; or 3) the area consists of an unused quarry or unused quarries; or 4) the area consists of unused railyards, rail tracks or railroad rights-of-way; or 5) the area, prior to its designation, is subject to chronic flooding which adversely impacts on real property in the area and such flooding is substantially caused by one or more improvements in or in proximity to the area which improvements have been in existence for at least five years; or 6) the area consists of an unused disposal site, containing earth, stone, building debris or similar material, which were removed from construction, demolition, excavation or dredge sites; or 7) the area is not less than 50 nor more than 100 acres and 75% of which is vacant, notwithstanding the fact that such area has been used for commercial agricultural purposes within five years prior to the designation of the redevelopment project area, and which area meets at least one of the factors itemized in provision 1) of this subsection (a) and 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".

The criteria listed in the Act have been defined for purposes of the analysis of an improved area as follows:

1. Age. Simply the time which has passed since building construction was completed.

2. **Illegal Use of Structure.** The presence on the property of unlawful uses or activities.
3. **Structures Below Minimum Code Standards.** Structures below local code standards for building, fire, housing, zoning, subdivision or lack of conformance with other applicable governmental codes.
4. **Excessive Vacancies.** When the occupancy or use level of the building is low for frequent or lengthy periods so as to represent an adverse area influence.
5. **Lack of Ventilation, Light or Sanitary Facilities.** Conditions which could negatively influence the health and welfare of building users.
6. **Inadequate Utilities.** Deficiencies in sewer, water supply, storm drainage, electricity, streets or other necessary site services.
7. **Dilapidation.** The condition where the safe use of the building is seriously impaired, as evidenced by substandard structural conditions; this is an advanced stage of deterioration.
8. **Obsolescence.** When the structure has become or will soon become ill-suited for the originally designed use.
9. **Deterioration.** A condition where the quality of the building has declined in terms of structural integrity and/or building systems due to lack of investment, misuse or age.
10. **Overcrowding of Structures and Community Facilities.** A level of use beyond a designed or legally permitted level.
11. **Excessive Land Coverage.** Site coverage of an unacceptably high level.
12. **Deleterious Land Use or Layout.** Inappropriate property use or platting, or other negative influences not otherwise covered, which discourages investment in a property.
13. **Depreciation of Physical Maintenance.** Decline in property maintenance which leads to building degeneration, health and safety hazards, unattractive nuisances, unsightliness, property value decline and area distress.
14. **Lack of Community Planning.** Deficiency in local direction of growth, development or redevelopment in order to maintain or enhance the viability of the area or community.

The criteria listed in the Act were defined for purposes of analysis of vacant land as follows:

1. **Obsolete Platting.** Recorded easement, rights-of-way, points of egress or lot or property lines are so recorded in a manner which is inimical to the redevelopment of properties.
2. **Diversity of Ownership.** Ownership of adjacent parcels by different parties serving to impede any assembly of land for development or redevelopment purposes.
3. **Tax and Special Assessment Delinquencies.** Any unpaid tax or special assessment bill currently attached to any parcel in the R.P.A.
4. **Deterioration of Structures or Site Improvements in Neighboring Areas.** The presence of deterioration as defined in nearby structures.
5. **Flooding on All or Part of Such Vacant Land.** The presence of flood plains or any recent history of flooding on any part of such land.

The final criteria listed in the Act is defined for purposes of analysis of vacant land as follows:

1. **Chronic Flooding.** A history of serious flooding problems which has been in existence for at least five (5) years. Such chronic flooding must adversely impact real property. There may be nearby improvements including structures, parking lots and roads substantially contributing to flooding.
2. **Unused Disposal Site.** The area consists of an unused disposal site containing earth, stone, building debris or similar material, which were removed from construction, demolition, excavation or dredge sites.
3. **Blighted Prior to Vacancy.** The area immediately prior to becoming vacant qualified as a blighted area defined earlier by the Act.
4. **Unused Quarries.** The presence of unused quarry or quarries.
5. **Unused Railways.** The presence of unused railyards, rail tracks or railroad rights-of-way.

6. Vacancy as Percentage of Acreage. The area is not less than 50 nor more than 100 acres and 75% of which is vacant, notwithstanding the fact that such area has been used for commercial agricultural (farming) purposes within five (5) years prior to the designation of the redevelopment project area and meets at least one (1) "blighted" factor (described above) and 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.

The presence of factors must be reasonably distributed throughout the respective primary tracts and be present to a meaningful extent. The analysis herein indicates that the factors are present to a meaningful extent for each primary tract.

IV.

Study Area.

The Study Area is divided into three (3) primary tracts. These primary tracts comprise the western, the central, and the eastern portions of the proposed R.P.A. and represent study/review sections within the proposed R.P.A.

Primary Tract 1.

Primary Tract 1 is bounded by California Avenue to the west, 35th Street to the south, the southern side of the Canal to the north, and the B. and O. Railroad right-of-way to the east.

The area primarily is dominated by two complexes: the vacated Campbell's Soup facilities and the Dickinson building, which account for half of the approximately fourteen (14) buildings in the area. There are also approximately twenty-two (22) fuel storage tanks and about two (2) ancillary buildings located in the primary tract. The Stevenson Expressway runs roughly through the center of the area from the southwest to the northeast.

Primary Tract 2.

This primary tract is irregularly shaped and is generally bounded by the western easement along the Collateral Channel, Kedzie Avenue, and the Metropolitan Water Reclamation District (M.W.R.D.) property line to the west, a C. and I. W. right-of-way and 31st Street to the north, California Avenue to the east, and an Illinois Central Railroad and an Atchison, Topeka and Santa Fe Railroad rights-of-way, and the southern and northern edges of the Canal to the south. The area is divided width-wise by the C. and I. W. Railroad right-of-way; this separates property fronting 31st Street from property fronting the Canal. The Canal also divides the primary tract, with property on both sides of the Canal.

The area contains approximately twenty-two (22) buildings, nine (9) ancillary buildings, and six (6) storage tanks. North of the rail line are numerous industrial and warehousing buildings and ancillary structures such as sheds. The land north of the Canal but south of the railroad right-of-way has a number of structures, along with some fuel storage tanks. The land south of the Canal has some small structures, but is primarily used for outdoor storage.

To the west of Kedzie, there is a W.V.O.N. radio station building and a transmitting tower. Kedzie Avenue is transversed by two (2) viaducts.

Primary Tract 3.

This primary tract is bounded by the Canal and Illinois Central Railroad right-of-way to the south, the I.N. Railway right-of-way to the west (which occupies what would be the southerly extension of Central Park Avenue), the Illinois Central and the C. and I. W. Railroad rights-of-way to the north. The tract extends as far east as Kedzie Avenue and is also bounded by the M.W.R.D. property line. This area consists of land owned primarily by the Metropolitan Water Reclamation District (M.W.R.D.) and some railroads. The property is vacant, and is wooded. It contains fill materials and formerly had some railroad tracks.

V.

Methodology Of Evaluation.

In evaluating the proposed R.P.A.'s qualification, the following methodology was utilized:

- 1) Site surveys of the Study Area were undertaken by representatives from the City of Chicago, Kane, McKenna and Associates, Inc. and Chicago Associates Planners and Architects in February through April of 1991. In some cases, site access was restricted. In these cases, aerial photographs, long-view reconnaissance, and Sanborn maps were relied upon. Site surveys were completed for each parcel and structure to which access could be gained within the proposed R.P.A.
- 2) Primary Tracts 1 and 2 were examined to determine the applicability of the fourteen (14) different criteria for qualification as improved land for T.I.F. under the Act. Primary Tract 3 was examined to determine the applicability of the seven (7) different criteria for qualification as vacant land for T.I.F. under the Act. A survey was then undertaken to independently review the factors for each primary tract. The following preliminary findings are presented to the best of our current knowledge according to the above information and techniques.
- 3) An evaluation of structures, noting depreciation, deterioration, or dilapidation as well as apparent vacancies or possible code violations was conducted by K.M.A. Exterior conditions were examined for structures, while internal examinations were conducted for some structures.
- 4) Individual structures were initially surveyed only in the content of checking, to the best of our knowledge, the existence of qualification factors of specific structures on particular parcels.
- 5) The entire area was studied in relation to review of available planning reports pertaining to the City, water and sewer atlases, City ordinances, 1989 tax levy year information from the Cook County Clerk's Office, Sidwell tax plat maps, local history, City records regarding age of structures and building code violations, and an evaluation of area-wide factors that affected the area's decline (e.g., deleterious land use or layout, obsolescence, et cetera). K.M.A. reviewed the area in its entirety. City redevelopment goals and objectives for the entire area were also reviewed.
- 6) Evaluation was made by reviewing the information collected and determining how each parcel and structure measured as to the prevalence of each factor.

Summary Of Area Findings.

The following is a summary of relevant qualification findings:

- 1) The entire R.P.A. comprises approximately 250 acres. The area is contiguous and is greater than $1\frac{1}{2}$ acres in size, as required by the Act.
- 2) The Study Area can be categorized as a "blighted improved area" for Primary Tracts 1 and 2 and a "blighted vacant area" for Primary Tract 3 (a discussion of the basis for qualification of the R.P.A. follows in the next section). Factors necessary to make these findings are present to a meaningful extent and are reasonably distributed throughout the respective primary tracts as described in Exhibit 1.
- 3) Through the combination of proposed infrastructure improvements and reuse of obsolete properties, it is hoped that the marketability of the Area will be improved. Therefore, all property in the R.P.A. would substantially benefit by the proposed redevelopment project improvements.
- 4) The sound growth of these taxing districts that are applicable to the area, including the City, had been impaired by the factors found present in the area. For background on the decline of the Area, refer to pages 4 -- 6.
- 5) The area has not been subject to private redevelopment efforts due to area obsolescence and inadequate infrastructure. It is thus concluded that the area would not be subject to redevelopment without the investment of public funds, including property tax increments.

VI.

Qualification Of Area/Findings Of Eligibility.

Obsolescence.

The evolutionary use and importance of the major transportation systems (Canal to rail to expressway), which serves and defines the R.P.A., creates a context within which obsolete conditions exist.

Platting Characteristics That Are Obsolete.

The land was platted to conform to the linear pattern first established by

the Canal, followed by the rail, and reinforced by the Stevenson Expressway construction.

The large parcels are predominantly long, thin and rectangular in shape. In many instances this configuration allows for severely limited or no possible access by the secondary road system. For example, each of three properties within the R.P.A. that are adjacent to the Canal and front on California Avenue have approximately a 4,000 foot perimeter. Yet, the accessible street frontage on California Avenue (taking into account the gradient from the bridge) is less than 150 feet, or less than one-half of one percent of each properties' perimeter.

Other large single-user plats, such as the former Campbell's Soup plant, are usually bracketed by rail and expressway without adequate two-sided road access. But the eastern edge of this property (in Block 501), along with parcels to the north (in Blocks 201 and 503), also offer examples of obsolete platting of parcels originally laid out for residential use. The platting, which consists of residential-sized lots and vacated alleys and streets is neither representative of existing physical conditions nor suited for future industrial users.

There are also situations where the plat was defined by a subdivision network that consisted of branch canals interspersed with rail spurs without road access. These areas have been filled-in or abandoned; creating parcels large in size, varied in composition, and usually lacking in secondary road access. Hence, the plats conform to right-of-ways and improvements that are of a "ghost" nature; they have been filled-in, revised, abandoned or overlooked, with only the plat lines remaining.

Functional Characteristics That Are Obsolete.

Many of the buildings, improvements or equipment constructed on the plats were for functions that were specific to the adjacent modes of transport at particular historical points in time. Therefore, the size, shape and construction method was very much determined by this particular type of user. Examples include warehouse structures, truck or barge terminals, tank farms and building material yards.

Specific Parcels That Are Obsolete.

The Campbell's Soup property represents a single-use building/complex designed to provide for a fully integrated process of making canned soup. The original structures were added onto through the years to create a large, highly specific complex of structures and improvements. These uses are now discontinued, and the very specific nature, size and integrated form makes

them obsolete for new users (even a new soup company) given the inefficient characteristics of their outdated manufacturing process and facility's design.

Street, Alley Or Off-Street Parking Characteristics That Are Obsolete.

Secondary road access is non-existent throughout the R.P.A. The only existing public roads within the district are the quarter section streets: 31st Street, 35th Street, California Avenue and Kedzie Avenue. Alleys are non-existent in the R.P.A., and off-street parking is generally inadequate, either improvised in and around loading areas or assigned to vacant unpaved areas of each property. The near total lack of paved, drained or lighted streets, alleys or parking areas (on the whole) does not conform to current standards for improvements within industrial or manufacturing districts.

Utility Easements That Are Obsolete.

The lack of a sub-network of utilities is evidenced by the limited pattern of easements to directly serve different users. Because of the lack of interior public rights-of-way, the patterns for utility easements are not well defined or coordinated.

Deleterious Land Use And Layout.

The past modes of transport importance (canal and rail) have shaped the patterns of land use and layout. Therefore, a conflict exists between these past patterns and the requirements of future developments based on the importance of the location of the R.P.A.

Land Use Characteristics That Are Deleterious.

When current zoning ordinance performance standards are considered, there are some inconsistencies within the R.P.A. One example is the candy company which has an oil tank farm and building material yard for neighbors. With proper guidelines, these types of uses can be organized within any R.P.A.. But, the oil tanks came as a result of the importance of the Canal and the candy company came (and wants to expand) because of the expressway access. The potential of the expressway will continue to attract users similar to the candy company, and thereby add to the existing conditions of deleterious land use relationships.

The inactivity of the Collateral Channel also involves concerns that were mentioned as early as 1966 in the Mid-Chicago Economic Development Study. The report specifically mentions the limited use of the Collateral Channel and concerns of stagnant water, dumping, water level, circulation and insufficient dredging. Today, the channel is still largely inactive and the concerns mentioned 25 years ago remain valid.

Another facet of the deleterious land use focuses on the environmental assessments for various properties in the area. One area of particular concern is the evidence of oil leaching into soil on City-owned land adjacent to the candy company. Many of the users from the Canal or railroad era tended to store raw bulk materials in either yards or tanks. Many of these materials have a tendency to have environmental hazards, which vary in intensity, degree and regulatory clean-up required. This creates a deleterious setting for any potential future land uses.

Layout Characteristics That Are Deleterious.

The layout of improvements developed over a long period of time and paralleled specific periods of transportation modes. From Canal to rail to expressway, the improvements reflect the specific nature of the dominant mode. The linear pattern of the canal and railroads were duplicated by the construction of the expressway. However, as this evolution took place, the mode of transport became more interactive. Access for barges was limited to the banks of the Canal or Collateral Channels, while rail car access was slightly greater with the positioning of rail spurs. Truck accessibility on the other hand extends beyond the fixed rights-of-way of the expressway to primary roads, secondary streets and alleys and individual sites. Preferential streets for truck traffic exists on one-mile streets without connection to other streets. However, since the area has no secondary streets or alleys, the layout within the R.P.A. is deleterious with respect to the interaction at the various places of access.

Many of the area's larger parcels not only have limited road frontage, but it is often located near bridges, overpasses or viaducts. This is especially apparent at properties along Kedzie and California Avenues, which are adjacent to the Canal, the railroads and/or the expressway. This layout creates access points that are prone to accidents. As the City of Chicago's *Railroad Viaducts Vertical Clearance Improvements* report points out, between 1986 and 1988, the Kedzie Avenue project area had an accident rate that was nearly 70 percent greater than the City average and was "considered an accident cluster site".

The improvements have not kept pace with the evolution and development of the expressway. Today, the sub-set of primary, secondary and tertiary improvements do not reflect the fact that the expressway is the dominant mode of transport, and ignore the interactive relationships transportation.

Not only is this true for public improvements, but it is particularly evident with respect to truck access, loading dock and employee parking layouts on individual parcels of land. Additionally, the R.P.A. is laced with several similar or paralleled rail lines that hinder the layout of land for today's industrial users. Rail consolidation might serve to modify this blight characteristic.

Existing parking lots are afterthoughts of each user and occur only in those instances when a tract of land becomes vacant. Segregated loading dock areas of adequate size are sparse within the R.P.A.. The inadequacy or lack of a sub-roadway system makes it next to impossible to serve parking or truck areas. This fragmented condition of layout with respect to truck or auto access creates a condition of deleterious layout.

Parcel Specific Evidence.

The Campbell Soup Company has characteristics of deleterious layout particularly with respect to the fragmented evolution of the construction of the complex's structures and improvements. This is evidenced by the several different structural characteristics of the distinct generations of buildings. The early buildings are multi-story with large floor plates, tight column spacing, and low ceiling heights. Multi-storied buildings were added, continuity was maintained by allowing the same column spacing and ceiling heights. The floor plates were specifically shaped to a particular manufacturing process. The more recent additions have been single story structures with large column spaces and high bay ceiling heights.

Depreciation Of Physical Maintenance.

Depreciation of physical maintenance was present throughout Primary Tracts 1 and 2. Site improvements, including streets, curbs, sidewalks, driveways, and parking lots, suffered from a deferment of upkeep. This was variously evidenced by cracks and potholes in streets, sidewalks, driveways, and parking lots; by rusting, bent over fences; by partially paved parking lots and driveways with standing water; by chipped curbs (also missing sections at times) and by overgrown vegetation. Primary Tract 3 is vacant; as such there are no significant site improvements.

Depreciation of physical maintenance was also found to be present in structures. In Primary Tract 1, approximately 7 out of 14 buildings (50%) and in Primary Tract 2, approximately 17 buildings out of 22 (77%) were found to have depreciation of physical maintenance. (In addition, there were a number of sheds, ancillary buildings and fuel storage tanks which also exhibited depreciation.) This was variously evidenced by peeling paint; need for tuckpointing; cracked and broken windows; window frames in disrepair

or missing; graffiti; missing, ripped out wiring; rusting exterior pipes; cracks in bricks and cracks in mortar between bricks at times resulting in the shifting of sections of brick walls; chipped and/or buckling lintels; buckling brick facade, especially above windows where support is weaker; broken, bent doors; collapsing overhangs and interconnecting walkways.

Inadequate Utilities.

The existing water, sanitary, and storm sewer network that services that area is inadequate.

Utility characteristics that are obsolete and/or lacking:

The quality of the utility service in the R.P.A. is inadequate, specifically as it relates to the following issues:

Distribution Of Water And Sewer Mains.

Because of the absence of secondary streets and alleys, the distribution of sewer and water mains is limited to the primary quarter section streets previously mentioned in this report.

Water Service And Sewer Drains.

Instead of the branch services being part of an organized and flexible utility network, these branches are on private property and arranged to serve a specific user. Since the distribution of these branches are limited to the specific needs of the users, many of the larger parcels have limited services.

Mixed Storm And Sanitary Sewers.

Primarily due to the age of the sewer system, most of the storm and sanitary sewers are mixed. The capacity to meet current standards for separate storm and sanitary sewers is largely non-existent in the R.P.A.

Utility Easements.

Partly because of the absence of secondary streets and alleys the area lacks clearly defined and coordinated utility easements. The utility services have patterns which address the specific requirements of each user, but have little planned potential or value for future needs.

Utility characteristics that have deteriorated.

Given the age of the infrastructure in the area, deterioration is a valid concern. In the context of historical use, this infrastructure served industries which had an intensity and by-products of use which could adversely affect the integrity of the systems.

The lack or deterioration of retaining walls and proper drainage at many points along the Canal edge, create excessive run-off, erosion, silt build-up and potential contamination of the waterway.

Excessive Land Coverage.

Properties in both Primary Tracts 1 and 2 exhibit an excessive amount of land coverage in relation to parking availability (off and on street) and loading provisions. Many of the buildings are situated near lot lines or occupy a significant portion of the lot.

The pragmatic issue of expansion space is an immediate concern which relates to excessive coverage. In the case of the Farley Candy plant on 31st Street, the building footprint covers nearly all of the site while the remainder of the property has been used for loading areas and has struggled to accommodate parking. Their need for space is increasing but their ability to do so is limited by their property line.

Excessive Vacancies.

The vacancies within the R.P.A exist primarily in Primary Tract 1, but are also present in Primary Tract 2. The 1,663,522 square foot Campbell Soup Complex, within Primary Tract 1, is substantially vacant. The four older buildings were vacated in 1988 and the power station has not been used since 1982. The fifth building, the new warehouse, is only partially occupied. Primary Tract 2 has scattered vacancies. Some of the structures owned by the City stand empty. It also appears that the building formerly occupied by American Roofers (Primary Tract 2) is substantially vacant. As

noted above, many of these vacant buildings have not been properly maintained and are in a state of disrepair, at times severe disrepair.

Structures Below Minimum Code.

The City of Chicago Inspectional Services report of April 4, 1991 identified building code violations according to addresses from the Harris Data for the R.P.A. area. The concentration of major code violations are on the properties along 35th Street in Primary Tract 1. The violations include notices for boiler room, electrical and elevator inspections and cite pending court cases for these violations.

Age.

A majority of buildings within the R.P.A. are older, having been built prior to the construction of the Stevenson Expressway. It is estimated that at least 80% of the total buildings in the R.P.A. were constructed more than 35 years ago, and greater than 40% were constructed over 50 years ago. One structure reportedly dates back to the early 1800's, according to the current users.

Lack Of Community Planning.

The City's 1966 Comprehensive Plan and its 1967 Plan Summary and Development Area supplements generally identify the R.P.A. as suitable for industrial. Subsequently other plans have been prepared for the land within the R.P.A. or adjacent to it, but there is no clear direction to guide or coordinate the necessary infrastructure improvements with the requirements of existing and potential industrial users.

These specific plans dealt with the area in a wide range of scenarios, varying from the Central Communities Area (Chicago 21 Plan) to the Mid-Chicago Economic Development Study (1966), but often resulted in conflicting and confusing policy which contributes to the blight. The primary weakness of these plans is that while they address characteristics of issues such as obsolescence and deleterious land use and layout, the means and methods of implementation that should be used to redevelop the area are not presented. The problems have therefore stayed and further manifest themselves over the years.

The lack of community planning exists in the failure to address how this land in the R.P.A., originally shaped by the Canal, can realize its potential in its relationship to today's dominant modes of transport. Additionally,

community planning is lacking in its failure to recognize how the unique layering of all three dominant modes of transport, that not only serve but define the R.P.A., can be exploited to provide for flexible, economically beneficial development.

The community planning also lacks in the absence of coordination and communication between financial resources and plans, the planning documentation, comprehensive plans, economic development plans, or the zoning ordinance and the City agencies responsible for implementation, such as the Sewer and Water departments.

Unused Disposal Site.

A portion of the area in Primary Tract 3 consists of property bordering the Sanitary Drainage and Ship Canal. This property contains earth, stone, and building debris. Many of the visible piles/mounds appear to be present from "fly" dumping, or dumping near the existing rail rights-of-way. In addition, there are a number of abandoned automobiles, used tires, and other debris strewn throughout the site. The slope and gradient varies on the site -- overall, the elevation is estimated to vary 20 to 30 feet above Kedzie Avenue (at grade) to the east, and slopes in relation to the western railroad property and the Canal.

Unused Railyard/Railroad Rights-Of-Way.

A portion of the area in Primary Tract 3 consists of property that once served as a rail right-of-way. An abandoned rail line exists from Hamlin Avenue to the western part of the primary tract. Further, older maps indicate that a number of spurs and/or switching lines once existed in this northwest corner of the tract. Cook County Assessor's data indicates that the railroad classification was removed in 1986. The property has been vacant since that time, based upon current inspections and review of aerial photos.

VII.

Overall Assessment Of Area Qualifications.

The primary cause of the R.P.A.'s stagnation relates to the interplay of a number of factors relating to its historical development. Its qualification for T.I.F. thus primarily and appropriately relies on area-wide factors.

The original development was oriented toward shipping and railroad transportation, including automobiles. The area therefore declined and stagnated as industry became heavily reliant on trucking.

As a result, the R.P.A. is characterized by obsolescence and deteriorated land use and layout. Utilities systems are inadequate and require updating to modern standards. Furthermore, there is a shortage of parking for area workers due to excessive coverage of the land.

Use overall decline has led to appreciation of improvements and buildings throughout the R.P.A. Planning efforts to date have been generally ineffective because they were not implemented.

Individual buildings are older, many having been constructed prior to the 1950s, and are often obsolete, these two factors combining to produce excessive vacancies.

The vacant tracts of land generally have been subject to dumping and contain abandoned railroad right-of-ways.

The R.P.A. as it exists today exhibits blighted characteristics which prohibit its redevelopment. The presence of the factors herein impairs the value of existing and new private investments the city threatening the sound growth of the tax base of taxing districts in the area. The City's contemplated 311 designation for the area is consistent with the intent of the 311 legislation.

[Exhibit 1, Boundary Maps and Vicinity Map attached to this Appendix "A" constitute Subdivisions 2, 3, 4, and 5 attached to the Redevelopment Plan on Project and printed on pages 8767 through 8770 of this Journal.]

Exhibits 2, 3, and 4 of the report to this Appendix "A" read as follows:

Exhibit 2.

*(To Appendix "A" Beginning On Page 3316
Of This Journal)*

Legal Description.

All that part of the southwest quarter of Section 25; the northeast quarter, the northwest quarter and the west half of the southeast quarter of Section 35; the north half, the east half of the southwest quarter and the southeast quarter of Section 36, all in Township 39 North, Range 13, East of the Third Principal Meridian, together with certain lots and blocks in Manchester, being Steele and Buchanan's Subdivision of that part of the east half of the northeast quarter of said Section 36, lying north of the Illinois and Michigan Canal according to the plat thereof recorded July 31, 1857; S. J. Walker's Subdivision of that part south of the canal of the northwest quarter of Section 31, Township 39 North, Range 14, East of the Third Principal Meridian, also that part south of the canal of the east half of the northeast quarter of said Section 36, according to the plat thereof recorded February 6, 1863; the Campbell Soup Company (Central Division) Subdivision of part of the northeast quarter of said Section 36, according to the plat thereof recorded May 23, 1930 as Document No. 10667452; the Campbell Soup Company's Subdivision of part of the northeast quarter of said Section 36, according to the plat thereof recorded July 24, 1957 as Document No. 16966716; and the Sanitary District Trustees' Subdivision of the right-of-way from the north and south center line of Section 30, Township 39 North, Range 14, East of the Third Principal Meridian, to the west line of Section 7, Township 38 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded March 31, 1908 as Document No. 4180216, more particularly described as follows:

beginning at the intersection of the southerly line of the Sanitary Drainage and Ship Canal, being the southerly line of Water Lot "B" in the Sanitary District Trustees' Subdivision, aforesaid, with the west right-of-way line of the Pittsburgh, Cincinnati, Chicago & St. Louis Railway in the east half of the northeast quarter of said Section 36; thence southwesterly along the southerly line of said Sanitary Drainage and Ship Canal to the east line of California Avenue; thence north along the east line of California Avenue to the north line of 31st Street to the intersection of the northerly extension of a line drawn 667.24 feet east of and parallel with the west line of the northwest quarter of said Section 36; thence south along said parallel line and its northerly extension to the northerly line of the Chicago & Indiana Western Railroad right-of-

way; thence southwesterly along said northerly right-of-way line to the west line of Kedzie Avenue; thence south along the west line of Kedzie Avenue to the southerly right-of-way line of said Chicago & Illinois Western Railroad; thence west along said southerly right-of-way line to the west line of the east half of the northeast quarter of said Section 35; thence south along said west line to the southerly right-of-way line of the Illinois Central Railroad; thence westerly along said southerly right-of-way line to a point in a line 20 feet west of and parallel with the east line of the northwest quarter of said Section 35; thence south along said parallel line to the north line of the said Sanitary Drainage and Ship Canal, being the north line of Water Lot "E" in the Sanitary District Trustees' Subdivision, aforesaid; thence northeasterly along said northerly line to the west line of Kedzie Avenue; thence south along the west line of Kedzie Avenue, a distance of 258 feet to the south line of said Water Lot "E"; thence northeasterly along the southerly line of Water Lots "E" and "D" in said Sanitary District Trustees' Subdivision to its intersection with the west line of the Illinois Central Railroad right-of-way; thence southeasterly along said westerly right-of-way line to the east line of the west half of the northwest quarter of said Section 36; thence south along said east line to the southerly right-of-way line of the Atchison, Topeka & Santa Fe Railway; thence northeasterly along said southerly right-of-way line to the west line of California Avenue; thence south along the west line of California Avenue to the south line of 35th Street; thence east along the south line of 35th Street to the west line of the Pittsburgh, Cincinnati, Chicago & St. Louis Railway right-of-way; thence north along said westerly right-of-way line to the point of beginning, in Cook County, Illinois.

Exhibit 3.

*(To Appendix "A" Beginning On Page 3316
Of This Journal)*

*Illinois Tax Increment Financing
Blight And Conservation Factors
Improved Areas.*

Block/Primary Tract Number	1	2	Summary
Number of Buildings	14	22	36
Number of Parcels	37	28	65

1.	Age.			
	Number of Buildings 35 years or Older	8	21	29/36
2.	Decline of Physical Maintenance.			
	a. Number of Buildings Evidencing	7	17	24/36
	b. Number of Parcels with Site Improvements Evidencing	Area Wide		100%
3.	Deterioration.			
	a. Number of Buildings Evidencing			
	b. Number of Parcels with Site Improvements Evidencing			
4.	Dilapidation.			
	a. Number of Buildings			
	b. Number of Parcels with Site Improvements Evidencing			
5.	Obsolescence.			
	a. Number of Buildings			
	b. Number of Parcels with Site Improvements Evidencing	Area Wide		100%
6.	Number of Buildings Below Minimum Code.	3	5	8/36

7.	Number of Buildings Lacking Ventilation, Light, or Sanitation Facilities.			
8.	Number of Buildings with Illegal Uses.			
9.	Number of Buildings with Excessive Vacancies.	7	0	7/36
10.	Number of Buildings that are Abandoned.			
11.	Percentage of Block/Tract with Excessive Land Coverage.			
12.	Percentage of Block/Tract with Overcrowding of Structures.			
13.	Percentage of Block/Tract with Inadequate Utilities.	Area Wide		100%
14.	Percentage of Block/Tract with Deleterious Land Use or Layout.	Area Wide		100%
15.	Percentage of Block/Tract Suffering from Inadequate Community Planning.	Area Wide		100%

Vacant Area

A.	Block/Primary Tract Number			3
B.	No Buildings and Has Not Been in Agricultural Production in the Last 5 Years and is Not in an Industrial Park Conservation Area and Has Not Been Subdivided.			Yes
1.	Suffers from Obsolete Platting.			
2.	Diversity of Ownership.			
3.	Tax/Special Assessment Delinquencies.			
4.	All or Part Subject to Flooding.			

5. Adjacent Areas Have Deteriorating Structures or Site Improvements.
6. Immediately Prior to Becoming Vacant, Qualified as a Blighted Improved Area.
7. Wholly or Partly an Unused Quarry or Quarries.
8. Wholly or Partly Unused Railyards, Railtracks or Railroad Rights-of-Way. Yes
9. Suffers from Chronic Flooding which Affects Real Property in the Area and Such Flooding is Substantially Caused by Improvements in the Proximity in Existence for at Least 5 Years.
10. Unused Disposal Site Containing Earth, Stone, Building Debris or Similar Material from Construction, Demolition, Excavation or Dredge Sites. Yes
11. Qualifies as Blighted Because it has at Least Two of Factors 1 -- 5 and Response on Line B is Yes. No
12. Has at Least One of Factors 6 -- 10 and the Response on Line B is Yes. Yes

Exhibit 4.

*(To Appendix "A" Beginning On Page 3316
Of This Journal)*

Building Survey Methodology.

Building Condition Review.
(provided by Chicago Associates
Planners and Architects)

Depreciation of Physical Maintenance, Deterioration, and Dilapidation Factors were reviewed in a sequential manner.

Sequential in that depreciation leads to deterioration leads to dilapidation. Depending on the component of the structure involved the structure can show evidence of all three factors.

Example:

Depreciation: Wood trim at windows, doors and eaves shows evidence of peeling paint.

Deterioration: Gutters are hanging loose and connection between gutter and downspout are rusted away.

Dilapidation: Foundation wall and masonry wall above are cracked and pushed out of alignment causing the roof structure to sag and be displaced.

1. Depreciation Of Physical Maintenance.

Focus on deferred maintenance and the lack of maintenance of buildings, improvements and grounds consists of the following:

A. Building.

1. Unpainted or unfinished surfaces.
2. Paint peeling.
3. Loose or missing materials.
4. Sagging or bowing walls, floors, roofs, and porches.
5. Cracked or broken windows.
6. Loose gutters or downspouts.
7. Loose or missing shingles.
8. Damaged building areas in disrepair.

B. Front Yards, Side-Yards, Back Yards And Vacant Parcels.

1. Accumulation of trash and debris.
2. Broken sidewalks.
3. Lack of vegetation.
4. Lack of paving and dust control.
5. Potholes.
6. Standing water.
7. Fences in disrepair.
8. Lack of mowing and pruning of vegetation.

C. Streets, Alleys And Parking Areas.

1. Potholes.
2. Broken-up or crumbling surfaces.
3. Broken curbs and/or gutters.
4. Areas of loose or missing materials.
5. Standing water.

D. Is it unsightly?

E. Is it a health and safety problem?

2. Deterioration.

Focus on physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair.

A. Deterioration of Buildings.

Buildings with Major Defects in the:

1. Secondary Building Components.
 - a. Doors
 - b. Windows
 - c. Porches
 - d. Gutters
 - e. Downspouts
 - f. Fascia materials

2. Major Defects In Primary Building Components.
 - a. Foundations
 - b. Frames
 - c. Roofs

All buildings and site improvements classified as dilapidated would also be deteriorated.

B. Deterioration Of Surface Improvements.

The conditions of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas may also evidence deterioration.

1. Surface cracking.
2. Crumbling.
3. Potholes and depressions.
4. Loose paving materials.
5. Weeds protruding through the surface.

C. General Economic Considerations.

1. Decline in quality of structure due to misuse, lack of maintenance, lack of investment, or age;
2. Low property values compared with other similar property in the municipality; and
3. Current land value with building is close to or below land value without building.

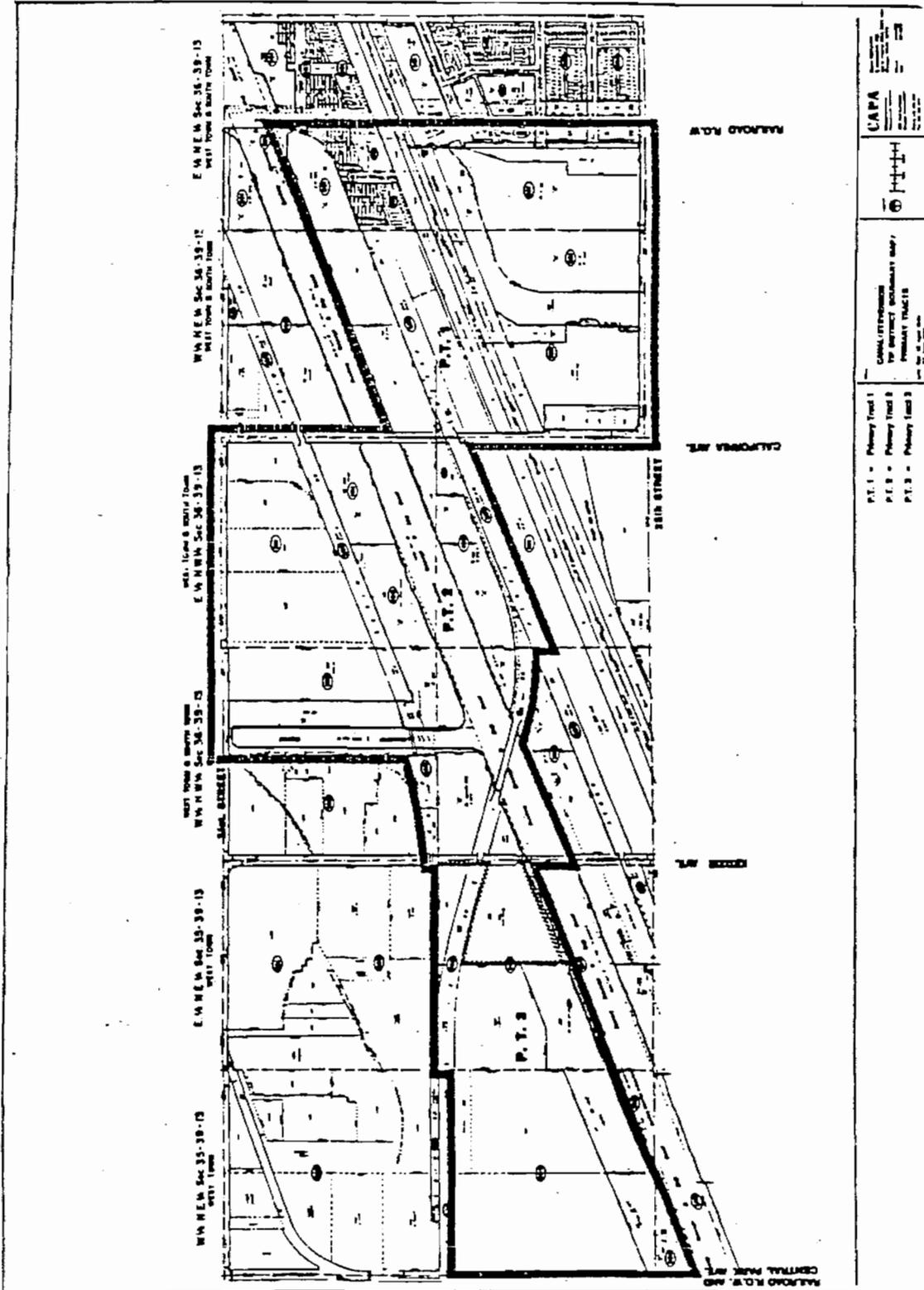
3. Dilapidation.

Focus on an "advanced" state of disrepair of buildings or improvements or the neglect of necessary repairs, showing evidence that the building or improvements are falling into a state of decay.

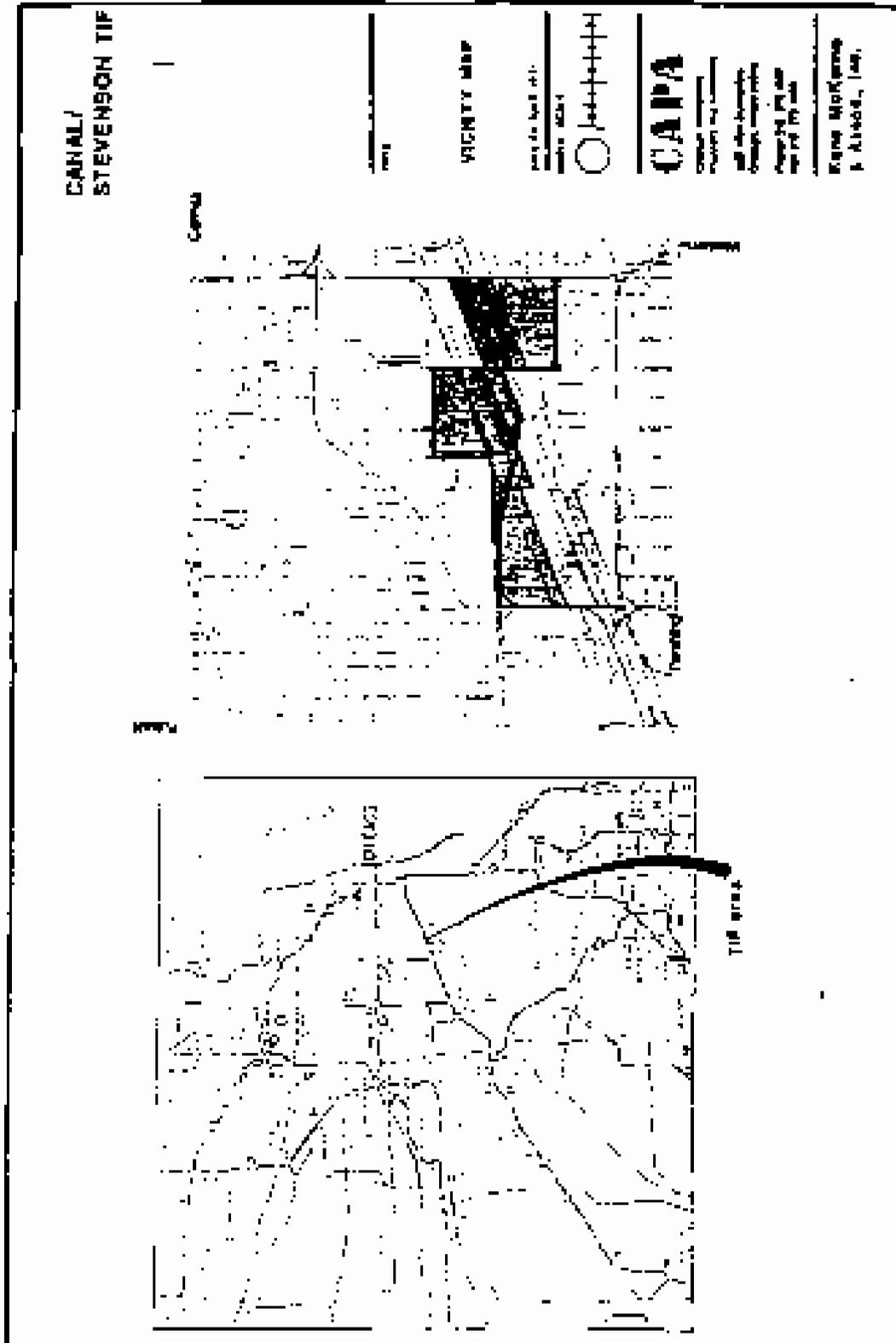
- A. Primary structural components (roof, bearing walls, floor structure, and foundation).
- B. Building systems (heating, ventilation, lighting, and plumbing).
- C. Secondary structural components in such combination and extent that:
 1. Major repair is required.
 2. The defects are so serious and so extensive that the buildings must be removed.
- D. Removal of the building is an option that is economically superior to almost any type of rehabilitation.
- E. Cost of repairs would be high especially when compared to return on investments.
- F. Safe use of the building is seriously impaired.

Building Age was determined through the review of City of Chicago data provided by the Department of Housing (Harris data).

Exhibit "C".



Map Exhibit 2 to Redevelopment Plan and Project



(Sub)Exhibit 3 to Redevelopment Plan and Project.

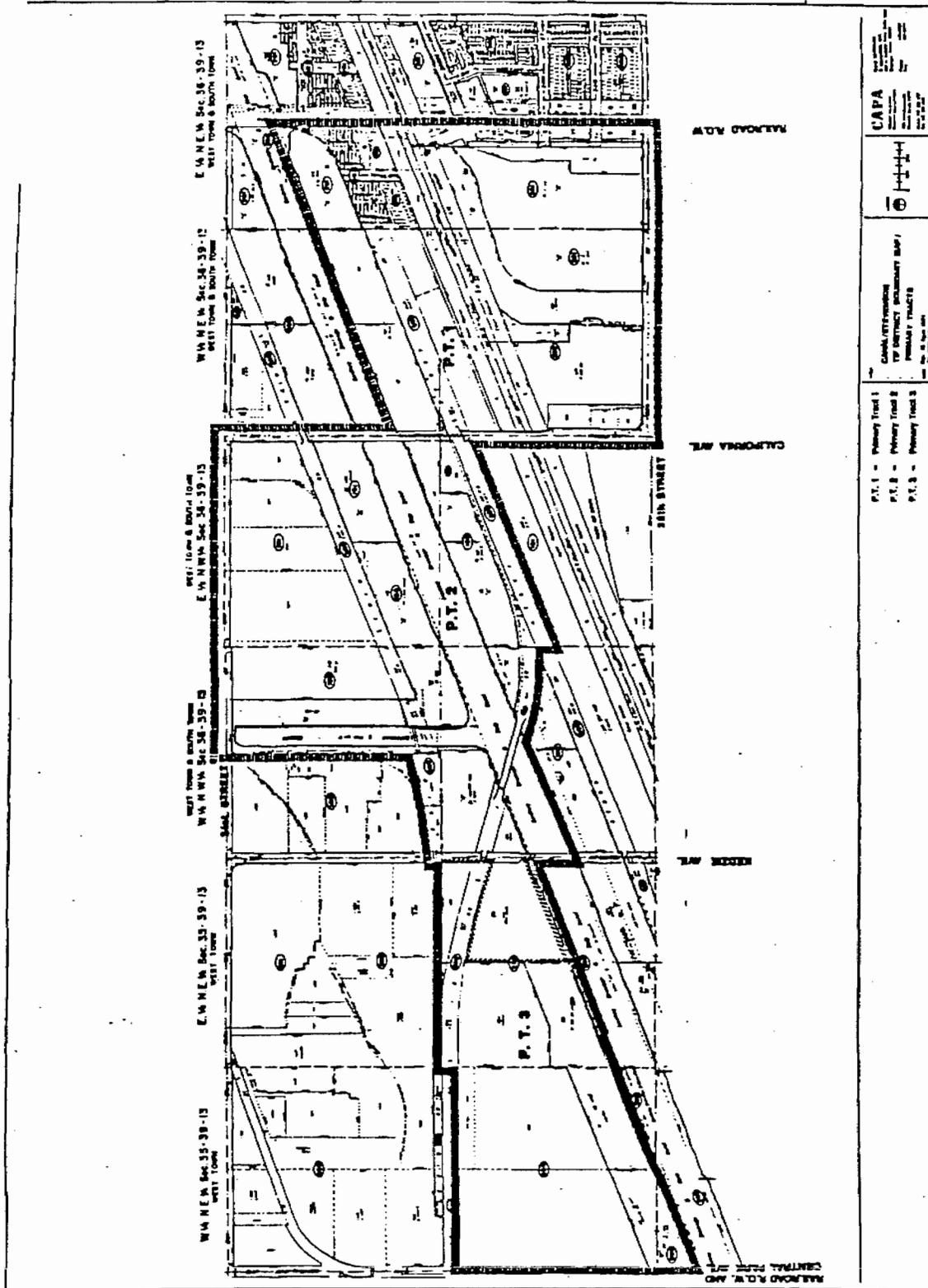
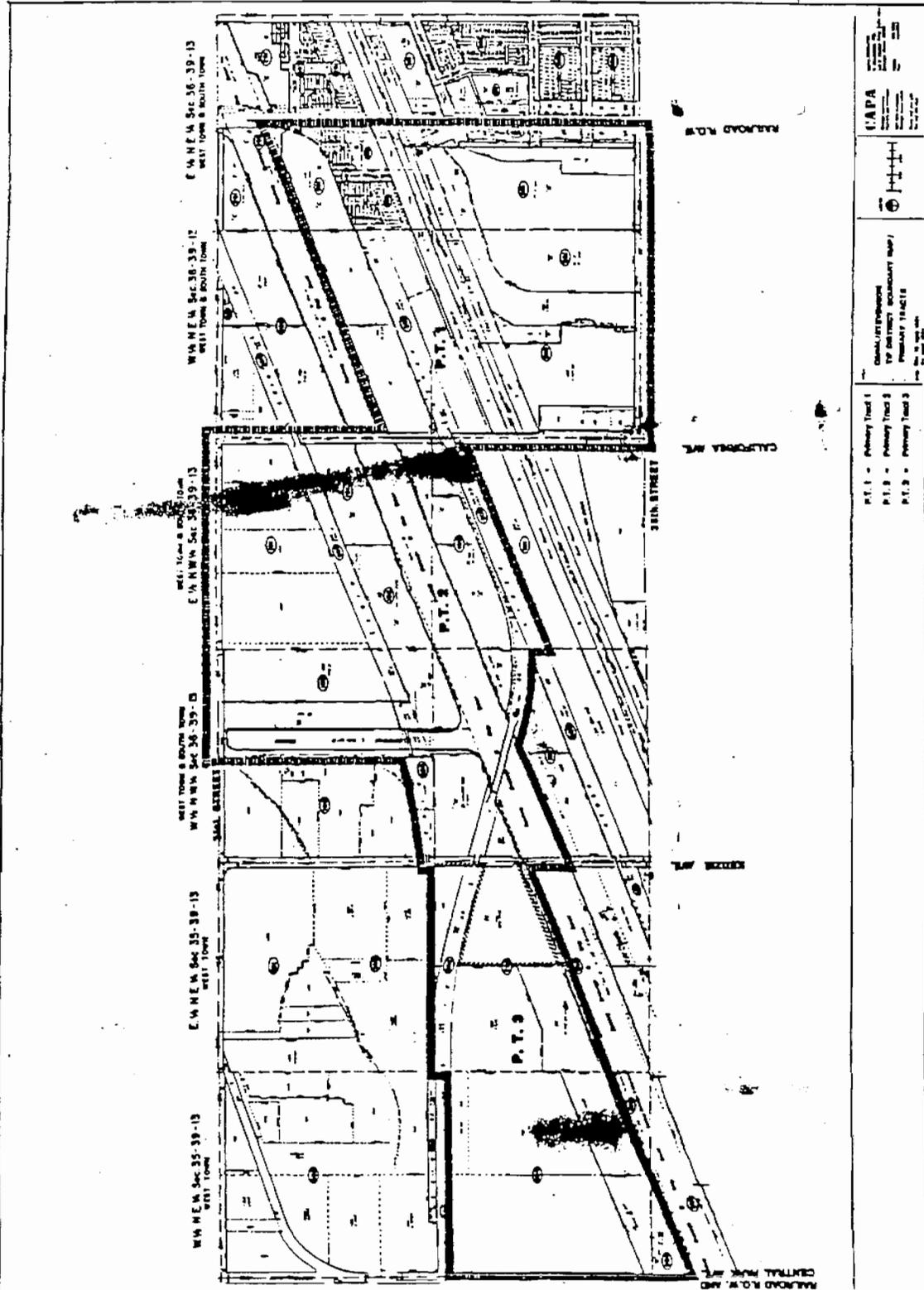
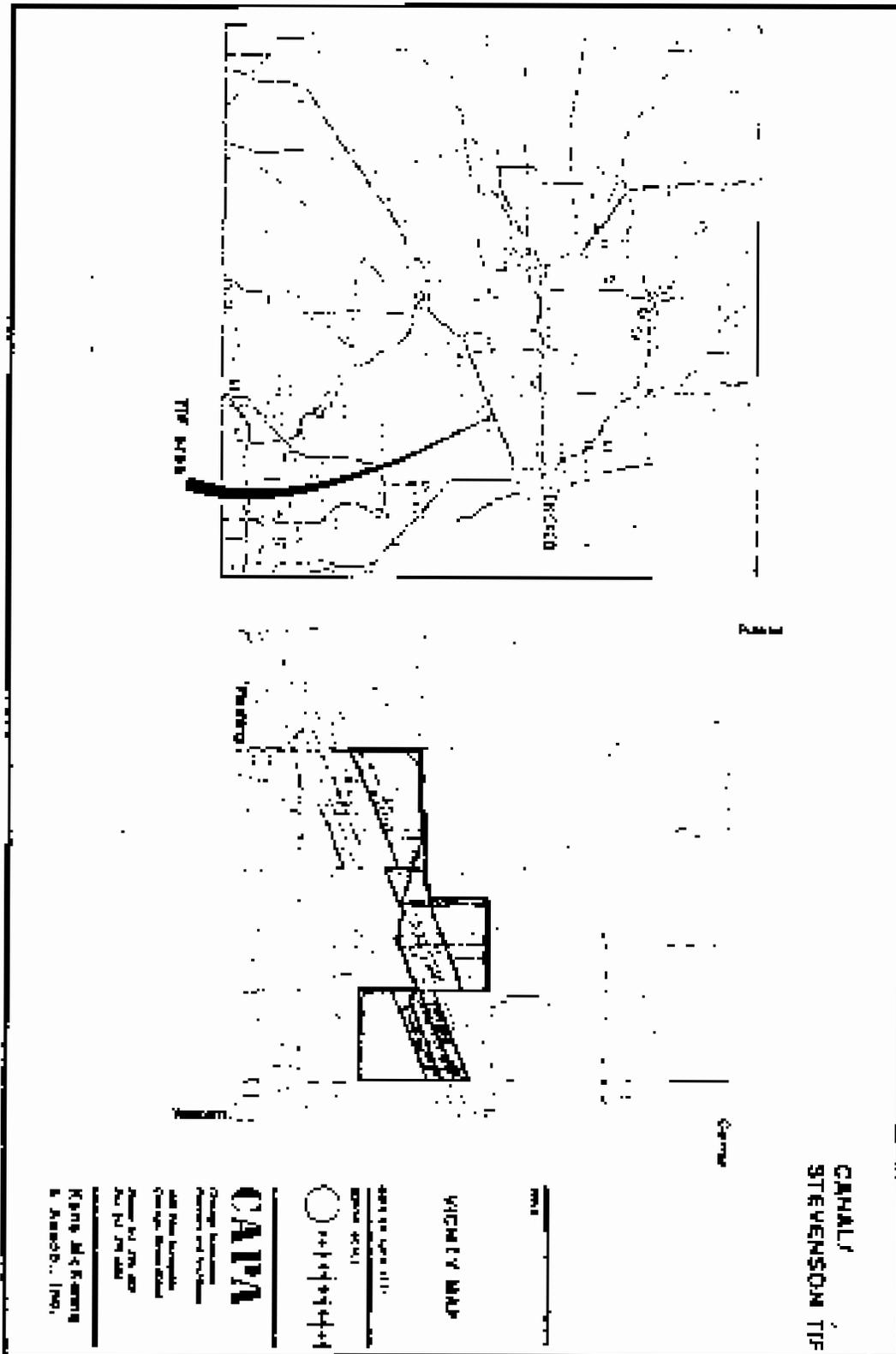


Exhibit 1 to Appendix A.



C.A.P.A.
 COUNTY OF ALBERTA
 DISTRICT OF CALGARY
 PRIMARY TRACTS
 P.T. 1 - Primary Tract 1
 P.T. 2 - Primary Tract 2
 P.T. 3 - Primary Tract 3
 P.T. 4 - Primary Tract 4
 P.T. 5 - Primary Tract 5
 P.T. 6 - Primary Tract 6
 P.T. 7 - Primary Tract 7
 P.T. 8 - Primary Tract 8
 P.T. 9 - Primary Tract 9
 P.T. 10 - Primary Tract 10
 P.T. 11 - Primary Tract 11
 P.T. 12 - Primary Tract 12
 P.T. 13 - Primary Tract 13
 P.T. 14 - Primary Tract 14
 P.T. 15 - Primary Tract 15
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 P.T. 18 - Primary Tract 18
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Vicinity Map to Appendix A



Whereas, The Commission was empowered by the Corporate Authorities to exercise certain powers set forth in Section 5-11-14-4(d) of the Act, and, in the besting of certain public benefits required by the Act, and

Whereas, Staff of the City's Department of Planning and Development has conducted an analysis to be conducted to determine participation, study and surveys of the Sanitary, Sewerage and Ship Canal Redevelopment Project Area Amendment Number 2, the selected outfalls of an urban development Sub-Tax Area hereinafter the Area, to determine all eligible parcels of the Area as a necessary condition to areas selected in the Act, a Redevelopment Project Area, used for tax increment financing financing pursuant to the Act, the Incremental Assessment Financing, and previously has presented the following documents to the Commission for its review:

Sanitary, Sewerage and Ship Canal Redevelopment Plan and Region Amendment Number 2, the Plan, and

Whereas, Prior to the adoption by the Corporate Authorities of any action authorizing a redevelopment plan, the designated areas as a Redevelopment Project Area as a keying facility project subject to the proposed for an area, it is necessary for the Commission to make a public hearing pursuant to Section 5-11-14-5(b) of the Act, to create a meeting of a public hearing held by the Board pursuant to Section 5-11-14-4(b) of the Act, and the date of such hearing and Board meeting and approval thereof pursuant to Section 5-11-14-6 of the Act, and

Whereas, A public meeting (the "Public Meeting") was held in accordance with the requirements of Section 5-11-14-5(b) of the Act on April 23, 2016 at 6:00 P.M. at the Paul Simon Chicago Cook County Center, 3345 North LaSalle Avenue, Chicago, Illinois 60642, Chicago, Illinois, this date being more than 14 business days before the scheduled mailing of the notice of the hearing (hereinafter "delivered") as specified in the Act, pursuant to notice from the City's Commissioner of the Department of Planning and Development given on April 13, 2016, this date being more than 14 days before the date of the Public Meeting, as specified in the Act, by certified mail, affixing a notice having full contents of the proposed Area and all notices requested information that have taken the notice accessible to the public to be made on the night with a notice, for the proposed Area, in accordance with Section 5-11-14-5(d) of the Act, and a list of all affected parcels and all addresses and to the last known persons and all property taxes on such parcels in the proposed Area, with a copy of the form was sent by certified mail, return receipt requested to each residential address used to the person or persons in whose name property taxes were paid on such property for the last preceding year, or title in the proposed Area, and

Whereas, The Board and Plan were made available for public inspection and review, on May 3, 2016, to a date not less than 10 days before the Commission meeting held at the Commission's home office on May 19, 2016, and on May 19, 2016, the public hearing for

Hearing at City Hall - 121 North LaSalle Street, Chicago, Illinois, in the following offices: City Clerk, Room 1100; and Department of Planning and Development, Room 1103; and

Whereas, Notice of the availability of the Report and Plan, including how to obtain this information, were sent by mail in Sanitary Mailage and Air Mail, which is within a reasonable time after the order by the Commission of Reclamation of May 17, 2015, to local residential addresses that, after a good faith effort, were determined to be (1) located within the Area and (2) located outside the proposed Area and within 750 feet of the boundaries of the Area; or (3) located outside the proposed Area and within 750 feet of 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 June 10, 2015, a date which is not more than 30 nor less than 10 days prior to the Hearing, in the second publication being on June 23, 2015, both in the Chicago Sun-Times and the Chicago Tribune, being newspapers of general circulation within the city of Chicago, having property in the Area; and

Whereas, Notice of the Hearing was given by mail to taxayers 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 or each for a like matter or date of filing within the Area, on June 9, 2015, being a date not less than 10 days prior to the date set for the Hearing, and where taxes for the last preceding year were not paid, notice was also mailed to the persons last listed on the tax rolls as the owners of such property within the preceding three years; and

Whereas, Notice of the Hearing was given by mail to the Illinois Department of Commerce and 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, certified and received by DCEO and all Board members, on May 14, 2015, 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 the mail addresses 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 June 10, 2015, being a date not less than 45 days prior to the date set for the Hearing; and

Whereas, The hearing was held on July 14, 2015 at 1:00 P.M. in City Hall, 211 North LaSalle Street, Chicago, Illinois, in the office a public hearing, and testimony was heard from all interested persons or representatives of any affected foreign jurisdiction in the hearing and was duly taken, concerning the Commission's recommendation to City Council regarding approval of the Plan, cessation of the Area as a Reclamation Project Area and adoption of the Reclamation Act and the Plan, to which the Area is due

Whereas, The Board meeting was convened on June 5, 2015 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 May 15, 2015 in Room 1003A, City Hall, 121 North LaSalle Street, Chicago, Illinois, to review the matters properly coming before the Board to allow it to provide its advisory recommendation regarding the approval of the Plan, designation of the Area as a Redevelopment Project Area, adoption of Tax Increment Allocation Financing within the Area and other matters, if any, properly before it, all in accordance with Section 5/11-74.4-5(b) of the Act; and

Whereas, The Commission has reviewed the Report and Plan, considered testimony from the Hearing, if any, the recommendation of the Board, if any, and such other matters or studies as the Commission deemed necessary or appropriate in making the findings set forth herein and formulating its decision whether to recommend to City Council approval of the Plan, designation of the Area as a Redevelopment Project Area and adoption of Tax Increment Allocation Financing within the Area; now, therefore,

Be It Resolved by the Community Development Commission of the City of Chicago:

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

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

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

b. The Plan:

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

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

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 23rd calendar year following the year of the adoption of the ordinance approving the designation of the Area as a redevelopment project area and, as required pursuant to Section 5/11-74.4-7 of the Act, no such obligation shall have a maturity date greater than 20 years;

d. To the extent required by Section 5-11-04-4 (3)(c) of the Act, the Plan incorporates the most significant source of such data as required by Section 5-11-04-4(b)(ii) of the Act.

e. The Plan will not result in displacement of residents from established homes.

f. The Area includes only those contiguous parcels of real property and improvements thereon that are to be substantially redeveloped or improved in accordance with the Plan pursuant to Section 5-11-04-4(A) of the Act.

g. As required pursuant to Section 5-11-04-4(d) of the Act:

(i) The Area is at least 100,000 square feet in size and

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

h. If the Area is qualified as a "blighted area" which is improved or vacant, each of the factors necessary to qualify the Area as a Redevelopment Project Area on that basis is present, with that presence documented to a meaningful extent, so that it may be reasonably found that the factor is clearly present within the limits of the Act and (i) reasonably disturbed throughout the improved part or vacant part, as applicable, of the Area as required pursuant to Section 5-11-04-3(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 development project area on that basis is relevant to the public health, safety, morals or welfare, and the Area may become a blighted area. (and)

Section 3. The Commission recommends that the City Council approve the Municipal Ordinance to Section 5-11-04-4 of the Act.

Section 4. The Commission recommends that the City Council designate the Area as a Redevelopment Project Area pursuant to Section 5-11-04-4 of the Act.

Section 5. The Commission recommends that the City Council adopt the Instrument of Declaration Filing Ordinance for the Area.

Section 6. If any order should be issued for sale, lease or other transfer of interests in real property, the priority of all interests in such real property shall not affect any of the remaining provisions of this resolution.

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

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

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

Adopted: July 14, 2015

(Sub)Exhibit "A" referred to in this Community Development Commission Recommendation reads as follows:

(Sub)Exhibit "A".
(To Community Development Commission Recommendation)

*Street Boundary Description Of The Sanitary Drainage
And Ship Canal Tax Increment Financing
Redevelopment Project Area.*

The Area is generally bounded by 31st Street on the north, Campbell Avenue on the east, 35th Street on the south, and Central Park Avenue on the west.

APPROVAL OF AMENDMENT NO. 1 TO 119TH ST./I-57 REDEVELOPMENT PROJECT AREA TAX INCREMENT FINANCING REDEVELOPMENT PLAN AND PROJECT.

[O2015-7263]

The Committee on Finance submitted the following report:

CHICAGO, October 14, 2015.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration an ordinance authorizing the approval of Amendment Number 1 to the redevelopment plan for the 119th Street/I-57 Tax Increment Financing Redevelopment Project Area, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) EDWARD M. BURKE,
Chairman.

On motion of Alderman Burke, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Hopkins, Dowell, Burns, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 49.

Nays -- None.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, The City of Chicago (the "City"), on November 6, 2002, the City Council of the City (the "City Council") adopted the following ordinances pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the "Act"): (1) an ordinance approving a redevelopment plan (the "Original Plan") for a portion of the City known as the 119th Street/I-57 Redevelopment Project Area (the "Original Project Area") for the purpose of implementing tax increment allocation financing ("Tax Increment Allocation Financing"); (2) designating the Original Project Area as a redevelopment project area pursuant to the Act; and (3) adopting Tax Increment Allocation Financing for the Original Project Area pursuant to the Act; and

WHEREAS, It is desirable and in the best interests of the citizens of the City for the City to encourage development of areas located adjacent to the Original Project Area by expanding the boundaries of the Original Project Area and designating such expanded project area as a redevelopment project area under the Act to be known as the 119th Street/and I-57 Redevelopment Project Area Amendment Number 1 (the "Expanded Area"); and

WHEREAS, The City desires further to supplement and amend the Original Plan for the Original Project Area to provide for the redevelopment of the Expanded Area; and

WHEREAS, The City has caused to be prepared an eligibility of the proposed additional portions ("Added Area") of the Expanded Area, which Eligibility Study confirms the existence

within the Added Area of various eligibility factors as set forth in the Act and supports a finding of eligibility of the Added Area for designation as a redevelopment area under the Act; and

WHEREAS, It is desirable and in the best interest of the citizens of the City for the City to implement Tax Increment Allocation Financing pursuant to the Act for the Expanded 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 "Amended Plan"); and

WHEREAS, The Community Development Commission (the "Commission") of the City has heretofore been appointed by the Mayor of the City with the approval of its City Council (the City Council, referred to herein collectively with the Mayor as the "Corporate Authorities") (as codified in Chapter 2-124 of the City's Municipal Code) pursuant to Section 5/11-74.4-4(k) of the Act; and

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

WHEREAS, Pursuant to Sections 5/11-74.4-4 and 5/11-74.4-5 of the Act, the Commission, by authority of the Corporate Authorities, called a public hearing (the "Hearing") on August 11, 2015, concerning approval of the Amended Plan, designation of the Expanded Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Expanded Area pursuant to the Act; and

WHEREAS, The Amended Plan (including the Eligibility Study attached thereto as an exhibit) was made available for public inspection and review pursuant to Section 5/11-74.4-5(a) of the Act beginning May 29, 2015, being a date not less than 10 days prior to the adoption by the Commission of Resolution 15-CDC-15 on June 9, 2015, fixing the time and place for the Hearing, at the offices of the City Clerk and the City's Department of Planning and Development; and

WHEREAS, Pursuant to Section 5/11-74.4-5(a) of the Act, notice of the availability of the Amended Plan (including the Eligibility Study attached thereto as an exhibit) and of how to obtain the same was sent by mail on June 15, 2015, which is within a reasonable time after the adoption by the Commission of Resolution 15-CDC-15, to: (a) all residential addresses that, after a good faith effort, were determined to be (i) located within the Expanded Area, and (ii) located within 750 feet of the boundaries of the Expanded Area (or, if applicable, were determined to be the 750 residential addresses that were closest to the boundaries of the Expanded Area); and (b) organizations and residents that were registered interested parties for such Expanded 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 taxable property within the Expanded Area and to the Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on June 12, 2015, by publication in the *Chicago Sun-Times* or the *Chicago Tribune* on July 20, 2015, and July 27, 2015, and by certified mail to taxpayers within the Expanded Area on July 22, 2015; and

WHEREAS, A meeting of the joint review board established pursuant to Section 17-144 of the Act, the Board, was convened upon the proposal of the petitioners on July 10, 2015, at 10:00 AM, to discuss the matters presently coming before the Board and to review the proposals, including, but not limited to, information regarding the accuracy of the Amended Plan (the plan) of the Expanded Area as a public utility project pursuant to the Amended Chapter of the Municipal Code and the existing and proposed Expanded Area, and the contents of any property tax bill; and

WHEREAS, The Commission has forwarded to the City Council a copy of its Resolution No. 04611, attached hereto, as Exhibit B, adopted on August 11, 2015, the recommendations of the City Council, approval of the Amended Plan, among other related matters; and

WHEREAS, The Corporate Author has reviewed the Amended Plan (including the Eligible Study attached hereto as an exhibit), testimony from the Hearing, if any, the recommendations of the Board, the recommendations of the Commission and other matters or studies as the Corporate Author has deemed necessary or appropriate to make the findings set forth herein, and is generally informed of the conditions existing in the Expanded Area, and, therefore,

Be It Ordered by the City Council of the City of Chicago:

SECTION 1. Purpose. The provisions hereof are appropriate and necessary to read:

SECTION 2. The Expanded Area. The Expanded Area is highly described in Exhibit C attached hereto and incorporated herein. The street location for such an area, for the Expanded Area is described in Exhibit D attached hereto and incorporated herein. The map of the Expanded Area is depicted in Exhibit E attached hereto and incorporated herein.

SECTION 3. Findings. The Corporate Author, as herein, make the following findings as required pursuant to Section 17-144.3 of the Act:

a. The Expanded Area of the area has not been subject to growth and development through investment by the City and the area would not reasonably be expected to be developed without the approval of the Amended Plan;

b. The Amended Plan

(i) conforms to the comprehensive plan for the City of Chicago as a whole; and

(ii) the Area conforms to the strategic economic development or redevelopment plan issued by the Chicago Plan Commission or (B) in such cases, uses that have been approved by the Chicago Plan Commission;

c. The City of Chicago needs all the tax payments of a property owner to be collected in the Act and as set forth in the Amended Plan. The estimated date of completion of the project described herein is approximately 18 months, with a start and end date of approximately 18 months, and shall not later than December 31 of the year in which the payments for the project are collected as provided in subsection (b) of Section 17-144.4 of the Act, and be made with respect to additional taxes levied in the City collected prior after the year in

whenever the ordinance applying to the redevelopment tract project area is adopted, and as such, not pursuant to Section 611.74.4-4 of the Act, no such ordinance shall have a maturity date greater than 20 years.

d. Within the Amended Plan

As provided in Section 611.74.4-3(a) of the Act, the housing needs study shall include data on residents and include a description of the community and racial and ethnic composition of the residents, and shall list the number and location of homeless households in the Area that are to be removed, the number of 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 race, location, and cost of the replacement housing, and the type and extent of relocation assistance to be provided.

As provided in Section 611.74.4-3(b) of the Act, there is a statement that "for purposes of low income and very low income persons living in residential units that are to be removed from the Area and for such persons affordable housing and relocation assistance not less than that which would be provided under the Federal Community Reinvestment Assistance and Real Property Acquisiton Act of 1990 and the regulations under that Act, including the availability of federal

SECTION 4. Approval Of The Amended Plan. The City, hereby approves the Amended Plan pursuant to Section 611.74.4-4 of the Act.

SECTION 5. Power Of eminent Domain. In order of areas to Section 611.74.4-4 of the Act and in the Amended Plan, the Corporation Counsel is authorized to negotiate for the acquisition by the City of parcels contained within the Expanded Area. In the event the Corporation Counsel is unable to acquire any of said parcels through negotiation, the Corporation Counsel is authorized to institute eminent domain proceedings to acquire such parcels. Nothing herein shall be construed to limit the power of any proper authority.

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

SECTION 7. Successors. All ordinances and orders, municipal orders, resolutions and this ordinance are hereby adopted to the extent of such conflict.

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

[Refer to the ordinance to which this ordinance is added
on page 8082 of this document.]

Article V, Sections 2 and 3 referred to in this ordinance read as follows:

**Exhibit A
(to Ordinance)**

**Amendment No. 1 To 119th-57 Redevelopment Project
Area (a) Improvement Financing Redevelopment
Plan Area Project**

Executive Summary

In 2002, redevelopment jurisdiction to the Improvement Act upon Redevelopment Act, 65 ILCS 5/11, 70A-1.1(a), was provided from time to time (the Act). The City Council of the City of Chicago adopted three ordinances on November 6, 2002, approving the 119th-57 Redevelopment Project Area (a) Improvement Financing Redevelopment Plan & Project (the Original Plan), designating 119th-57 Redevelopment Project Area (the Original Project Area) or the Original 119th-57 RPA as a redevelopment project area under the Act, and adopting Improvement Act upon Financing for the Original Project Area. The Original Plan was last amended in August 2003 and revised in October 2003. The Original Plan is attached as **Appendix G**.

In 2014, the City of Chicago engaged a consultant to conduct a study of certain properties adjacent to the Original Project Area (the Expansion Area) to determine whether the properties could qualify as a "highlighted area" or a "conservation area" under the Act, in order to be incorporated into the Original Project Area. The results of the study found that the study area was eligible as a conservation area, thus supporting its addition into the Original 119th-57 RPA. The results of the study are presented in **Appendix E**, the Expansion Study Area Feasibility Study: The Original Project Area Together with the Expansion Area, and referred to as the "119th-57 RPA as Amended" or the "RPA as Amended."

The Original Plan is being amended through the Amendment ("Amendment No. 1") to:

1. Expand the Original Project Area to include an additional 4,676 tax parcels in the Expansion Area;
2. Update the land use plan for the 119th-57 RPA as Amended;
3. Update the budget for the RPA as Amended;
4. Exclude some illegal conversions from the RPA as Amended; and
5. Update plan language and budget items to incorporate changes due to recent amendments to the Act.

Amendment No. 1 summarizes the analyses and findings of the consultant's work, which, unless otherwise noted, is the responsibility of the consultant. *See Financial Development Advisory*. The City of Chicago, the City Council and the Board of Finance and Finance Committee of Amendment No. 1 are amending the Original Plan under the Act. The consultant has prepared Amendment No. 1 with the understanding that the City would rely on the previous 2002-13 findings and conclusions of the Original Plan and 21 on the fact that the Original Plan contains the necessary information to be compliant with the Act.

The 119th-57 RPA as Amended is generally bounded by W. 123rd Street to the north, W. 126th Street to the west, the City of Chicago's eastern border to the south, and the various Post Office locations at Chicago and 54th Streets to the east (right of way to the east). The boundaries of the RPA as Amended are shown in Figure 1 and depicted on the map in **Appendix B**. The RPA as Amended covers a total of 1,911 parcels and approximately 1,727 acres of land.

The Expansion Area includes 1567 residential residential units. Therefore, a housing impact study has been completed pursuant to the Act as part of Amendment No. 1. The housing impact study for the Expansion Area is included as Appendix F. The Original RFA included 564 residential residential units at the time of enactment. A housing impact study was prepared for the Original RFA at that time and is included in Section 9 of the Original Plan.

Modifications to the Original Plan

Section 1: Introduction

Under Section 1, in paragraph one and two, replace the phrase "the Plan" with the following:

"the Original Plan"

Under Section 1, in paragraphs one and two, replace the phrase "the Project Area" with the following:

"the Original Project Area"

Under Section 1, insert the following text after the second paragraph in a new paragraph:

In 2014, MR Economic Development Advisors ("MR Economic") was engaged by the City to conduct a study of certain properties adjacent to the Original Project Area (the "Expansion Area") to determine whether these properties would qualify as a "blighted area" or a "conservation area" under the Act, in order to be incorporated into the Original Project Area. This document ("Amendment No. 1") details the eligibility factors found within the Expansion Area in support of its designation as a "conservation area" as defined by the Act, and in support of its addition to the Original Project Area. Amendment No. 1 also contains changes to the Original Plan, resulting in an updated Redevelopment Plan and Project (the "Plan") for the combined Redevelopment Project Area consisting of the Original Project Area and Expansion Area ("2019" RFA as Amended" or the "RFA as Amended").

The results of the study documenting the eligibility of the Expansion Area as a "conservation area" are presented in Appendix E, the Expansion Study Area Eligibility Study.

The Expansion Area is generally bounded by 10th Place to the north, 124th Street to the south, the elevated Parrishburgh, Lincoln, Chicago and St. Louis railroad right of way to the east, and Interstate 54 to the west.

Under Section 1, under the *Tax Increment Financing* sub-heading, in the last paragraph, replace the phrases "the 116th Street Redevelopment Project Area" and "The Project Area" with the following:

"the Original Project Area"

Under Section 7, following the last paragraph, under the **Phase 1 Redevelopment Project Area** add the following text in bold:

in 2014 the city will conduct a study to determine whether a second area of the city to be known as the **Expansion Area can be designated as a targeted area of redevelopment and pursuant to the provisions contained in the rest of the Expansion Area section of the city request of the preparation of a plan incorporating the boundaries of the 119th Street RPA as defined, in accordance with the requirements of the Act.**

Under Section 1, under the **119th Street/I-57 Redevelopment Project Area** add the following text:

"119th Street/I-57 Original Project Area"

Under Section 7, under the **119th Street/I-57 Original Project Area** substitute the original text of the phrase "the Project Area" with the following text:

"the Original Project Area"

Under Section 7, under the **119th Street/I-57 Original Project Area** substitute, in place of instances of the phrase "the Area" with the following text:

"the Original Area"

Under Section 1, under the **119th Street/I-57 Original Project Area** substitute, in place of instances of the phrase "119th Street/I-57 Redevelopment Plan and Project" with the following text:

"Original 119th Street/I-57 Redevelopment Plan and Project"

Under Section 1, insert the following text at the end of the section under a new sub-heading:

119th Street/I-57 Expansion Area

The Expansion Area is approximately 887 acres in size and includes 4,678 contiguous parcels and public rights of way. This number includes 170 parcels that are within a road or non-adjacent lot rights of way. The total number of parcels, excluding those within a road or lot rights of way, is 4,508. The Expansion Area's composition largely of residential properties, however, there are also commercial, industrial, institutional and open space uses. Overall, the Expansion Area is characterized by:

- Lack of investment, equity and value creation
- Lack of community planning
- Inconsistent land use controls
- Determination

As a result of these conditions, the Expansion Area is in need of redevelopment, rehabilitation and/or revitalization. The Expansion Area is a strategic area that is well suited to be developed and developed to be privately enterprise, and would most appropriately be developed to be developed within the context of the Plan and defined by the boundaries of Section 1. The Expansion

study for a Feasibility Study attached hereto as Appendix F, included the property status for the Expansion Area, the number of deteriorations of streets, sidewalks, and signs. The Council hereby designates the following information as necessary to the Act:

The purpose of the Plan is to promote the development of vacant and underutilized sites and the rehabilitation of existing buildings, provide infrastructure improvements, and resolve conditions causing deterioration and deteriorating land use on the lot.

An amendment to the Plan is to promote the development of all existing works within the Expansion Area, which, unless otherwise indicated, is the responsibility of 16 Chicagoan Development Advisors and its subcontractors. The City is entitled to rely on the findings and conclusions of a resolution of No. 1 in Appendix G, Original Project Area to include the Expansion Area as a redevelopment project area under the Act. The Ordinance has prepared Amendment No. 1 and the related Expansion Study Area Feasibility Study with the understanding that the City would rely on the findings and conclusions of the Advisory Committee in proceeding with the amendments of the Original Project Area and the adoption and implementation of the Plan and on the fact that 30 Advisory Committees obtained the necessary information that Amendment No. 1 would comply with the Act.

Section 2: Project Area Description

Under Section 2 in the first paragraph, delete the entire paragraph and replace with the following text:

The 119th W RPA as Amended is shown in the Redevelopment Project Area Boundary Map (Figure 1 in Appendix A). The 119th W RPA as Amended is approximately 1,212 acres in size, including public rights-of-way. A legal description of the 119th W RPA as Amended is included in Appendix B of this document. The RPA as Amended includes only those contiguous parcels that are segregated to substantially benefit from the proposed redevelopment intervention, and which collectively qualify for designation as a blighted area in the case of the Original Project Area, or for designation as a conservation area in the case of the Expansion Area.

Under Section 2 and under succeeding **Community Background**, in the first paragraph, delete the entire paragraph and replace with the following text:

The 119th W RPA as Amended is situated with the Morgan Park and West Pullman community areas. The history and background of these community areas is described below.

Under Section 2 under the succeeding **Community Background**, in the first paragraph, delete the following text:

The first known historical data was a map, published in the 1850s, depicting the layout of the area until after the opening of the Illinois Central and the Central Railroad stations and the development of the Pullman Village Community in the 1870s.

In the late 1860s, real estate speculators with various business interests organized the foundation of the West Pullman Land Association to market property between 124th Street and 128th Street to a community of white-collar professionals. The Land Association only managed to sell a

attracting industries to open facilities in the area, and additional industrial development sprang westward toward Ashland Avenue. This industrial development was also facilitated by transportation improvements, which included the extension of the Illinois Central Railroad into Blue Island, the construction of the Pennsylvania Railroad line through the area, and streetcar networks along Maple and 15th Avenues in the late 1800s. Among the companies that opened facilities in the community during this period were the Plano Manufacturing Company, The Whitman Barnes Company, the Chicago Malleable Casting Company, and the Sterling Lumber Supply Company.

Population growth in the area was also encouraged by the West Pullman Land Association. In 1892, the Land Association began construction on a 600-home development that was completed that year's later. However, development activity was stifled around the turn of the century by three events: (1) the four-year depression that began in 1893, (2) the Pullman Strike of 1894, and (3) the economic downturn of 1908. It was during these 15 turbulent years that the West Pullman Land Association went bankrupt along with several area industrial businesses.

In the early part of the twentieth century, a large influx of Eastern European immigrants moved into the area. By 1919, the West Pullman community reached residential majority and had a population of 23,019 people. The upsurge in population in the post-World War I period brought the community's population to about 30,000 in 1930. The post-World War I period also inaugurated a new period of industrial development and activity. However, this post-war upturn was short-lived as the Great Depression impacted the industrial development of Chicago and the rest of the country. The West Pullman community – along with the nation's economy – languished until several federal programs were initiated by the Roosevelt Administration in the mid-1940s. Many of the Roosevelt Administration's programs were designed to stimulate economic activity through public expenditures. Industrial cities like Chicago benefitted greatly from such Roosevelt programs as the Works Progress Administration. Additionally, World War II stimulated new growth for the community in the 1940s. The growth in industry led to several new manufacturers locating in the area, including International Harvester (which took over Plano Manufacturing's facilities) and Dutch Boy Paints.

Also in the late twentieth century, the West Pullman industrial base – as well as the industrial base of Chicago – was affected by the opening of the interstate highway system. Substantial portions of the City's industrial and population base relocated to communities on the outskirts of Chicago. This decentralization is a continuing factor that impacts Chicago and other cities throughout the country. During this period, International Harvester and Dutch Boy Paints relocated their operations out of the area, as did several steel mills on the City's South Side. At the same time, several businesses remained, including Carl Hutter and Company, Ingersoll Products, and several smaller manufacturing concerns.

In 2010, population in the combined Morgan Park and West Pullman community areas fell from 61,876 in 2000 to 52,171, according to census data. The average household size in 2010 was 2.93. Esri Business Analyst estimates indicate that the median household income within the area was approximately \$44,873 in 2014. Esri estimates also indicate that the population within this combined area is 87.7% Black or African American, with 14.1% of the population identifying as white alone, and 4.1% of Hispanic origin. Added to 6% of the population 25 and older has attained at least some college education, and over 50% of the employed population works in white collar occupations, though the unemployment rate remains high, at approximately 11%.

In recent years, tree canopy rates within this area have been higher due to Citywide Foreclosure Sales. As of December 2014, the foreclosure rate in the 48433 lot code, which encompasses the Expansion Area and the Original OPA, was 0.32%, compared with 0.15% for the City as a whole, according to RealtyTrac data. The foreclosure rate equated to 13.6% of all lots within the expansion, compared with 7.7% of all lots within the entire OPA. This may indicate that the foreclosure rate will rise in the expansion in the future as the foreclosure process proceeds.

Under Section 2, replace the subheading, *Current Land Use and Zoning*, with the following text:

Current Land Use and Zoning: Original Project Area

Under Section 2, in paragraphs one, two, and three under the *Current Land Use and Zoning: Original Project Area* subheading, replace all instances of the phrase "Project Area" with the following text:

"Original Project Area"

Under Section 2, under the *Current Land Use and Zoning: Original Project Area* subheading, in paragraph one, replace the phrase "Figure 2: Existing Land Use" with the following text:

"Figure 2: Existing Land Use: Original Project Area"

Under Section 2, under the *Current Land Use and Zoning: Original Project Area* subheading, in paragraph two, replace the phrase "Figure 3: Existing Zoning" with the following text:

"Figure 3: Existing Zoning: Original Project Area"

Under Section 2, following the subsection *Current Land Use and Zoning: Original Project Area*, insert the following text under a new subheading:

Current Land Use and Zoning: Expansion Area

The current land use within the Expansion Area consists of residential, commercial, industrial, institutional and public uses. There are also vacant properties and properties located within rights-of-way. The majority of the Expansion Area consists of single-family residential uses. Commercial uses are located primarily along 111th and 115th Streets. Industrial property is located primarily along 119th and 123rd Streets. Public and institutional uses include schools, churches and parks. The current land use within the Expansion Area is shown in Figure 2A: Existing Land Use: Expansion Area (see Appendix A).

Current zoning within the Expansion Area primarily reflects the pattern of existing land use. There are business and commercial zones (including B1-1, B3-2, and C1-1) located along 113th Street, 115th Street and 119th Street. The majority of the Expansion Area is zoned for residential districts (including R5-2, R5-3) and RT-4. There is a P1 zoned manufacturing district (P1-1-10) located in an area that was historically zoned for industrial uses along and south of 119th Street east of Towne West on 117, there is an industrial area (zoned M1-2, M1-1 and M1-1). There are also several small manufacturing districts (zoned M1-1 and M1-2) along residential

and commercial streets, and to attract residential uses with businesses on up to blocks. There are also three Planned Development (PD) zones within the RFA as Amended.

The Expansion Area is bisected by railroad rights of way and Interstate 57. Large industrial parcels, rights of way and institutional parcels along 119th Street and 120th Street further disrupt the street grid and the neighborhood. The disrupted street grid, which results in dead end streets, limited access and fragmented parcels within the Expansion Area, and the presence of vacant lots, pose challenges to redevelopment.

Under Section 2, under the Transportation Characteristics subheading, in the second sentence, replace the phrase "located just outside the Project Area at 124th Street and Ashland Avenue" with the following text:

"located in the southern portion"

Under Section 2, under the Transportation Characteristics subheading, in the second sentence, replace the phrase "The closest station is located just outside the Project Area at 124th Street and Ashland Avenue" with the following text:

"The Metra Electric District Blue Line Station is located within the 119th/I-57 RFA as Amended at 120th Street and Racine Avenue, and the Metra Electric District Ashland Avenue Station is located within the 119th/I-57 RFA as Amended at 124th Street and Ashland Avenue."

Under Section 2, under the Transportation Characteristics subheading, in the first sentence of the second paragraph, replace the phrase "Vincennes Avenue is the primary north-south route" with the following text:

"Vincennes Avenue within the 119th/I-57 RFA as Amended and Halsted Street adjacent to the RFA as Amended are the primary north-south routes, and Ashland Avenue provides an additional northbound route through the 119th/I-57 RFA as Amended."

Under Section 2, under the Transportation Characteristics subheading, delete the third paragraph, and replace with the following text:

In addition to the Metra Electric District Line, mass transportation serving the 119th/I-57 RFA as Amended includes four Chicago Transit Authority (CTA) bus lines:

- Route 111, which serves Marshfield Plaza locations along Ashland Avenue, Vincennes Avenue and 111th Street, and provides service to the CTA Red Line at the 95th Street Terminal;
- Route 112, which serves locations along Vincennes Avenue north of 111th Street, and provides service west to the Metra Rock Island Line and Pulaski Avenue, and north and east to the Metra Rock Island Line and the CTA Red Line at the 95th Street Terminal;
- Route 113, which serves Marshfield Plaza and locations along Ashland Avenue and 111th Street, and provides service to the Franklin Hospital District, the Metra Electric and South Shore Lines, and the CTA Red Line at the 95th Street Terminal; and
- Route 114, which serves locations along 119th Street, and provides service to the Metra Rock Island Line, Roosevelt Hospital, and the CTA Red Line at the 95th Street Terminal.

The continuation of CTA and MTA services provides great access to mass transportation within the LIRTA/CTA/MTA area. Amended

Section 3: Eligibility of the Project Area for Designation as a Blighted Area

Under Section 3, replace the section heading *Eligibility of the Project Area for Designation as a Blighted Area* with the following text:

Eligibility Findings

Under Section 3, before the first paragraph, insert the following subsection heading:

Eligibility of the Original Project Area for Designation as a Blighted Area

Under Section 3, under the subsection *Eligibility of the Original Project Area for Designation as a Blighted Area*, in paragraph 1 and two, three and four, replace the phrases "Project Area" and "Area" with the following:

"Original Project Area"

Under Section 3, following the subsection *Eligibility of the Original Project Area for Designation as a Blighted Area*, insert the following text under a new subsection:

Eligibility of the Expansion Area for Designation as a Conservation Area

The Expansion Area, on the whole, has not been subject to significant growth and development through private investment. Based on the conditions present, the Expansion Area is not likely to be comprehensively or effectively developed without the adoption of the Plan. SR Friedman conducted a series of analyses and a field survey completed in December 2014 to determine the eligibility of the Expansion Area for designation as a "conservation area" or "blighted area" in accordance with the requirements of the Act. Based upon the conditions found within the Expansion Area at the completion of SR Friedman's research, it has been determined that the Expansion Area meets the eligibility requirements of the Act as a "conservation area" for improved land.

For improved property to qualify as a "conservation area," more than 50% of the buildings within the area must be 35 years of age or older, and there must be at least three of the 13 conditions set forth in the Act. These factors must be predominantly present and reasonably delineated within the area. Taking into account information obtained from the Cook County Assessor's Office, SR Friedman has established that 3,187 of the 3,882 buildings within the Expansion Study Area (85.2%) are 45 years of age or older. Of the 13 factors cited in the Act for improved property, four were present within the Expansion Area:

The following factors were found to be present to a significant extent within the Expansion Area:

- Lack of growth in Equalized Assessed Value (EAV) reflecting all tax blocks within the Expansion Area;

- Lack of Community Planning (littering of tax blocks)
- Inefficient Land Use or Layout (affecting 66.0% of tax blocks)
- Determination (affecting 88.4% of the blocks)

Based on the presence of these factors, the Expansion Area meets the requirements of a "Transition Area" for improved land under the Act. For more detail on the basis for determining the eligibility of the Expansion Area, refer to the Expansion Study Area Eligibility Study in Appendix E.

Under Section 4, replace the sub-heading, *Need for Public Intervention*, with the following and:

Need for Public Intervention: Original Project Area

Under Section 4, under the subsection *Need for Public Intervention: Original Project Area*, in paragraphs one, two and three, replace the phrase "Project Area" with the following:

"Original Project Area"

Under Section 3, under the subsection *Need for Public Intervention: Original Project Area*, in paragraphs one, two and three, replace the phrase "Plan" with the following:

"Original Plan"

Under Section 5, following the section, *Need for Public Intervention*, insert the following text under a new sub-heading:

Need for Public Intervention: Expansion Area

The City is required to determine that the Expansion Area has not been subject to growth and development from private investment through private enterprise prior to establishing or amending a TIF district. The Expansion Area's parcels have declined in EAV for four of the last five year-to-year periods, and have lagged behind CPI growth in four of the last five year-to-year periods. In addition, growth in EAV for the Expansion Area lagged behind growth in EAV in the balance of the City and behind CPI over the period. The overall Compound Annual Growth Rate (CAGR) for the Expansion Area was -3.9%, compared with +6.4% for the balance of the city and 1.1% growth in CPI. Lack of growth in EAV is one of the strongest indicators that an area is suffering from decline and a lack of private investment.

Building permit activity over the past five years indicates little investment in the Expansion Area, generally for minor improvements, such as re-roofing a residential structure or conducting repairs to existing structures. In general, there has been a lack of private investment in new construction activity in the Expansion Area over the same period. Table 1A summarizes building permit activity within the Expansion Area over the past five years. As Friedman has identified there are also more substantial recent investments in the Expansion Study Area that have occurred in recent years:

- According to the City's building permit data, a small industrial structure that is part of the United City Sewer array on 110th Street was constructed at a cost of approximately

By way of the GMU, the City of Chicago purchased 41 acres of land within a 100-foot airway with a combined area of 233 acres and a total lot area of 1,075,000 sq. ft. The airway is a lot area provided by the City's Department of Planning and Development. The 41 acres of 100-foot airway (the City LLC) ground lease with the City reflected a base rate approximately 40% below the comparable market base rate in 2010. The City also obtained a record of 172 environmental contamination from gas contamination cleanup projects prior to execution of the lease agreement. Through the project, it provides a significant investment within the expansion study area, it is noted that the project will be a high-quality, high-value, without public assistance, including the City's below-market base rate and environmental remediation of the site, a loan guarantee from the U.S. Department of Energy, and federal loan-guarantee credits. Under the terms of the City lease, the 41-acre airway will be restricted to be used to provide an industrial project site to be the location of public schools, non-profit facilities, and/or low-income apartment or condominium buildings in the neighborhood. The project educational activities to this site.

- The 172-acre distribution facility at 1900 West 119th Street, which was constructed in 2009, according to the City of Chicago data portal and Cook County property records, was rehabilitated under two building permits issued in 2010 and 2011 for a total of \$17.10M, as shown in Table 1A below. Both permits were related to interior alterations and the relocation of equipment within the building. The scope of investment in this building was relatively minor.
- According to City of Chicago data portal data, \$4.5 million in Building permits were issued for 2012 and 2014 for expansion of the 172-acre, Lewis & Clark Industrial facility at 1900 West 119th Street. Building permits associated with the project include construction of a building addition and preparation of new foundations for industrial equipment.

Table 1A - Expansion Area Building Permit Activity, 2010 - 2014 [1]

	Estimated Project Cost					Total
	2010	2011	2012	2013	2014	
New Construction						
Industrial	\$671,720	\$0	\$1,000,000	\$2,000,000	\$0	\$3,671,720
Major Renovations (\$50,000 or more)						
Commercial	\$0	\$275,000	\$0	\$0	\$50,000	\$325,000
Industrial	\$100,000	\$140,000	\$0	\$0	\$0	\$240,000
Residential	\$0	\$12,000	\$0	\$25,000	\$50,000	\$87,000
Minor Repairs and Renovations (Primarily Residential)						
Greater than \$10,000	\$29,000	\$107,113	\$2,700	\$20,000	\$50,000	\$107,813
Less than \$10,000	\$266,908	\$70,000	\$25,000	\$25,000	\$40,000	\$366,908
Total Total						
Commercial permits	\$0	\$275,000	\$0	\$0	\$50,000	\$325,000

Source: City of Chicago data portal, Cook County Property Records

[1] - City of Chicago data portal, Cook County Property Records

[2] - City of Chicago data portal, City

Due to these increases in the average of the debt-to-value ratio within the past four years, a modest level of relative income growth and renovations to existing structures (the latter partly due to the public works investment) – and a reduction in repairs and maintenance over the past five years (with approximately \$1,600) – the relative annual net total of private investment, less debt, has been negative, suggesting that the level of investment has not been sufficient enough to reverse the trend of declining property values.

Equity share activities within the vicinity of the Expansion Area may further under-score a lack of private investment in properties within the area. As of December 2014, the EquityShare rate of the G043 zip code, which encompasses the Expansion Area, on the Original RPA was 0.56% compared with 0.11% for the City as a whole, according to Seattle Real Data. The former's low percentage for 28% of all foreclosures within the zip code, compared with 25.2% of all foreclosures citywide. This may indicate that the foreclosure rate was higher in the future with a low rate as the foreclosing process proceeds.

The Woodstock Institute compiles foreclosure data by community area in the City, providing a split into trends in foreclosures during and after the recession. The Expansion Area includes portions of the Marston Park and West Pullman community areas. Within both community areas, new foreclosures have fluctuated over the past five years, generally increasing steadily. However, RealData data indicate that new foreclosures change in the G043 zip code rose and fell from December 2013 to December 2014, and declined 9% citywide during the same period. The release, there appears to be a degree of instability, as well as a relatively high foreclosure rate within the areas around the Expansion Area. During the course of identifying issues of regional interest between the Expansion Area, SE Freeland's subcontractor identified 54 properties within the area that were owned by financial institutions as a result of foreclosure as of January 2015. A high rate of foreclosed activity within and around the Expansion Area may indicate a lack of private investment and an absence of strategic future development activity.

The lack of growth and private investment within the Expansion Area is likely to continue as problems of deterioration, deferred maintenance and cycles of lack of community planning continue. Without the support of public resources, the area-wide improvements and development activities needed to redevelop and reinvigorate the Expansion Area are unlikely to occur. Tax increment financing would provide the City with a source of funds to pay for infrastructure enhancement, and attract private investment to the Expansion Area.

Section 4: Redevelopment Plan Goals and Objectives

Under Section 4, under the sub-heading *Redevelopment Objectives*, at the end of the subsection insert the following:

- Address the impacts of residential foreclosures within the RPA as Amended.
- Encourage the rehabilitation of existing residential and commercial properties.

Section 5: Redevelopment Plan

Under Section 5, under the subheading *Property Acquired, Site Preparation and Environmental Remediation*, delete the entire section with the following:

To meet the goals and objectives of this Plan, the City may acquire and acquire property (including the CRA as Amended) and assemble land assemblage by the City may, by purchase, exchange, donation, lease, eminent domain, through the Tax Incremental Program or other programs and methods for the purpose of (1) to lease or purchase to private developers, or (2) to lease, conveyance, or dedication, first, the construction of public improvements, or (3) to lease, furthermore, the City may require written redevelopment agreements with developers before acquiring and properties. As appropriate, the City may devote acquired property to temporary use until such property is scheduled for preparation and development.

Figure 4, Appendix A (see Appendix A), includes the parcel contents, identified to be acquired for redevelopment in the CRA as Amended. Table 9 in Appendix A provides a list of the properties proposed for acquisition under this Plan by Parcel as indicated. Parcel and street address.

In compliance with the City exercising its power to acquire real property not currently identified on Figure 4, including the exercise of the power of eminent domain, under the Act in implementing the Plan, the City will follow its customary procedures of having each such acquisition substantiated by the Urban Land Development Commission as a valid and commission and authorized by the City Council of the City. Acquisition of such real property may be authorized by the City Council only after a public hearing and a finding of the Plan.

For properties covered on Figure 4 (1) the acquisition of occupied properties by the City shall commence within four years from the date of the publication of the ordinance approving the Plan; (2) the acquisition of vacant properties by the City shall commence within 10 years from the date of publication of the ordinance authorizing the acquisition. In either case, acquisition shall be deemed to have commenced with the sending of an offer letter. After the expiration of the applicable period, the City may acquire such properties pursuant to this Plan under the Act according to its customary procedures, as described in previous paragraphs.

Under Section 5, under the subheading *Intergovernmental and Redevelopment Agreements*, delete the entire section with the following:

The City may enter into such development agreements or other agreements with private entities or public entities to construct, rehabilitate, improve or maintain private or public improvements on one or several parcels which shall be referred to as "Redevelopment Projects."

Under Section 5, under the *Intergovernmental and Redevelopment Agreements* subheading, insert the following text under a new subheading:

Affordable Housing

The City requires that developers who receive a Tax Exemption for market rate housing set aside 2% of the units to meet affordable housing requirements to the City's commitment of providing

and development of any vacant or lightly occupied. The final, detailed plan for the site should be prepared and approved by the Planning Commission prior to the start of the project. The plan should include a site plan, a site plan, a site plan, and a site plan. The plan should be submitted to the Planning Commission for review and approval. The plan should be submitted to the Planning Commission for review and approval.

Under Section 6 under the subheading *Industrial Redevelopment*, insert the following text under the heading *Industrial Redevelopment*:

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Section 6: Redevelopment Project Description

Under Section 6.1 state the following paragraphs and to each paragraph add the following:

Based on the assessment, the goals of the redevelopment projects being undertaken in the Project Area are to: 1) redevelop or rehabilitate older, outdated industrial properties; 2) redevelop older, smaller scale, deteriorated industrial and business property in prime, redevelopable areas for residential use; 3) encourage and facilitate development on currently vacant lots within existing residential areas; 4) encourage the redevelopment of older, deteriorated residential or commercial development near Interstate 5; 5) allow for more compatible forms of development in commercial development; 6) support the rehabilitation of residential and commercial properties to prevent further decline, and 7) promote new industrial development or reinvestment in existing industrial properties. The major physical improvement elements anticipated as a result of implementing the proposed Plan are outlined below:

Under Section 6, before the subheading *Commercial Redevelopment*, insert the following text under the heading *Industrial Redevelopment*:

Industrial Redevelopment

The Plan seeks to promote new industrial development or redevelopment of existing industrial property in the area indicated by future industrial uses in Figure 5, generally east of S Adams Street between 158th Street and 172nd Street, and west of Interstate 5.

Under Section 6, before the subheading *Commercial Redevelopment*, insert the following text at the end of paragraph 6.1.1:

The Plan seeks to promote conversion of under-used or vacant property in the area indicated in Figure 5.

Under Section 6, under the subheading *Residential Redevelopment*, add to the following paragraph and replace with the following text:

Provide for redevelopment proposals for the vacant lots located east of the industrial and business properties south of 172nd Street and west of S Adams Street. Focus on high density townhomes and townhomes with duplexes. Encourage conversion of properties for townhomes. Provide for residential and redevelopment and housing related future projects with a variety of

and N. Racine Avenue, the zones R-2 and M-2, but are designated for residential use in the East Side Chicago-based project, residential and institutional use in the Chicago-based project.

Under Section 2, under the subheading Residential Use, delete the first paragraph and insert the following text:

Residential use is proposed in several portions of the PPA as Amended. On the west side of Interstate 55, residential is proposed in the area located between N. Manning Avenue and 117th from 107th Street south to Elston East, and along Danes Place south to 109th Street. On the east side of I-55, residential is proposed between 117th and Racine Avenue from 100th Place south to 110th Place, from 111th Place south to 114th Place between 117th and the vacated Pilsburgh, Congress, Chicago and St. Louis, a dedicated right-of-way, from just south of 115th Street to 119th Street and Hammond Street east to the I-55 mobility, and for portions of the area between 120th Street south to 115th Street from Ash and Congress east to Halsted Street. On the whole, the areas of proposed residential use are consistent with existing land use. One exception is the area south of 102nd Street in the Chicago Project Area, which consisted of vacant land and deteriorated industrial and business uses at the time the Original PPA was approved.

Under Section 2, before the subheading Commercial Use, insert the following text under a new subheading:

Industrial Use

The industrial designation is applied to existing industrial areas west of 117th between 105th Street and 119th Street, and from Laoma Street east to Halsted Street, in selected areas between 118th Street and 123rd Street.

Under Section 2, under the subheading Mixed-Use Residential/Commercial/Institutional, after the first sentence insert the following text:

This designation is also applied to the frontage along 115th Street east of 117th, from Ashland Avenue to the vacated Pilsburgh, Congress, Chicago and St. Louis, a dedicated right-of-way east of Elston Street, and to the east side of Ashland Avenue from 115th Street south to 118th Street.

Under Section 2, replace the subheading Institutional with the following text:

Private Institutional

Under Section 2, under the subheading Private Institutional, add the following part at the end of the first paragraph:

The designation is also applied to places of worship along 115th Street east of Ashland Avenue at 117th Street, between 117th Street and north of Congress, and at 122nd Street and Congress Street, as well as Knox Park at 117th Street and Boardman Street.

Under Section 2, replace the subheading Public with the following text:

Public Institutional

Under Section 4, under the subsection Public Institutions, delete the third sentence of the first paragraph and replace with the following text:

There are several public institutions that, within the PDC, are Amended, including: Group Elementary School (at 121st Street and Bishop Street), Euclid-Little College Prep (at 109th Place and Duane Avenue), Wheeler Elementary School (at 115th Street and Ada Street), Piquette Elementary Community Academy (at 117th Street and Morgan Street), Edward H. White Career Academy (at 112nd Street and May Street), Add Park (at 113th Place and Karney Avenue), Mack-Caldwell Park (at 115th Street and Homewood Avenue), Casper Park (at 116th Street, east of Logan Street), Morgan Field Park (at Morgan Street and 117th Street), White Park (at 127th Street and Audubon Street), and a City of Chicago Street and Sanitation facility at 120th Street and Peoria Street.

Public institutional uses are shown in Figure B: Community Facilities in Appendix B.

Section 8: Redevelopment Plan Financing

Under Section 8, delete the first five paragraphs and replace with the following text:

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

In the event the Act is amended after the date of the approval of this Plan (as defined on page 2 of Amendment No. 11) 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 5/11-74.4-3a)(11), this Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as Redevelopment Project Costs under the Plan, to the extent permitted by the Act. In the event of such amendment (s) to the Act, the City may add any new eligible redevelopment project costs as a line item in Table 2 or otherwise adjust the line items in Table 2 without amendment to this Plan, to the extent permitted by the Act. In no instance, however, shall such additions or adjustments result in any increase in the total Redevelopment Project Costs without a further amendment to this Plan.

Under Section 8, under the Eligible Project Costs subsection, delete the entire subsection and replace with the following text:

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

- a) Costs of studies, surveys, development of plans and specifications, implementation and administration of the Plan, including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services (including landings

- expenses), provided that no charge for such cost is to be levied on a percentage of the tax revenues to a project.
- b) The costs of marketing fees within the BSA as determined in projects or future set developments and interests;
 - c) Property assembly fees including but not limited to acquisition of land and other property, real or personal, or property interests therein, construction of buildings, site preparation, site mobilization, site clean-up, all other needed barrier address by closed lots for law 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 renovation of existing public or private buildings, fixtures and caseload improvements, and the costs of replacing an existing public building that is at least the implementation of a redevelopment project the existing public building is to be demolished to use the site for private use or is or devoted to a different use requiring private investment, including any direct or indirect costs relating to Green Globes or LEED certified or green building elements or construction elements with an equivalent certification;
 - e) Costs of the reconstruction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification subject to the limitations in Section 11-74 (b)(3)(ii) of the Act;
 - f) Costs of job training and retraining projects including the cost of "welfare to work" programs implemented by agencies created within the BSA as determined;
 - 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 obligation issued thereunder, including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 18 months following completion and including reasonable expenses related thereto;
 - h) To the extent the City or, written agreement assents 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 with a loan, or direct or indirect assistance of the State or of the State, if any, including, but not limited to, the following:
 - i) Acquisition, construction, or other physical infrastructure investment costs attributable to a project financing entity will be reimbursed, as provided in the Act;
 - ii) Indirect costs to the extent that the City determines that indirect costs shall be equal or less required to be repaid in full or that an entity is not obligated to be repaid by Section 14-25(a)(2)(B) of the Act (see "Reimbursement").
 - i) Payment of fees of taxes, as defined in the Act;

- l) Costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, initiated 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 BFA as Amended, and (ii) will be incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement between among the City and the taxing district or taxing districts, which agreement describes the program to be undertaken including, but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 4-37, 4-38, 4-40 and 4-40.1 of the Public Community College Act, 805 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, 805 ILCS 5/10-22.20a and 5/10-23.3a.
- m) Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
- 1) such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 - 2) such payments in any one year may not exceed 30% 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 10% of the total (i) cost paid or incurred by the redeveloper for such redevelopment project, (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act; and
 - 5) up to 75% of the interest costs incurred by a contributor for the financing of rehabilitated or new housing for low-income households and very low income households, as defined in Section 5 of the Illinois Affordable Housing Act.

- e) In the case of a eligible 2014 project defined in (b)(2) that is over the City limit, up to 50% of the cost of construction, renovation, major rehabilitation or all-gas and one low-income housing units (for ownership or rental) or inclusion in section 8 of the new Affordable Housing Act if the units are part of a residential redevelopment project that includes at least one affordable low- and very-low-income household, only the low- and very-low-income units will be eligible for benefits under the Act.
- f) The costs of daycare services for children of employees from low-income families working for businesses located within the RFA as Amended and a portion of the cost of operation of day care centers established by RFA as Amended business to serve employees from low-income families working in businesses located in the RFA as Amended. For the purposes of this paragraph, "low-income families" means families whose 2002 income does not exceed 80% of the City, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development.
- g) Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost, and
- h) If a special service area has been established pursuant to the Special Service Area Tax Act, 35 USC 255/0.03 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 RFA as Amended for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

Under Section VIII, replace the *Estimated Project Costs* subheading with the following subheading:

Estimated Redevelopment Project Costs

Under Section 5, under the *Estimated Redevelopment Project Costs* subheading, delete the entire subsection and replace with the following text:

The estimated eligible costs of this Redevelopment Plan and Project are shown in Table 2 on the following page:

TABLE 2: ESTIMATED REDEVELOPMENT PROJECT COSTS

Liabile Expense	Estimated Cost
Professional and Administrative	\$ 750,000
Marketing	500,000
Property Assembly and Site Preparation	6,500,000
Relocation of Existing Buildings	15,250,000
Construction of Public Facilities and Improvements ⁽¹⁾	31,150,000
Site Training	1,500,000
Financing Costs	2,000,000
Revolation Costs	1,000,000
Interest Costs	4,000,000
Affordable Housing Construction	2,750,000
Day Care Services	500,000
TOTAL REDEVELOPMENT COSTS⁽¹⁾⁽²⁾	\$ 60,000,000⁽¹⁾

⁽¹⁾ The *Concept Map* and *Final Concept Plan* (which together constitute the *Concept Plan*) set forth the estimated costs associated with the proposed project, and (b) depicts the estimated costs of the project as set forth by the *Concept Map*. The *Concept Map* and *Final Concept Plan* are subject to the approval of the City Council. The City Council may, in its discretion, modify the estimated costs of the project, including, but not limited to, the estimated costs of the project as set forth in the *Concept Map* and *Final Concept Plan*.

⁽²⁾ Total Redevelopment Project Costs represent an upper limit of expenditure. The City Council is authorized to incur additional costs, including, but not limited to, the costs of the project as set forth in the *Concept Map* and *Final Concept Plan*, and to incur additional costs, including, but not limited to, the costs of the project as set forth in the *Concept Map* and *Final Concept Plan*, and to incur additional costs, including, but not limited to, the costs of the project as set forth in the *Concept Map* and *Final Concept Plan*.

The *Concept Map* and *Final Concept Plan* are subject to the approval of the City Council. The City Council may, in its discretion, modify the estimated costs of the project, including, but not limited to, the estimated costs of the project as set forth in the *Concept Map* and *Final Concept Plan*. The *Concept Map* and *Final Concept Plan* are subject to the approval of the City Council. The City Council may, in its discretion, modify the estimated costs of the project, including, but not limited to, the estimated costs of the project as set forth in the *Concept Map* and *Final Concept Plan*.

⁽³⁾ The *Concept Map* and *Final Concept Plan* are subject to the approval of the City Council. The City Council may, in its discretion, modify the estimated costs of the project, including, but not limited to, the estimated costs of the project as set forth in the *Concept Map* and *Final Concept Plan*. The *Concept Map* and *Final Concept Plan* are subject to the approval of the City Council. The City Council may, in its discretion, modify the estimated costs of the project, including, but not limited to, the estimated costs of the project as set forth in the *Concept Map* and *Final Concept Plan*.

Under Article 5, rephrase the Sources of Funds subsection with the following text:

Sources of Funds to Pay Redevelopment Project Costs

Under Article 5, under the Sources of Funds to Pay Redevelopment Project Costs subsection, add to the prior subsection and rephrase with the following text:

Funds necessary to pay for Redevelopment Project costs and secure municipal obligations issued for such costs are to be derived primarily from incremental property taxes. Other sources of funds that 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 that are paid for from funds of the City other than incremental taxes, and the City may then be reimbursed from such costs from incremental taxes. Also, the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers. Additionally, the City may utilize revenues, other than State sales tax increment revenues, received under the Act from one redevelopment project area for eligible costs in another redevelopment project area that is either contiguous to, or is separated only by a public right-of-way from, the redevelopment project area from which the revenues are received.

The RPA as Amended may become contiguous to or separated by only a public right-of-way from other redevelopment project areas created under the Act. The City may utilize net incremental property taxes received from the RPA as Amended to pay eligible redevelopment project costs, or obligations issued to pay such costs, in either contiguous redevelopment project areas or project areas separated only by a public right-of-way, and vice versa. The amount of revenue from the RPA as Amended, made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs within the RPA as Amended, shall not at any time exceed the total Redevelopment Project Costs described in this Plan.

The RPA as Amended 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 (IS JL's 5/11-74 (s-1), et seq.) If the City finds that the goals, objectives and financial success of such contiguous redevelopment project areas or those separated only by a public right-of-way are interdependent with those of the RPA as Amended, the City may determine that it is in the best interests of the City and the fulfillment of the purposes of the Plan that net revenues from the RPA as Amended be made available to support any such redevelopment project areas, and vice versa. The City therefore proposes to utilize net incremental revenues received from the RPA as Amended to pay eligible redevelopment project costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas and vice versa. Such revenues may be transferred or loaned between the RPA as Amended 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 RPA as Amended or other areas as described in the present paragraph, shall not at any time exceed the total Redevelopment Project Cost, described in Table 2 of the Plan.

Under Section 8, under the *Nature and Form of Obligations* to be issued subheading, delete the entire subsection and replace with the following text:

Issuance of Obligations

Under Section 8, under the **Most Recent Equalized Assessed Valuation** subheading, delete the entire subsection and insert the following text:

Original Budget Act

The initial equalized assessed valuation ("EAV") as certified by the Cook County Clerk of the Original 119th-57 BPA is \$16,097,637. The total EAV amount by BPA is summarized in Appendix B.

Expansion Area

The purpose of identifying the most recent EAV of the Expansion 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 2013 EAV of all taxable parcels in the 119th-57 BPA Expansion Area is approximately \$101,753,584. This total EAV amount by BPA is summarized in Appendix C. 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 BPA as Amended will be calculated by Cook County. If the 2014 EAV shall become available prior to the date of adoption of Amendment No. 1 by the City Council, the City may update the Plan by replacing the 2013 EAV with the 2014 EAV without further City Council action.

Under Section 8, under the **Anticipated Equalized Assessed Valuation** subheading, delete the entire subsection and insert the following text:

In 2026, the EAV for the BPA as Amended is projected to be approximately \$185 million. This estimate is based on several key assumptions, including an inflation factor of 2.0% per year on the EAV of all properties within the BPA as Amended, with its cumulative impact occurring in each triennial reassessment year, and an equalization factor of 2.6421 (2013).

Under Section 8, under the **Financial Impact on Taxing Districts** subheading, delete the entire subsection and replace with the following text:

The Act requires an assessment of any financial impact of the BPA as Amended on, or any increased demand for services from, any taxing district affected by the Plan (as defined on page 2 of Amendment No. 1) and a description of any program to address such financial impacts or increased demand. The City intends to monitor development in the BPA as Amended and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development.

The following taxing districts presently levy taxes on properties located within the BPA as Amended:

- County of Cook
- Forest Preserve District of Cook County
- City of Chicago
- City of Chicago Library Fund
- City of Chicago School Building and Improvement Fund
- Chicago Community College District 503
- Board of Education
- Chicago Park District
- Chicago Park District Apartment and Museum Funds
- Metropolitan Water Reclamation District of Greater Chicago
- South Cook County Mosquito Abatement District

Development of vacant sites with active and more intensive uses may result in additional moderate demands on services and facilities provided by the districts. At this time, no special programs are proposed for these taxing districts. Should demand increase, the City will work with the affected taxing districts to determine what, if any, program is necessary to provide adequate services.

The Plan is expected to have short- and long-term financial impacts on the affected taxing districts. During the period when tax increment financing is utilized, real estate tax increment revenues from the increases in FAV over and above the Defined Initial FAV (established at the time of adoption of the Plan) may be used to pay eligible redevelopment project costs for the RPA as Amended. At the time when the RPA as Amended is no longer in place as a "111 district under the Act, the real estate tax revenues resulting from the redevelopment of the RPA as Amended will be distributed to all taxing districts levying taxes against property located in the RPA as Amended. These revenues will then be available for use by the affected taxing districts. Successful implementation of the Plan is expected to result in new development and private investment on a scale sufficient to overcome blighted and conservation area conditions and substantially improve the long-term economic value of the RPA as Amended.

Section 9: Housing Impact Study

Under section 9, delete the entire first paragraph and replace with the following text:

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 unimproved residential units, or if the redevelopment project area contains 75 or more multi-bed residential units and a municipality is unable to certify that no displacement will occur, the municipality must prepare a housing impact study and incorporate the study in the redevelopment project plan.

The Original Project Area contained 224 unimproved residential units at the time the Original Redevelopment Plan and Project was adopted. The Expansion Area contains 1,547 unimproved residential units. The Plan (as defined on page 7 of Amendment No. 1) provides for the development or redevelopment of several portions of the RPA as Amended that may contain occupied residential units. As a result, it is possible that, by implementation of this Plan, the displacement of residents from unimproved residential units from the Original Project Area and/or

the Housing Impact Study for the Original Project Area and a separate study within the Original Project Area with the scope of the study area and geographic boundaries of the Original Project Area.

The results of the Housing Impact Study for the Original Project Area are provided as one of the results of the Housing Impact Study for the Land Use Area in the document in a separate report, which presents data in part of the information required by the Act. The report, prepared by AG Friedman, is entitled "2015-2037 Expansion Area Housing Impact Study" and is attached as Appendix F to this Plan.

Under Section 5, prior to the new fourth paragraph that begins "The Housing Impact Study," insert the following subheading:

HOUSING IMPACT STUDY: ORIGINAL PROJECT AREA

Under Section 5, under the **HOUSING IMPACT STUDY: ORIGINAL PROJECT AREA** subheading, in the first paragraph, replace the phrase "Project Area" with the following text:

"Original Project Area"

Under Section 9, under the **HOUSING IMPACT STUDY: ORIGINAL PROJECT AREA** subheading, in the first paragraph, replace the phrase "Plan" with the following text:

"Original Plan"

Under Section 9, under the **PART I – HOUSING SURVEY** subheading, replace all instances of the phrase "Project Area" with the following text:

"Original Project Area"

Under Section 5, under the **PART I – HOUSING SURVEY** subheading, in Tables 4 and 5, replace the phrase "Project Area" with the following text:

"Original Project Area"

Under Section 5, under the **PART II – POTENTIAL HOUSING IMPACT** subheading, replace all instances of the phrase "Project Area" with the following text:

"Original Project Area"

Section 9(c) shall read: **PART II – POTENTIAL HOUSING IMPACT** shall include the following provisions of the plan: (a) through (d).

(c) through (d).

Section 9(d) shall read: **PART II – POTENTIAL HOUSING IMPACT** shall include the following provisions of the plan: (1) through (3) and (b) through (d) shall be deleted. (b) shall read:

(b) through (d).

Section 10: Provisions for Amending the Plan

Section 10.

Section 11: City of Chicago Commitment to Fair Employment Practices and Affirmative Action

Under Section 11, delete the entire section and replace with the following text:

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

- A. The assurance of equal opportunity in all personnel and employment actions, with respect to the Redevelopment Project, including, but not limited to, hiring, training, transfer, promotion, demotion, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, sex, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, source of income, or housing status.
- B. Redevelopers must meet the City's standards for participation of 7% Minority Business Enterprises and 4% Woman Small Business Enterprises and the City Resident Construction Worker Employment Requirement as required in redevelopment agreements.
- C. The commitment to affirmative action and non-discrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.

10. Budget items will not be considered for any application process of any wage rate or adjustment of pay by the Public Department of Labor and Employment.

11. The City will have the right to take any measure that is necessary for the safe and sound operation of the City's public utility.

APPENDICES

APPENDIX A: FIGURES 1, 6 AND TABLE 9

Under Appendix A under Figure 1: Project Area Boundary Map, delete the figure and replace with the enclosed new Figure 1: Project Area Boundary Map

Under Appendix A under Figure 2: Existing Land Use - North Area, delete the figure and replace with

Figure 2: Existing Land Use: Original Project Area - North Area

Under Appendix A under Figure 2: Existing Land Use - South Area, change the name of the figure to:

Figure 2: Existing Land Use: Original Project Area - South Area

Under Appendix A, delete the figure following Figure 2: Existing Land Use: Original Project Area - South Area, insert the enclosed new Figure 2A: Existing Land Use: Expansion Area

Under Appendix A under Figure 3: Existing Zoning, change the name of the figure to:

Figure 3: Existing Zoning: Original Project Area

Under Appendix A, delete Figure 4: Acquisition Map - North Area with the enclosed new Figure 4: Acquisition Map

Under Appendix A, delete Figure 4: Acquisition Map - South Area

Under Appendix A, delete Figure 5: Land Use Plan - North Area with the enclosed new Figure 5: Land Use Plan

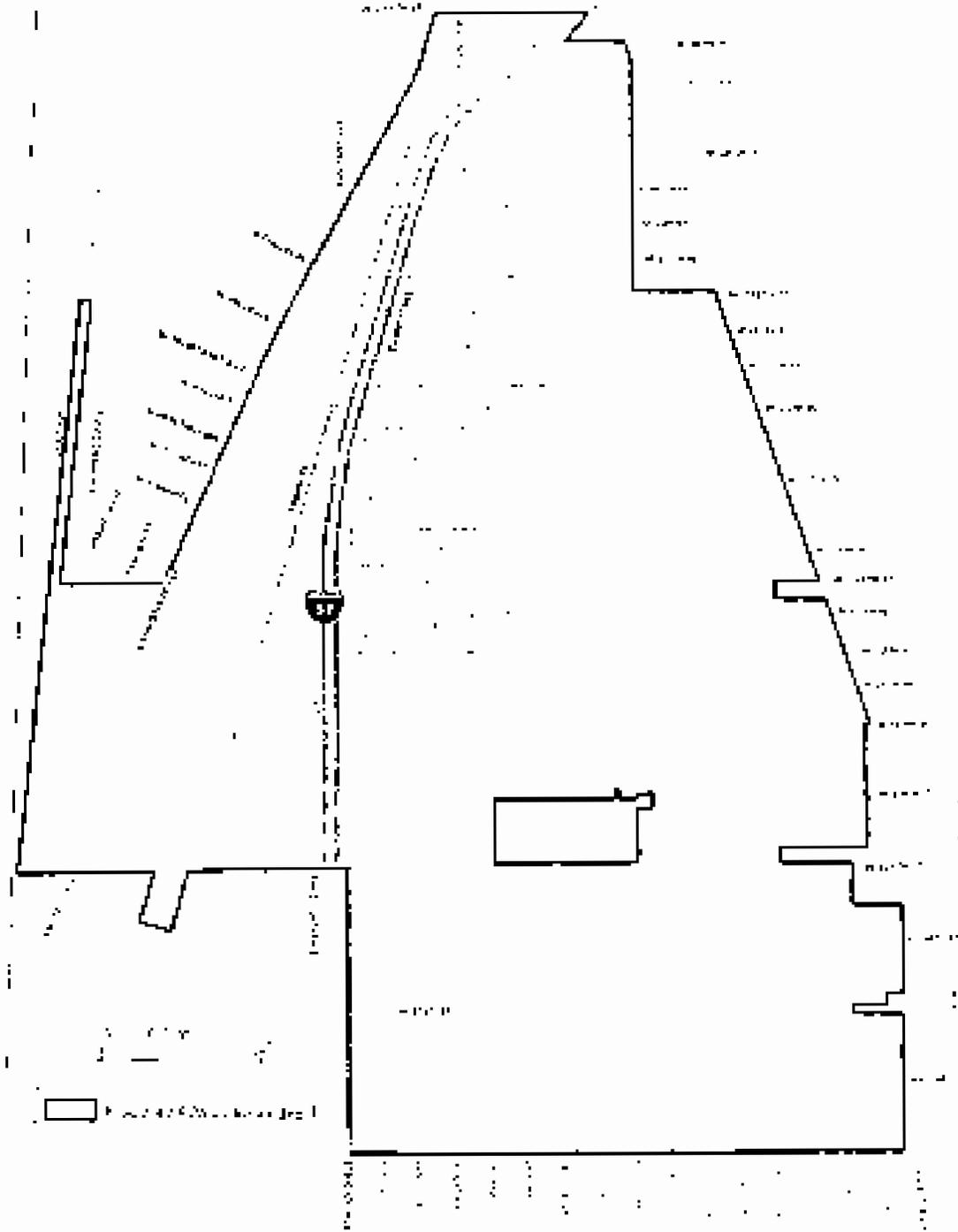
Under Appendix A, delete Figure 5: Land Use Plan - South Area

Under Appendix A under Figure 5: Land Use Plan, insert the following new figure:

Appendix A
 To Amendment No. 1 To The M&T Redevelopment Project Area
 Tax Incremental Financing Redevelopment Plan And Project

Maps And Parcels Identified As Awaiting And Addressed
 (Page 1 of 11)

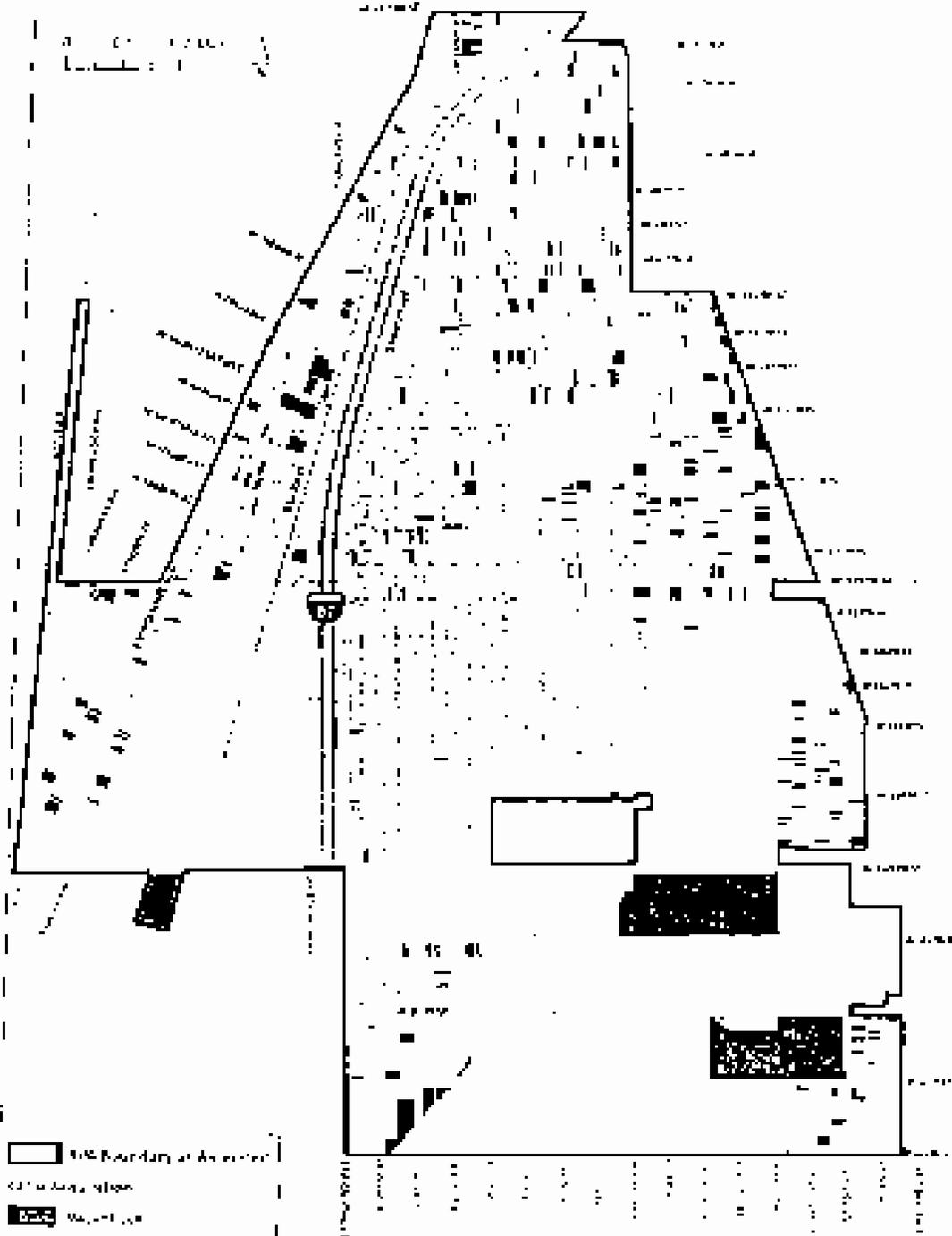
FIGURE 1: PROJECT AREA BOUNDARY MAP



Appendix A'
 (To Amendment No. 1 To 110th-57' Redevelopment Project Area
 Tax Increment Financing Redevelopment Plan And Project)

Maps And Parcel Identification Numbers And Addresses
 (Page 3 of 11)

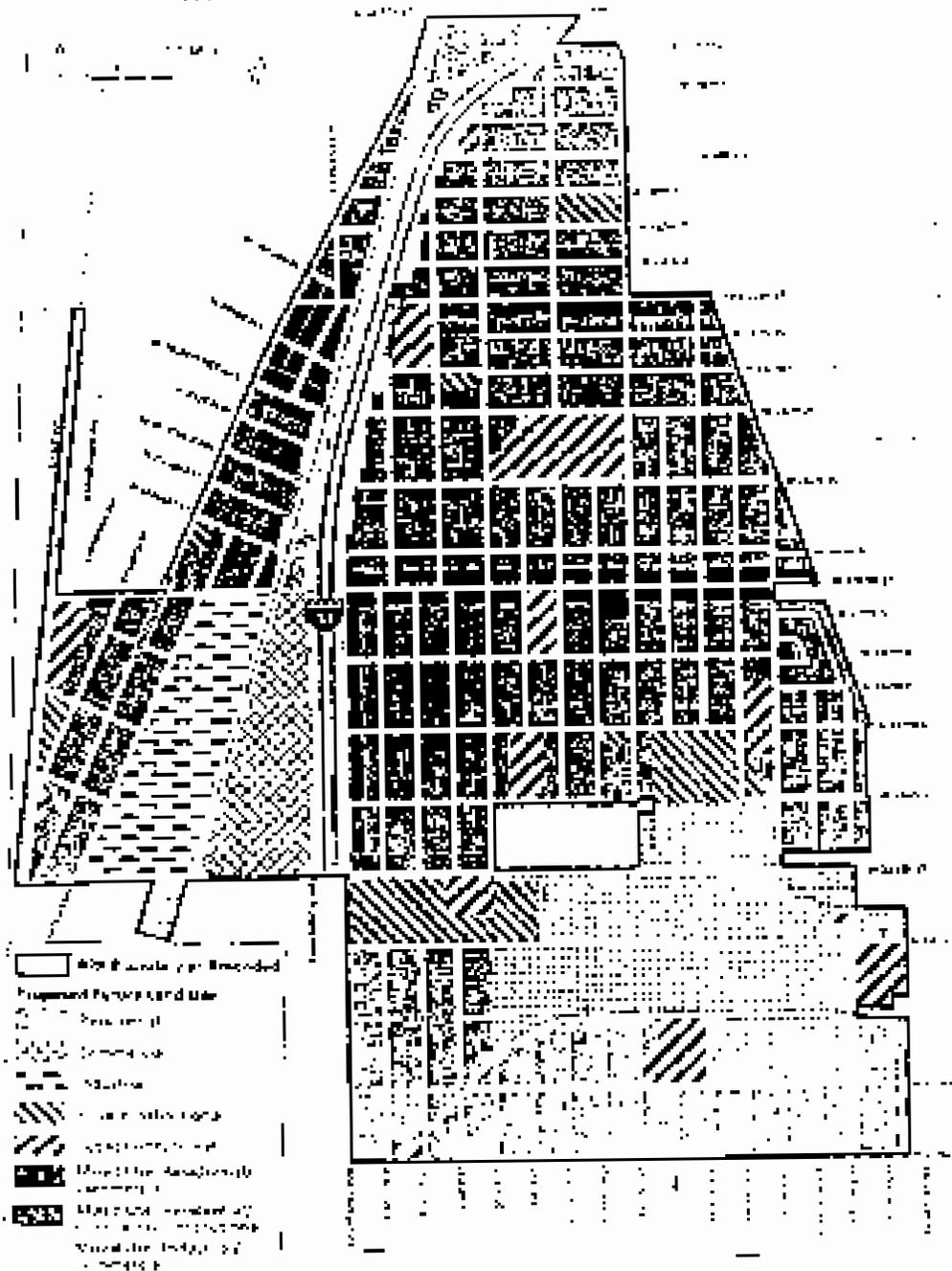
FIGURE 1 ACQUISITION MAP



Appendix A
 (To Amendment No. 1 To 1970-57 Redevelopment Project Area
 Tax-Incentive Financing Redevelopment Plan And Project)

Maps And Parcel Identification Numbers And Addresses
 (Page 4 of 11)

FIGURE 5. LAND USE PLAN



Appendix 3A
 City Amendment No. 1 (to 11501 57 Redevelopment Project Area)
 Tax Increment Financing Redevelopment Plan And Project

35,000 Area Parcel Identification Numbers And Addresses
 (Page 6 of 11)

TABLE 9: TAXPAYER IDENTIFICATION NUMBER AND ADDRESS

PARCEL IDENTIFICATION			PARCEL IDENTIFICATION		
#	NUMBER	ADDRESS	#	NUMBER	ADDRESS
1	25-12-101-001	129 W 50TH ST	37	25-12-119-001	115 W 17TH ST
2	25-12-101-002	143 W 50TH ST	38	25-12-119-002	115 W 17TH ST
3	25-12-101-003	1010 S GLENDALE	39	25-12-119-003	115 W 17TH ST
4	25-12-101-004	1010 S GLENDALE	40	25-12-119-004	115 W 17TH ST
5	25-12-101-005	1010 S GLENDALE	41	25-12-119-005	115 W 17TH ST
6	25-12-101-006	1010 S GLENDALE	42	25-12-119-006	115 W 17TH ST
7	25-12-101-007	1010 S GLENDALE	43	25-12-119-007	115 W 17TH ST
8	25-12-101-008	1010 S GLENDALE	44	25-12-119-008	115 W 17TH ST
9	25-12-101-009	1010 S GLENDALE	45	25-12-119-009	115 W 17TH ST
10	25-12-101-010	1010 S GLENDALE	46	25-12-119-010	115 W 17TH ST
11	25-12-101-011	1010 S GLENDALE	47	25-12-119-011	115 W 17TH ST
12	25-12-101-012	1010 S GLENDALE	48	25-12-119-012	115 W 17TH ST
13	25-12-101-013	1010 S GLENDALE	49	25-12-119-013	115 W 17TH ST
14	25-12-101-014	1010 S GLENDALE	50	25-12-119-014	115 W 17TH ST
15	25-12-101-015	1010 S GLENDALE	51	25-12-119-015	115 W 17TH ST
16	25-12-101-016	1010 S GLENDALE	52	25-12-119-016	115 W 17TH ST
17	25-12-101-017	1010 S GLENDALE	53	25-12-119-017	115 W 17TH ST
18	25-12-101-018	1010 S GLENDALE	54	25-12-119-018	115 W 17TH ST
19	25-12-101-019	1010 S GLENDALE	55	25-12-119-019	115 W 17TH ST
20	25-12-101-020	1010 S GLENDALE	56	25-12-119-020	115 W 17TH ST
21	25-12-101-021	1010 S GLENDALE	57	25-12-119-021	115 W 17TH ST
22	25-12-101-022	1010 S GLENDALE	58	25-12-119-022	115 W 17TH ST
23	25-12-101-023	1010 S GLENDALE	59	25-12-119-023	115 W 17TH ST
24	25-12-101-024	1010 S GLENDALE	60	25-12-119-024	115 W 17TH ST
25	25-12-101-025	1010 S GLENDALE	61	25-12-119-025	115 W 17TH ST
26	25-12-101-026	1010 S GLENDALE	62	25-12-119-026	115 W 17TH ST
27	25-12-101-027	1010 S GLENDALE	63	25-12-119-027	115 W 17TH ST
28	25-12-101-028	1010 S GLENDALE	64	25-12-119-028	115 W 17TH ST
29	25-12-101-029	1010 S GLENDALE	65	25-12-119-029	115 W 17TH ST
30	25-12-101-030	1010 S GLENDALE	66	25-12-119-030	115 W 17TH ST
31	25-12-101-031	1010 S GLENDALE	67	25-12-119-031	115 W 17TH ST
32	25-12-101-032	1010 S GLENDALE	68	25-12-119-032	115 W 17TH ST
33	25-12-101-033	1010 S GLENDALE	69	25-12-119-033	115 W 17TH ST
34	25-12-101-034	1010 S GLENDALE	70	25-12-119-034	115 W 17TH ST
35	25-12-101-035	1010 S GLENDALE	71	25-12-119-035	115 W 17TH ST
36	25-12-101-036	1010 S GLENDALE	72	25-12-119-036	115 W 17TH ST
37	25-12-101-037	1010 S GLENDALE	73	25-12-119-037	115 W 17TH ST
38	25-12-101-038	1010 S GLENDALE	74	25-12-119-038	115 W 17TH ST
39	25-12-101-039	1010 S GLENDALE	75	25-12-119-039	115 W 17TH ST
40	25-12-101-040	1010 S GLENDALE	76	25-12-119-040	115 W 17TH ST
41	25-12-101-041	1010 S GLENDALE	77	25-12-119-041	115 W 17TH ST
42	25-12-101-042	1010 S GLENDALE	78	25-12-119-042	115 W 17TH ST
43	25-12-101-043	1010 S GLENDALE	79	25-12-119-043	115 W 17TH ST
44	25-12-101-044	1010 S GLENDALE	80	25-12-119-044	115 W 17TH ST
45	25-12-101-045	1010 S GLENDALE	81	25-12-119-045	115 W 17TH ST
46	25-12-101-046	1010 S GLENDALE	82	25-12-119-046	115 W 17TH ST
47	25-12-101-047	1010 S GLENDALE	83	25-12-119-047	115 W 17TH ST
48	25-12-101-048	1010 S GLENDALE	84	25-12-119-048	115 W 17TH ST
49	25-12-101-049	1010 S GLENDALE	85	25-12-119-049	115 W 17TH ST
50	25-12-101-050	1010 S GLENDALE	86	25-12-119-050	115 W 17TH ST

Appendix "A"
 (To Amendment No. 1 To 119th U-57 Redevelopment Project Area)
 Tax Increment Financing Redevelopment Plan And Project)

Map Area Parcel Identification Numbers And Addresses
 (Page 7 of 11)

PARCEL IDENTIFICATION			PARCEL ADDRESS		
#	NUMBER	ADDRESS	#	NUMBER	ADDRESS
17	25-17-010-026	1301 W 111 th ST	111	25-17-010-026	1301 W 111 th ST
18	25-17-010-026	1315 W 111 th ST	112	25-17-010-026	1315 W 111 th ST
19	25-17-010-026	1331 W 111 th ST	113	25-17-010-027	1347 W 111 th ST
20	25-17-010-027	1347 W 111 th ST	114	25-17-010-028	1363 W 111 th ST
21	25-17-010-027	1363 W 111 th ST	115	25-17-010-029	1379 W 111 th ST
22	25-17-010-027	1379 W 111 th ST	116	25-17-010-029	1395 W 111 th ST
23	25-17-010-027	1395 W 111 th ST	117	25-17-010-030	1411 W 111 th ST
24	25-17-010-027	1411 W 111 th ST	118	25-17-010-031	1427 W 111 th ST
25	25-17-010-028	1427 W 111 th ST	119	25-17-010-031	1443 W 111 th ST
26	25-17-010-028	1443 W 111 th ST	120	25-17-010-031	1459 W 111 th ST
27	25-17-010-028	1459 W 111 th ST	121	25-17-010-032	1475 W 111 th ST
28	25-17-010-028	1475 W 111 th ST	122	25-17-010-032	1491 W 111 th ST
29	25-17-010-028	1491 W 111 th ST	123	25-17-010-032	1507 W 111 th ST
30	25-17-010-028	1507 W 111 th ST	124	25-17-010-032	1523 W 111 th ST
31	25-17-010-028	1523 W 111 th ST	125	25-17-010-032	1539 W 111 th ST
32	25-17-010-028	1539 W 111 th ST	126	25-17-010-032	1555 W 111 th ST
33	25-17-010-028	1555 W 111 th ST	127	25-17-010-032	1571 W 111 th ST
34	25-17-010-028	1571 W 111 th ST	128	25-17-010-032	1587 W 111 th ST
35	25-17-010-028	1587 W 111 th ST	129	25-17-010-032	1603 W 111 th ST
36	25-17-010-028	1603 W 111 th ST	130	25-17-010-032	1619 W 111 th ST
37	25-17-010-028	1619 W 111 th ST	131	25-17-010-032	1635 W 111 th ST
38	25-17-010-028	1635 W 111 th ST	132	25-17-010-032	1651 W 111 th ST
39	25-17-010-028	1651 W 111 th ST	133	25-17-010-032	1667 W 111 th ST
40	25-17-010-028	1667 W 111 th ST	134	25-17-010-032	1683 W 111 th ST
41	25-17-010-028	1683 W 111 th ST	135	25-17-010-032	1699 W 111 th ST
42	25-17-010-028	1699 W 111 th ST	136	25-17-010-032	1715 W 111 th ST
43	25-17-010-028	1715 W 111 th ST	137	25-17-010-032	1731 W 111 th ST
44	25-17-010-028	1731 W 111 th ST	138	25-17-010-032	1747 W 111 th ST
45	25-17-010-028	1747 W 111 th ST	139	25-17-010-032	1763 W 111 th ST
46	25-17-010-028	1763 W 111 th ST	140	25-17-010-032	1779 W 111 th ST
47	25-17-010-028	1779 W 111 th ST	141	25-17-010-032	1795 W 111 th ST
48	25-17-010-028	1795 W 111 th ST	142	25-17-010-032	1811 W 111 th ST
49	25-17-010-028	1811 W 111 th ST	143	25-17-010-032	1827 W 111 th ST
50	25-17-010-028	1827 W 111 th ST	144	25-17-010-032	1843 W 111 th ST
51	25-17-010-028	1843 W 111 th ST	145	25-17-010-032	1859 W 111 th ST
52	25-17-010-028	1859 W 111 th ST	146	25-17-010-032	1875 W 111 th ST
53	25-17-010-028	1875 W 111 th ST	147	25-17-010-032	1891 W 111 th ST
54	25-17-010-028	1891 W 111 th ST	148	25-17-010-032	1907 W 111 th ST
55	25-17-010-028	1907 W 111 th ST	149	25-17-010-032	1923 W 111 th ST
56	25-17-010-028	1923 W 111 th ST	150	25-17-010-032	1939 W 111 th ST
57	25-17-010-028	1939 W 111 th ST	151	25-17-010-032	1955 W 111 th ST
58	25-17-010-028	1955 W 111 th ST	152	25-17-010-032	1971 W 111 th ST
59	25-17-010-028	1971 W 111 th ST	153	25-17-010-032	1987 W 111 th ST
60	25-17-010-028	1987 W 111 th ST	154	25-17-010-032	2003 W 111 th ST
61	25-17-010-028	2003 W 111 th ST	155	25-17-010-032	2019 W 111 th ST
62	25-17-010-028	2019 W 111 th ST	156	25-17-010-032	2035 W 111 th ST
63	25-17-010-028	2035 W 111 th ST	157	25-17-010-032	2051 W 111 th ST
64	25-17-010-028	2051 W 111 th ST	158	25-17-010-032	2067 W 111 th ST
65	25-17-010-028	2067 W 111 th ST	159	25-17-010-032	2083 W 111 th ST
66	25-17-010-028	2083 W 111 th ST	160	25-17-010-032	2099 W 111 th ST
67	25-17-010-028	2099 W 111 th ST	161	25-17-010-032	2115 W 111 th ST
68	25-17-010-028	2115 W 111 th ST	162	25-17-010-032	2131 W 111 th ST
69	25-17-010-028	2131 W 111 th ST	163	25-17-010-032	2147 W 111 th ST
70	25-17-010-028	2147 W 111 th ST	164	25-17-010-032	2163 W 111 th ST
71	25-17-010-028	2163 W 111 th ST	165	25-17-010-032	2179 W 111 th ST
72	25-17-010-028	2179 W 111 th ST	166	25-17-010-032	2195 W 111 th ST
73	25-17-010-028	2195 W 111 th ST	167	25-17-010-032	2211 W 111 th ST
74	25-17-010-028	2211 W 111 th ST	168	25-17-010-032	2227 W 111 th ST
75	25-17-010-028	2227 W 111 th ST	169	25-17-010-032	2243 W 111 th ST
76	25-17-010-028	2243 W 111 th ST	170	25-17-010-032	2259 W 111 th ST
77	25-17-010-028	2259 W 111 th ST	171	25-17-010-032	2275 W 111 th ST
78	25-17-010-028	2275 W 111 th ST	172	25-17-010-032	2291 W 111 th ST
79	25-17-010-028	2291 W 111 th ST	173	25-17-010-032	2307 W 111 th ST
80	25-17-010-028	2307 W 111 th ST	174	25-17-010-032	2323 W 111 th ST
81	25-17-010-028	2323 W 111 th ST	175	25-17-010-032	2339 W 111 th ST
82	25-17-010-028	2339 W 111 th ST	176	25-17-010-032	2355 W 111 th ST
83	25-17-010-028	2355 W 111 th ST	177	25-17-010-032	2371 W 111 th ST
84	25-17-010-028	2371 W 111 th ST	178	25-17-010-032	2387 W 111 th ST
85	25-17-010-028	2387 W 111 th ST	179	25-17-010-032	2403 W 111 th ST
86	25-17-010-028	2403 W 111 th ST	180	25-17-010-032	2419 W 111 th ST
87	25-17-010-028	2419 W 111 th ST	181	25-17-010-032	2435 W 111 th ST
88	25-17-010-028	2435 W 111 th ST	182	25-17-010-032	2451 W 111 th ST
89	25-17-010-028	2451 W 111 th ST	183	25-17-010-032	2467 W 111 th ST
90	25-17-010-028	2467 W 111 th ST	184	25-17-010-032	2483 W 111 th ST
91	25-17-010-028	2483 W 111 th ST	185	25-17-010-032	2499 W 111 th ST
92	25-17-010-028	2499 W 111 th ST	186	25-17-010-032	2515 W 111 th ST
93	25-17-010-028	2515 W 111 th ST	187	25-17-010-032	2531 W 111 th ST
94	25-17-010-028	2531 W 111 th ST	188	25-17-010-032	2547 W 111 th ST
95	25-17-010-028	2547 W 111 th ST	189	25-17-010-032	2563 W 111 th ST
96	25-17-010-028	2563 W 111 th ST	190	25-17-010-032	2579 W 111 th ST
97	25-17-010-028	2579 W 111 th ST	191	25-17-010-032	2595 W 111 th ST
98	25-17-010-028	2595 W 111 th ST	192	25-17-010-032	2611 W 111 th ST
99	25-17-010-028	2611 W 111 th ST	193	25-17-010-032	2627 W 111 th ST
100	25-17-010-028	2627 W 111 th ST	194	25-17-010-032	2643 W 111 th ST
101	25-17-010-028	2643 W 111 th ST	195	25-17-010-032	2659 W 111 th ST
102	25-17-010-028	2659 W 111 th ST	196	25-17-010-032	2675 W 111 th ST
103	25-17-010-028	2675 W 111 th ST	197	25-17-010-032	2691 W 111 th ST
104	25-17-010-028	2691 W 111 th ST	198	25-17-010-032	2707 W 111 th ST
105	25-17-010-028	2707 W 111 th ST	199	25-17-010-032	2723 W 111 th ST
106	25-17-010-028	2723 W 111 th ST	200	25-17-010-032	2739 W 111 th ST
107	25-17-010-028	2739 W 111 th ST	201	25-17-010-032	2755 W 111 th ST
108	25-17-010-028	2755 W 111 th ST	202	25-17-010-032	2771 W 111 th ST
109	25-17-010-028	2771 W 111 th ST	203	25-17-010-032	2787 W 111 th ST
110	25-17-010-028	2787 W 111 th ST	204	25-17-010-032	2803 W 111 th ST
111	25-17-010-028	2803 W 111 th ST	205	25-17-010-032	2819 W 111 th ST
112	25-17-010-028	2819 W 111 th ST	206	25-17-010-032	2835 W 111 th ST
113	25-17-010-028	2835 W 111 th ST	207	25-17-010-032	2851 W 111 th ST
114	25-17-010-028	2851 W 111 th ST	208	25-17-010-032	2867 W 111 th ST
115	25-17-010-028	2867 W 111 th ST	209	25-17-010-032	2883 W 111 th ST
116	25-17-010-028	2883 W 111 th ST	210	25-17-010-032	2899 W 111 th ST
117	25-17-010-028	2899 W 111 th ST	211	25-17-010-032	2915 W 111 th ST
118	25-17-010-028	2915 W 111 th ST	212	25-17-010-032	2931 W 111 th ST
119	25-17-010-028	2931 W 111 th ST	213	25-17-010-032	2947 W 111 th ST
120	25-17-010-028	2947 W 111 th ST	214	25-17-010-032	2963 W 111 th ST
121	25-17-010-028	2963 W 111 th ST	215	25-17-010-032	2979 W 111 th ST

Appendix 7A
 (To Amendment No. 1 To 1974-57 Redevelopment Project Area
 Tax Increment Financing Redevelopment Plan And Project)

Maps And Parcel Identification Numbers And Addresses
 (Page 9 of 11)

#	PARCEL IDENTIFICATION		#	PARCEL IDENTIFICATION	
	NUMBER	ADDRESS		NUMBER	ADDRESS
217	25-20-28-007	10477 N. CLIFTON	214	25-20-28-008	10471 N. CLIFTON ST
218	25-20-28-008	10479 N. CLIFTON	215	25-20-28-009	10481 N. CLIFTON ST
219	25-20-28-009	10483 N. CLIFTON	216	25-20-28-010	10485 N. CLIFTON ST
220	25-20-28-010	10487 N. CLIFTON	217	25-20-28-011	10489 N. CLIFTON ST
221	25-20-28-011	10491 N. CLIFTON	218	25-20-28-012	10493 N. CLIFTON ST
222	25-20-28-012	10495 N. CLIFTON	219	25-20-28-013	10497 N. CLIFTON ST
223	25-20-28-013	10499 N. CLIFTON	220	25-20-28-014	10501 N. CLIFTON ST
224	25-20-28-014	10503 N. CLIFTON	221	25-20-28-015	10505 N. CLIFTON ST
225	25-20-28-015	10507 N. CLIFTON	222	25-20-28-016	10509 N. CLIFTON ST
226	25-20-28-016	10511 N. CLIFTON	223	25-20-28-017	10513 N. CLIFTON ST
227	25-20-28-017	10515 N. CLIFTON	224	25-20-28-018	10517 N. CLIFTON ST
228	25-20-28-018	10519 N. CLIFTON	225	25-20-28-019	10521 N. CLIFTON ST
229	25-20-28-019	10523 N. CLIFTON	226	25-20-28-020	10525 N. CLIFTON ST
230	25-20-28-020	10527 N. CLIFTON	227	25-20-28-021	10529 N. CLIFTON ST
231	25-20-28-021	10531 N. CLIFTON	228	25-20-28-022	10533 N. CLIFTON ST
232	25-20-28-022	10535 N. CLIFTON	229	25-20-28-023	10537 N. CLIFTON ST
233	25-20-28-023	10539 N. CLIFTON	230	25-20-28-024	10541 N. CLIFTON ST
234	25-20-28-024	10543 N. CLIFTON	231	25-20-28-025	10545 N. CLIFTON ST
235	25-20-28-025	10547 N. CLIFTON	232	25-20-28-026	10549 N. CLIFTON ST
236	25-20-28-026	10551 N. CLIFTON	233	25-20-28-027	10553 N. CLIFTON ST
237	25-20-28-027	10555 N. CLIFTON	234	25-20-28-028	10557 N. CLIFTON ST
238	25-20-28-028	10559 N. CLIFTON	235	25-20-28-029	10561 N. CLIFTON ST
239	25-20-28-029	10563 N. CLIFTON	236	25-20-28-030	10565 N. CLIFTON ST
240	25-20-28-030	10567 N. CLIFTON	237	25-20-28-031	10569 N. CLIFTON ST
241	25-20-28-031	10571 N. CLIFTON	238	25-20-28-032	10573 N. CLIFTON ST
242	25-20-28-032	10575 N. CLIFTON	239	25-20-28-033	10577 N. CLIFTON ST
243	25-20-28-033	10579 N. CLIFTON	240	25-20-28-034	10581 N. CLIFTON ST
244	25-20-28-034	10583 N. CLIFTON	241	25-20-28-035	10585 N. CLIFTON ST
245	25-20-28-035	10587 N. CLIFTON	242	25-20-28-036	10589 N. CLIFTON ST
246	25-20-28-036	10591 N. CLIFTON	243	25-20-28-037	10593 N. CLIFTON ST
247	25-20-28-037	10595 N. CLIFTON	244	25-20-28-038	10597 N. CLIFTON ST
248	25-20-28-038	10599 N. CLIFTON	245	25-20-28-039	10601 N. CLIFTON ST
249	25-20-28-039	10603 N. CLIFTON	246	25-20-28-040	10605 N. CLIFTON ST
250	25-20-28-040	10607 N. CLIFTON	247	25-20-28-041	10609 N. CLIFTON ST
251	25-20-28-041	10611 N. CLIFTON	248	25-20-28-042	10613 N. CLIFTON ST
252	25-20-28-042	10615 N. CLIFTON	249	25-20-28-043	10617 N. CLIFTON ST
253	25-20-28-043	10619 N. CLIFTON	250	25-20-28-044	10621 N. CLIFTON ST
254	25-20-28-044	10623 N. CLIFTON	251	25-20-28-045	10625 N. CLIFTON ST
255	25-20-28-045	10627 N. CLIFTON	252	25-20-28-046	10629 N. CLIFTON ST
256	25-20-28-046	10631 N. CLIFTON	253	25-20-28-047	10633 N. CLIFTON ST
257	25-20-28-047	10635 N. CLIFTON	254	25-20-28-048	10637 N. CLIFTON ST
258	25-20-28-048	10639 N. CLIFTON	255	25-20-28-049	10641 N. CLIFTON ST
259	25-20-28-049	10643 N. CLIFTON	256	25-20-28-050	10645 N. CLIFTON ST
260	25-20-28-050	10647 N. CLIFTON	257	25-20-28-051	10649 N. CLIFTON ST
261	25-20-28-051	10651 N. CLIFTON	258	25-20-28-052	10653 N. CLIFTON ST
262	25-20-28-052	10655 N. CLIFTON	259	25-20-28-053	10657 N. CLIFTON ST
263	25-20-28-053	10659 N. CLIFTON	260	25-20-28-054	10661 N. CLIFTON ST
264	25-20-28-054	10663 N. CLIFTON	261	25-20-28-055	10665 N. CLIFTON ST
265	25-20-28-055	10667 N. CLIFTON	262	25-20-28-056	10669 N. CLIFTON ST
266	25-20-28-056	10671 N. CLIFTON	263	25-20-28-057	10673 N. CLIFTON ST
267	25-20-28-057	10675 N. CLIFTON	264	25-20-28-058	10677 N. CLIFTON ST
268	25-20-28-058	10679 N. CLIFTON	265	25-20-28-059	10681 N. CLIFTON ST
269	25-20-28-059	10683 N. CLIFTON	266	25-20-28-060	10685 N. CLIFTON ST
270	25-20-28-060	10687 N. CLIFTON	267	25-20-28-061	10689 N. CLIFTON ST
271	25-20-28-061	10691 N. CLIFTON	268	25-20-28-062	10693 N. CLIFTON ST
272	25-20-28-062	10695 N. CLIFTON	269	25-20-28-063	10697 N. CLIFTON ST
273	25-20-28-063	10699 N. CLIFTON	270	25-20-28-064	10701 N. CLIFTON ST
274	25-20-28-064	10703 N. CLIFTON	271	25-20-28-065	10705 N. CLIFTON ST
275	25-20-28-065	10707 N. CLIFTON	272	25-20-28-066	10709 N. CLIFTON ST
276	25-20-28-066	10711 N. CLIFTON	273	25-20-28-067	10713 N. CLIFTON ST
277	25-20-28-067	10715 N. CLIFTON	274	25-20-28-068	10717 N. CLIFTON ST
278	25-20-28-068	10719 N. CLIFTON	275	25-20-28-069	10721 N. CLIFTON ST
279	25-20-28-069	10723 N. CLIFTON	276	25-20-28-070	10725 N. CLIFTON ST
280	25-20-28-070	10727 N. CLIFTON	277	25-20-28-071	10729 N. CLIFTON ST
281	25-20-28-071	10731 N. CLIFTON	278	25-20-28-072	10733 N. CLIFTON ST
282	25-20-28-072	10735 N. CLIFTON	279	25-20-28-073	10737 N. CLIFTON ST
283	25-20-28-073	10739 N. CLIFTON	280	25-20-28-074	10741 N. CLIFTON ST
284	25-20-28-074	10743 N. CLIFTON	281	25-20-28-075	10745 N. CLIFTON ST
285	25-20-28-075	10747 N. CLIFTON	282	25-20-28-076	10749 N. CLIFTON ST
286	25-20-28-076	10751 N. CLIFTON	283	25-20-28-077	10753 N. CLIFTON ST
287	25-20-28-077	10755 N. CLIFTON	284	25-20-28-078	10757 N. CLIFTON ST
288	25-20-28-078	10759 N. CLIFTON	285	25-20-28-079	10761 N. CLIFTON ST
289	25-20-28-079	10763 N. CLIFTON	286	25-20-28-080	10765 N. CLIFTON ST
290	25-20-28-080	10767 N. CLIFTON	287	25-20-28-081	10769 N. CLIFTON ST
291	25-20-28-081	10771 N. CLIFTON	288	25-20-28-082	10773 N. CLIFTON ST
292	25-20-28-082	10775 N. CLIFTON	289	25-20-28-083	10777 N. CLIFTON ST
293	25-20-28-083	10779 N. CLIFTON	290	25-20-28-084	10781 N. CLIFTON ST
294	25-20-28-084	10783 N. CLIFTON	291	25-20-28-085	10785 N. CLIFTON ST
295	25-20-28-085	10787 N. CLIFTON	292	25-20-28-086	10789 N. CLIFTON ST
296	25-20-28-086	10791 N. CLIFTON	293	25-20-28-087	10793 N. CLIFTON ST
297	25-20-28-087	10795 N. CLIFTON	294	25-20-28-088	10797 N. CLIFTON ST
298	25-20-28-088	10799 N. CLIFTON	295	25-20-28-089	10801 N. CLIFTON ST
299	25-20-28-089	10803 N. CLIFTON	296	25-20-28-090	10805 N. CLIFTON ST
300	25-20-28-090	10807 N. CLIFTON	297	25-20-28-091	10809 N. CLIFTON ST
301	25-20-28-091	10811 N. CLIFTON	298	25-20-28-092	10813 N. CLIFTON ST
302	25-20-28-092	10815 N. CLIFTON	299	25-20-28-093	10817 N. CLIFTON ST
303	25-20-28-093	10819 N. CLIFTON	300	25-20-28-094	10821 N. CLIFTON ST
304	25-20-28-094	10823 N. CLIFTON	301	25-20-28-095	10825 N. CLIFTON ST
305	25-20-28-095	10827 N. CLIFTON	302	25-20-28-096	10829 N. CLIFTON ST
306	25-20-28-096	10831 N. CLIFTON	303	25-20-28-097	10833 N. CLIFTON ST
307	25-20-28-097	10835 N. CLIFTON	304	25-20-28-098	10837 N. CLIFTON ST
308	25-20-28-098	10839 N. CLIFTON	305	25-20-28-099	10841 N. CLIFTON ST
309	25-20-28-099	10843 N. CLIFTON	306	25-20-28-100	10845 N. CLIFTON ST
310	25-20-28-100	10847 N. CLIFTON	307	25-20-28-101	10849 N. CLIFTON ST
311	25-20-28-101	10851 N. CLIFTON	308	25-20-28-102	10853 N. CLIFTON ST
312	25-20-28-102	10855 N. CLIFTON	309	25-20-28-103	10857 N. CLIFTON ST
313	25-20-28-103	10859 N. CLIFTON	310	25-20-28-104	10861 N. CLIFTON ST
314	25-20-28-104	10863 N. CLIFTON	311	25-20-28-105	10865 N. CLIFTON ST
315	25-20-28-105	10867 N. CLIFTON	312	25-20-28-106	10869 N. CLIFTON ST
316	25-20-28-106	10871 N. CLIFTON	313	25-20-28-107	10873 N. CLIFTON ST
317	25-20-28-107	10875 N. CLIFTON	314	25-20-28-108	10877 N. CLIFTON ST
318	25-20-28-108	10879 N. CLIFTON	315	25-20-28-109	10881 N. CLIFTON ST
319	25-20-28-109	10883 N. CLIFTON	316	25-20-28-110	10885 N. CLIFTON ST
320	25-20-28-110	10887 N. CLIFTON	317	25-20-28-111	10889 N. CLIFTON ST
321	25-20-28-111	10891 N. CLIFTON	318	25-20-28-112	10893 N. CLIFTON ST
322	25-20-28-112	10895 N. CLIFTON	319	25-20-28-113	10897 N. CLIFTON ST
323	25-20-28-113	10899 N. CLIFTON	320	25-20-28-114	10901 N. CLIFTON ST
324	25-20-28-114	10903 N. CLIFTON	321	25-20-28-115	10905 N. CLIFTON ST
325	25-20-28-115	10907 N. CLIFTON	322	25-20-28-116	10909 N. CLIFTON ST
326	25-20-28-116	10911 N. CLIFTON	323	25-20-28-117	10913 N. CLIFTON ST
327	25-20-28-117	10915 N. CLIFTON	324	25-20-28-118	10917 N. CLIFTON ST
328	25-20-28-118	10919 N. CLIFTON	325	25-20-28-119	10921 N. CLIFTON ST
329	25-20-28-119	10923 N. CLIFTON	326	25-20-28-120	10925 N. CLIFTON ST
330	25-20-28-120	10927 N. CLIFTON	327	25-20-28-121	10929 N. CLIFTON ST
331	25-20-28-121	10931 N. CLIFTON	328	25-20-28-122	10933 N. CLIFTON ST
332	25-20-28-122	10935 N. CLIFTON	329	25-20-28-123	10937 N. CLIFTON ST
333	25-20-28-123	10939 N. CLIFTON	330	25-20-28-124	10941 N. CLIFTON ST
334	25-20-28-124	10943 N. CLIFTON	331	25-20-28-125	10945 N. CLIFTON ST
335	25-20-28-125	10947 N. CLIFTON	332	25-20-28-126	10949 N. CLIFTON ST
336	25-20-28-126	10951 N. CLIFTON	333	25-20-28-127	10953 N. CLIFTON ST
337	25-20-28-127	10955 N. CLIFTON	334	25-20-28-128	10957 N. CLIFTON ST
338	25-20-28-128	10959 N. CLIFTON	335	25-20-28-129	10961 N. CLIFTON ST
339	25-20-28-129	10963 N. CLIFTON	336	25-20-28-130	10965 N. CLIFTON ST
340	25-20-28-130	10967 N. CLIFTON	337	25-20-28-131	10969 N. CLIFTON ST
341	25-20-28-131	10971 N. CLIFTON	338	25-20-28-132	10973 N. CLIFTON ST
342	25-20-28-132	10975 N. CLIFTON	339	25-20-28-133	10977 N. CLIFTON ST
343	25-20-28-133	10979 N. CLIFTON	340	25-20-28-134	10981 N. CLIFTON ST
344	25-20-28-134	10983 N. CLIFTON	341	25-20-28-135	10985 N. CLIFTON ST
345	25-20-28-135	10987 N. CLIFTON	342	25-20-28-136	10989 N. CLIFTON ST
346	25-20-28-136	10991 N. CLIFTON	343	25-20-28-137	10993 N. CLIFTON ST
347	25-20-28-137	10995 N. CLIFTON	344	25-20-28-138	10997 N. CLIFTON ST
348	25-20-28-138	10999 N. CLIFTON	345	25-20-28-139	11001 N. CLIFTON ST
349	25-20-28-139	11003 N. CLIFTON	346	25-20-28-140	11005 N. CLIFTON ST
350	25-20-28-140	11007 N. CLIFTON	347	25-20-28-141	11009 N. CLIFTON ST
351	25-20-28-141	11011 N. CLIFTON	348	25-20-28-142	11013 N. CLIFTON ST
352	25-20-28-142	11015 N. CLIFTON	349	25-20-28-143	11017 N. CLIFTON ST
353	25-20-28-143	11019 N. CLIFTON	350	25-20-28-144	11021 N. CLIFTON ST
354	25-20-28-144	11023 N. CLIFTON	351	25-20-28-145	11025 N. CLIFTON ST
355	25-20-28-145	11027 N. CLIFTON	352	25-20-28-146	11029 N. CLIFTON ST
356	25-20-2				

**Appendix A'
 (To Amendment No. 1 To 15th 157 Redevelopment Project Area
 Tax Increment Financing Redevelopment Plan And Project)**

**Maps And Parcel Identifications Numbers And Addresses
 (Page 10 of 11)**

PARCEL IDENTIFICATION			PARCEL IDENTIFICATION		
#	NUMBER	ADDRESS	#	NUMBER	ADDRESS
117	25 20 116 001	1190 W 113 rd ST	152	25 20 416 002	1175 S 113 th AVE ST
118	25 20 116 002	1192 W 113 rd ST	153	25 20 416 001	1175 S 113 th AVE ST
119	25 20 116 044	11901 S ALABAMA AVE	154	25 20 416 000	1175 S 113 th AVE ST
120	25 20 117 000	11901 S ALABAMA	155	25 20 416 010	1175 S 113 th AVE ST
121	25 20 117 001	11901 S ALABAMA	156	25 20 416 011	1175 S 113 th AVE ST
122	25 20 117 010	1190 W 113 rd ST	157	25 20 416 012	1175 S 113 th AVE ST
123	25 20 117 011	1190 W 113 rd ST	158	25 20 416 013	1175 S 113 th AVE ST
124	25 20 117 012	1190 W 113 rd ST	159	25 20 416 014	1175 S 113 th AVE ST
125	25 20 117 013	1190 W 113 rd ST	160	25 20 416 015	1175 S 113 th AVE ST
126	25 20 117 014	1190 W 113 rd ST	161	25 20 416 016	1175 S 113 th AVE ST
127	25 20 117 015	1190 W 113 rd ST	162	25 20 416 017	1175 S 113 th AVE ST
128	25 20 117 016	1190 W 113 rd ST	163	25 20 416 018	1175 S 113 th AVE ST
129	25 20 117 017	1190 W 113 rd ST	164	25 20 416 019	1175 S 113 th AVE ST
130	25 20 117 018	1190 W 113 rd ST	165	25 20 416 020	1175 S 113 th AVE ST
131	25 20 117 019	1190 W 113 rd ST	166	25 20 416 021	1175 S 113 th AVE ST
132	25 20 117 020	1190 W 113 rd ST	167	25 20 416 022	1175 S 113 th AVE ST
133	25 20 117 021	1190 W 113 rd ST	168	25 20 416 023	1175 S 113 th AVE ST
134	25 20 117 022	1190 W 113 rd ST	169	25 20 416 024	1175 S 113 th AVE ST
135	25 20 117 023	1190 W 113 rd ST	170	25 20 416 025	1175 S 113 th AVE ST
136	25 20 117 024	1190 W 113 rd ST	171	25 20 416 026	1175 S 113 th AVE ST
137	25 20 117 025	1190 W 113 rd ST	172	25 20 416 027	1175 S 113 th AVE ST
138	25 20 117 026	1190 W 113 rd ST	173	25 20 416 028	1175 S 113 th AVE ST
139	25 20 117 027	1190 W 113 rd ST	174	25 20 416 029	1175 S 113 th AVE ST
140	25 20 117 028	1190 W 113 rd ST	175	25 20 416 030	1175 S 113 th AVE ST
141	25 20 117 029	1190 W 113 rd ST	176	25 20 416 031	1175 S 113 th AVE ST
142	25 20 117 030	1190 W 113 rd ST	177	25 20 416 032	1175 S 113 th AVE ST
143	25 20 117 031	1190 W 113 rd ST	178	25 20 416 033	1175 S 113 th AVE ST
144	25 20 117 032	1190 W 113 rd ST	179	25 20 416 034	1175 S 113 th AVE ST
145	25 20 117 033	1190 W 113 rd ST	180	25 20 416 035	1175 S 113 th AVE ST
146	25 20 117 034	1190 W 113 rd ST	181	25 20 416 036	1175 S 113 th AVE ST
147	25 20 117 035	1190 W 113 rd ST	182	25 20 416 037	1175 S 113 th AVE ST
148	25 20 117 036	1190 W 113 rd ST	183	25 20 416 038	1175 S 113 th AVE ST
149	25 20 117 037	1190 W 113 rd ST	184	25 20 416 039	1175 S 113 th AVE ST
150	25 20 117 038	1190 W 113 rd ST	185	25 20 416 040	1175 S 113 th AVE ST
151	25 20 117 039	1190 W 113 rd ST	186	25 20 416 041	1175 S 113 th AVE ST
152	25 20 117 040	1190 W 113 rd ST	187	25 20 416 042	1175 S 113 th AVE ST
153	25 20 117 041	1190 W 113 rd ST	188	25 20 416 043	1175 S 113 th AVE ST
154	25 20 117 042	1190 W 113 rd ST	189	25 20 416 044	1175 S 113 th AVE ST
155	25 20 117 043	1190 W 113 rd ST	190	25 20 416 045	1175 S 113 th AVE ST
156	25 20 117 044	1190 W 113 rd ST	191	25 20 416 046	1175 S 113 th AVE ST
157	25 20 117 045	1190 W 113 rd ST	192	25 20 416 047	1175 S 113 th AVE ST
158	25 20 117 046	1190 W 113 rd ST	193	25 20 416 048	1175 S 113 th AVE ST
159	25 20 117 047	1190 W 113 rd ST	194	25 20 416 049	1175 S 113 th AVE ST
160	25 20 117 048	1190 W 113 rd ST	195	25 20 416 050	1175 S 113 th AVE ST
161	25 20 117 049	1190 W 113 rd ST	196	25 20 416 051	1175 S 113 th AVE ST
162	25 20 117 050	1190 W 113 rd ST	197	25 20 416 052	1175 S 113 th AVE ST
163	25 20 117 051	1190 W 113 rd ST	198	25 20 416 053	1175 S 113 th AVE ST
164	25 20 117 052	1190 W 113 rd ST	199	25 20 416 054	1175 S 113 th AVE ST
165	25 20 117 053	1190 W 113 rd ST	200	25 20 416 055	1175 S 113 th AVE ST
166	25 20 117 054	1190 W 113 rd ST	201	25 20 416 056	1175 S 113 th AVE ST
167	25 20 117 055	1190 W 113 rd ST	202	25 20 416 057	1175 S 113 th AVE ST
168	25 20 117 056	1190 W 113 rd ST	203	25 20 416 058	1175 S 113 th AVE ST
169	25 20 117 057	1190 W 113 rd ST	204	25 20 416 059	1175 S 113 th AVE ST
170	25 20 117 058	1190 W 113 rd ST	205	25 20 416 060	1175 S 113 th AVE ST
171	25 20 117 059	1190 W 113 rd ST	206	25 20 416 061	1175 S 113 th AVE ST
172	25 20 117 060	1190 W 113 rd ST	207	25 20 416 062	1175 S 113 th AVE ST
173	25 20 117 061	1190 W 113 rd ST	208	25 20 416 063	1175 S 113 th AVE ST
174	25 20 117 062	1190 W 113 rd ST	209	25 20 416 064	1175 S 113 th AVE ST
175	25 20 117 063	1190 W 113 rd ST	210	25 20 416 065	1175 S 113 th AVE ST
176	25 20 117 064	1190 W 113 rd ST	211	25 20 416 066	1175 S 113 th AVE ST
177	25 20 117 065	1190 W 113 rd ST	212	25 20 416 067	1175 S 113 th AVE ST
178	25 20 117 066	1190 W 113 rd ST	213	25 20 416 068	1175 S 113 th AVE ST
179	25 20 117 067	1190 W 113 rd ST	214	25 20 416 069	1175 S 113 th AVE ST
180	25 20 117 068	1190 W 113 rd ST	215	25 20 416 070	1175 S 113 th AVE ST
181	25 20 117 069	1190 W 113 rd ST	216	25 20 416 071	1175 S 113 th AVE ST
182	25 20 117 070	1190 W 113 rd ST	217	25 20 416 072	1175 S 113 th AVE ST
183	25 20 117 071	1190 W 113 rd ST	218	25 20 416 073	1175 S 113 th AVE ST
184	25 20 117 072	1190 W 113 rd ST	219	25 20 416 074	1175 S 113 th AVE ST
185	25 20 117 073	1190 W 113 rd ST	220	25 20 416 075	1175 S 113 th AVE ST
186	25 20 117 074	1190 W 113 rd ST	221	25 20 416 076	1175 S 113 th AVE ST
187	25 20 117 075	1190 W 113 rd ST	222	25 20 416 077	1175 S 113 th AVE ST
188	25 20 117 076	1190 W 113 rd ST	223	25 20 416 078	1175 S 113 th AVE ST
189	25 20 117 077	1190 W 113 rd ST	224	25 20 416 079	1175 S 113 th AVE ST
190	25 20 117 078	1190 W 113 rd ST	225	25 20 416 080	1175 S 113 th AVE ST
191	25 20 117 079	1190 W 113 rd ST	226	25 20 416 081	1175 S 113 th AVE ST
192	25 20 117 080	1190 W 113 rd ST	227	25 20 416 082	1175 S 113 th AVE ST
193	25 20 117 081	1190 W 113 rd ST	228	25 20 416 083	1175 S 113 th AVE ST
194	25 20 117 082	1190 W 113 rd ST	229	25 20 416 084	1175 S 113 th AVE ST
195	25 20 117 083	1190 W 113 rd ST	230	25 20 416 085	1175 S 113 th AVE ST
196	25 20 117 084	1190 W 113 rd ST	231	25 20 416 086	1175 S 113 th AVE ST
197	25 20 117 085	1190 W 113 rd ST	232	25 20 416 087	1175 S 113 th AVE ST
198	25 20 117 086	1190 W 113 rd ST	233	25 20 416 088	1175 S 113 th AVE ST
199	25 20 117 087	1190 W 113 rd ST	234	25 20 416 089	1175 S 113 th AVE ST
200	25 20 117 088	1190 W 113 rd ST	235	25 20 416 090	1175 S 113 th AVE ST
201	25 20 117 089	1190 W 113 rd ST	236	25 20 416 091	1175 S 113 th AVE ST
202	25 20 117 090	1190 W 113 rd ST	237	25 20 416 092	1175 S 113 th AVE ST
203	25 20 117 091	1190 W 113 rd ST	238	25 20 416 093	1175 S 113 th AVE ST
204	25 20 117 092	1190 W 113 rd ST	239	25 20 416 094	1175 S 113 th AVE ST
205	25 20 117 093	1190 W 113 rd ST	240	25 20 416 095	1175 S 113 th AVE ST
206	25 20 117 094	1190 W 113 rd ST	241	25 20 416 096	1175 S 113 th AVE ST
207	25 20 117 095	1190 W 113 rd ST	242	25 20 416 097	1175 S 113 th AVE ST
208	25 20 117 096	1190 W 113 rd ST	243	25 20 416 098	1175 S 113 th AVE ST
209	25 20 117 097	1190 W 113 rd ST	244	25 20 416 099	1175 S 113 th AVE ST
210	25 20 117 098	1190 W 113 rd ST	245	25 20 416 100	1175 S 113 th AVE ST

Appendix "A".
(To Amendment No. 1 To 119th/I-57 Redevelopment Project Area
Tax Increment Financing Redevelopment Plan And Project)

Maps And Parcel Identification Numbers And Addresses.
(Page 11 of 11)

#	PARCEL IDENTIFICATION NUMBER	ADDRESS	#	PARCEL IDENTIFICATION NUMBER	ADDRESS
397	25-29-109-043	12153 S BISHOP ST	423	25-29-208-010	900 W 122ND ST
398	25-29-110-057	12225 S LAFLIN ST	424	25-29-209-002	12104 S PEORIA ST
399	25-29-112-001	12201 S LAFLIN ST	425	25-29-209-003	12111 S PEORIA ST
400	25-29-112-002	12203 S LAFLIN ST	426	25-29-209-005	12119 S PEORIA ST
401	25-29-112-003	12207 S LAFLIN ST	427	25-29-209-006	12121 S PEORIA ST
402	25-29-112-004	12209 S LAFLIN ST	428	25-29-209-011	12117 S LOWE AVE
403	25-29-112-005	12211 S LAFLIN ST	429	25-29-209-019	12112 S GREEN ST
404	25-29-112-006	12213 S LAFLIN ST	430	25-29-209-021	12118 S GREEN ST
405	25-29-112-007	12219 S LAFLIN ST	431	25-29-209-032	12142 S GREEN ST
406	25-29-112-011	1441 W 122ND ST	432	25-29-210-041	12103 S GREEN ST
407	25-29-200-004	1021 W 119TH ST	433	25-29-215-025	12200 S SANGAMON ST
408	25-29-200-005	1021 W 119TH ST	434	25-29-216-019	12251 S SANGAMON ST
409	25-29-207-002	1040 W 122ND ST	435	25-29-216-020	12253 S SANGAMON ST
410	25-29-207-004	940 W 122ND ST	436	25-29-216-023	911 W 122ND ST
411	25-29-207-006	12102 S PEORIA ST	437	25-29-216-024	905 W 122ND ST
412	25-29-207-007	1010 W 122ND ST	438	25-29-216-035	12232 S PEORIA ST
413	25-29-207-008	960 W 122ND ST	439	25-29-216-059	12249 S SANGAMON ST
414	25-29-208-001	12149 S SANGAMON ST	440	25-29-217-001	857 W 122ND ST
415	25-29-208-002	12151 S SANGAMON ST	441	25-29-217-009	12213 S PEORIA ST
416	25-29-208-003	12153 S SANGAMON ST	442	25-30-200-015	1830 W 119TH ST
417	25-29-208-004	12155 S SANGAMON ST	443	25-30-200-016	1830 W 119TH ST
418	25-29-208-005	12148 S PEORIA ST	444	25-29-105-008	1407 W 120TH ST
419	25-29-208-006	910 W 122ND ST	445	25-29-107-023	12155 S JUSTINE ST
420	25-29-208-007	908 W 122ND ST	446	25-29-107-022	12153 S JUSTINE ST
421	25-29-208-008	906 W 122ND ST	447	25-29-107-021	12151 S JUSTINE ST
422	25-29-208-009	902 W 122ND ST			

Permanent Index Number	2011 Equivalent Assessed Value	Permanent Index Number	2011 Equivalent Assessed Value
25-17-313-001-0000	5,033	25-17-313-010-0000	28,134
25-17-313-010-0000	17,125	25-17-313-012-0000	29,093
25-17-313-011-0000	5,051	25-17-313-013-0000	22,511
25-17-313-012-0000	11,073	25-17-313-014-0000	21,736
25-17-313-013-0000	38,043	25-17-313-015-0000	1,819
25-17-313-014-0000	11,011	25-17-313-016-0000	14,807
25-17-313-015-0000	11,033	25-17-313-017-0000	18,218
25-17-313-016-0000	5,436	25-17-313-018-0000	10,328
25-17-313-017-0000	17,319	25-17-313-019-0000	20,111
25-17-313-018-0000	1,469	25-17-313-020-0000	13,110
25-17-313-019-0000	5,480	25-17-313-021-0000	19,310
25-17-313-020-0000	21,212	25-17-313-022-0000	21,212
25-17-313-021-0000	28,267	25-17-313-023-0000	28,437
25-17-313-022-0000	11,048	25-17-313-024-0000	26,039
25-17-313-023-0000	24,303	25-17-313-025-0000	11,130
25-17-313-024-0000	0	25-17-313-026-0000	20,118
25-17-313-025-0000	5,480	25-17-313-027-0000	18,211
25-17-313-026-0000	21,050	25-17-313-028-0000	21,050
25-17-313-027-0000	26,024	25-17-313-029-0000	10,809
25-17-313-028-0000	5,480	25-17-313-030-0000	18,119
25-17-313-029-0000	5,480	25-17-313-031-0000	11,007
25-17-313-030-0000	10,768	25-17-313-032-0000	6,500
25-17-313-031-0000	10,708	25-17-313-033-0000	6,573
25-17-313-032-0000	0	25-17-313-034-0000	6,573
25-17-313-033-0000	5,480	25-17-313-035-0000	22,080
25-17-313-034-0000	17,228	25-17-313-036-0000	21,413
25-17-313-035-0000	25,506	25-17-313-037-0000	11,071
25-17-313-036-0000	12,101	25-17-313-038-0000	28,611
25-17-313-037-0000	5,031	25-17-313-039-0000	6,500
25-17-313-038-0000	5,480	25-17-313-040-0000	11,071
25-17-313-039-0000	25,448	25-17-313-041-0000	21,030
25-17-313-040-0000	5,480	25-17-313-042-0000	21,030
25-17-313-041-0000	5,480	25-17-313-043-0000	20,011
25-17-313-042-0000	28,041	25-17-313-044-0000	11,001
25-17-313-043-0000	26,131	25-17-313-045-0000	11,001
25-17-313-044-0000	1,000	25-17-313-046-0000	28,401
25-17-313-045-0000	1,000	25-17-313-047-0000	28,001
25-17-313-046-0000	25,121	25-17-313-048-0000	21,001
25-17-313-047-0000	10,001	25-17-313-049-0000	20,001
25-17-313-048-0000	10,001	25-17-313-050-0000	11,001
25-17-313-049-0000	10,001	25-17-313-051-0000	11,001
25-17-313-050-0000	20,001	25-17-313-052-0000	11,001
25-17-313-051-0000	10,001		
25-17-313-052-0000	10,001		

Permanent Index Number	2018 Equalized Assessed Value	Permanent Index Number	2013 Equalized Assessed Value
25-17-319-019-0000	2,275	25-17-319-019-0000	19,654
25-17-319-019-0000	6,196	25-17-319-019-0000	4,573
25-17-319-020-0000	2,275	25-17-319-019-0000	2,275
25-17-319-020-0000	21,298	25-17-319-019-0000	21,298
25-17-319-021-0000	30,075	25-17-319-019-0000	3,573
25-17-319-022-0000	4,573	25-17-319-019-0000	21,298
25-17-319-023-0000	32,362	25-17-319-019-0000	36,420
25-17-319-024-0000	33,597	25-17-319-019-0000	4,573
25-17-319-025-0000	24,179	25-17-319-020-0000	4,573
25-17-319-026-0000	22,224	25-17-319-021-0000	22,224
25-17-319-027-0000	17,368	25-17-319-022-0000	10,711
25-17-319-028-0000	23,624	25-17-319-023-0000	4,573
25-17-319-029-0000	25,126	25-17-319-024-0000	24,347
25-17-319-030-0000	16,873	25-17-319-025-0000	27,356
25-17-319-031-0000	4,573	25-17-319-026-0000	24,347
25-17-319-032-0000	0	25-17-319-027-0000	25,126
25-17-319-033-0000	4,573	25-17-319-028-0000	24,347
25-17-319-034-0000	4,573	25-17-319-029-0000	36,420
25-17-319-035-0000	4,573	25-17-319-030-0000	21,298
25-17-319-036-0000	14,943	25-17-319-031-0000	23,624
25-17-319-037-0000	4,573	25-17-319-032-0000	16,873
25-17-319-038-0000	0	25-17-319-033-0000	24,347
25-17-319-039-0000	0	25-17-319-034-0000	21,298
25-17-319-040-0000	17,368	25-17-319-035-0000	2,275
25-17-319-041-0000	4,573	25-17-319-036-0000	16,873
25-17-319-042-0000	14,943	25-17-319-037-0000	6,820
25-17-319-043-0000	23,624	25-17-319-038-0000	31,147
25-17-319-044-0000	4,573	25-17-319-039-0000	0
25-17-319-045-0000	4,573	25-17-319-040-0000	0
25-17-319-046-0000	25,126	25-17-319-041-0000	0
25-17-319-047-0000	24,347	25-17-319-042-0000	0
25-17-319-048-0000	4,573	25-17-319-043-0000	0
25-17-319-049-0000	4,573	25-17-319-044-0000	0
25-17-319-050-0000	22,224	25-17-319-045-0000	0
25-17-319-051-0000	4,573	25-17-319-046-0000	0
25-17-319-052-0000	4,573	25-17-319-047-0000	0
25-17-319-053-0000	22,224	25-17-319-048-0000	0
25-17-319-054-0000	4,573	25-17-319-049-0000	0
25-17-319-055-0000	4,573	25-17-319-050-0000	0
25-17-319-056-0000	26,126	25-17-319-051-0000	16,873
25-17-319-057-0000	4,573	25-17-319-052-0000	4,573
25-17-319-058-0000	16,873	25-17-319-053-0000	0
25-17-319-059-0000	0	25-17-319-054-0000	0
25-17-319-060-0000	4,573	25-17-319-055-0000	0

Permanent Index Number	2013 Equalized Assessed Value	Permanent Index Number	2013 Equalized Assessed Value
25-17-323-003-005-000	0	25-17-324-012-000-000	0
25-17-323-003-006-000	0	25-17-324-012-000-000	1,111.2
25-17-323-003-007-000	0	25-17-324-012-000-000	1,111.2
25-17-323-003-008-000	5,573	25-17-324-012-000-000	21,521
25-17-323-003-009-000	6,573	25-17-324-012-000-000	28,676
25-17-323-003-010-000	6,573	25-17-324-012-000-000	19,112
25-17-323-003-011-000	18,411	25-17-324-012-000-000	0
25-17-323-003-012-000	8,573	25-17-324-012-000-000	21,521
25-17-323-003-013-000	8,573	25-17-324-012-000-000	26,411
25-17-323-003-014-000	8,573	25-17-324-012-000-000	4,573
25-17-323-003-015-000	11,573	25-17-324-012-000-000	19,676
25-17-323-003-016-000	0	25-17-324-012-000-000	27,121
25-17-323-003-017-000	21,801	25-17-324-012-000-000	4,573
25-17-323-003-018-000	0	25-17-324-012-000-000	25,321
25-17-323-003-019-000	28,476	25-17-324-012-000-000	4,573
25-17-323-003-020-000	4,573	25-17-324-012-000-000	26,411
25-17-323-003-021-000	21,013	25-17-324-012-000-000	19,676
25-17-323-003-022-000	31,573	25-17-324-012-000-000	28,511
25-17-323-003-023-000	26,354	25-17-324-012-000-000	5,573
25-17-323-003-024-000	25,596	25-17-324-012-000-000	11,764
25-17-323-003-025-000	15,471	25-17-324-012-000-000	1,571
25-17-323-003-026-000	4,573	25-17-324-012-000-000	5,764
25-17-323-003-027-000	4,573	25-17-324-012-000-000	23,566
25-17-323-003-028-000	21,112	25-17-324-012-000-000	19,121
25-17-323-003-029-000	21,263	25-17-324-012-000-000	29,112
25-17-323-003-030-000	22,524	25-17-324-012-000-000	6,223
25-17-323-003-031-000	24,561	25-17-324-012-000-000	18,462
25-17-323-003-032-000	23,927	25-17-324-012-000-000	23,112
25-17-323-003-033-000	23,927	25-17-324-012-000-000	18,767
25-17-323-003-034-000	8,573	25-17-324-012-000-000	26,766
25-17-323-003-035-000	24,011	25-17-324-012-000-000	4,573
25-17-323-003-036-000	18,064	25-17-324-012-000-000	9,121
25-17-323-003-037-000	18,112	25-17-324-012-000-000	2,227
25-17-323-003-038-000	18,021	25-17-324-012-000-000	20,121
25-17-323-003-039-000	4,573	25-17-324-012-000-000	0
25-17-323-003-040-000	12,112	25-17-324-012-000-000	0
25-17-323-003-041-000	4,573	25-17-324-012-000-000	0
25-17-323-003-042-000	19,766	25-17-324-012-000-000	0
25-17-323-003-043-000	21,112	25-17-324-012-000-000	0
25-17-323-003-044-000	21,112	25-17-324-012-000-000	0
25-17-323-003-045-000	0	25-17-324-012-000-000	0
25-17-323-003-046-000	0	25-17-324-012-000-000	0
25-17-323-003-047-000	0	25-17-324-012-000-000	0
25-17-323-003-048-000	0	25-17-324-012-000-000	0
25-17-323-003-049-000	0	25-17-324-012-000-000	0

Promised Index Number	2011 Equated Assessed Value	Promised Index Number	2011 Equated Assessed Value
25-17-006-251-0001		25-17-006-251-0001	1,717
25-17-006-251-0002	0	25-17-006-251-0002	0
25-17-006-251-0003	0	25-17-006-251-0003	66,114
25-17-006-251-0004	0	25-17-006-251-0004	16,079
25-17-006-251-0005	1,069	25-17-006-251-0005	4,264
25-17-006-251-0007	1,117	25-17-006-251-0006	1,000
25-17-006-251-0008	0	25-17-006-251-0007	70,197
25-17-006-251-0009	0	25-17-006-251-0008	21,191
25-17-006-251-0010	4,513	25-17-006-251-0009	17,011
25-17-006-251-0011	11,584	25-17-006-251-0010	15,546
25-17-006-251-0012	1,903	25-17-006-251-0011	31,511
25-17-006-251-0013	1,191	25-17-006-251-0012	5,009
25-17-006-251-0014	11,075	25-17-006-251-0013	19,011
25-17-006-251-0015	25,175	25-17-006-251-0014	17,109
25-17-006-251-0016	0	25-17-006-251-0015	6,574
25-17-006-251-0017	0	25-17-006-251-0016	1,441
25-17-006-251-0018	0	25-17-006-251-0017	11,287
25-17-006-251-0019	0	25-17-006-251-0018	16,007
25-17-006-251-0020	0	25-17-006-251-0019	17,007
25-17-006-251-0021	4,513	25-17-006-251-0020	1,007
25-17-006-251-0022	4,513	25-17-006-251-0021	11,013
25-17-006-251-0023	25,077	25-17-006-251-0022	4,513
25-17-006-251-0024	28,521	25-17-006-251-0023	10,510
25-17-006-251-0025	1,010	25-17-006-251-0024	0
25-17-006-251-0026	15,013	25-17-006-251-0025	0
25-17-006-251-0027	25,022	25-17-006-251-0026	9,707
25-17-006-251-0028	29,016	25-17-006-251-0027	20,119
25-17-006-251-0029	15,001	25-17-006-251-0028	14,254
25-17-006-251-0030	22,004	25-17-006-251-0029	14,004
25-17-006-251-0031	22,074	25-17-006-251-0030	4,009
25-17-006-251-0032	24,017	25-17-006-251-0031	15,001
25-17-006-251-0033	26,019	25-17-006-251-0032	15,048
25-17-006-251-0034	16,014	25-17-006-251-0033	18,018
25-17-006-251-0035	1,007	25-17-006-251-0034	4,007
25-17-006-251-0036	20,114	25-17-006-251-0035	11,004
25-17-006-251-0037	4,513	25-17-006-251-0036	11,011
25-17-006-251-0038	7,007	25-17-006-251-0037	1,011
25-17-006-251-0039	4,513	25-17-006-251-0038	12,001
25-17-006-251-0040	15,007	25-17-006-251-0039	10,001
25-17-006-251-0041	5,011	25-17-006-251-0040	11,001
25-17-006-251-0042	11,015	25-17-006-251-0041	11,014
25-17-006-251-0043	2,011	25-17-006-251-0042	11,287

Permanent Index Number	2013 Equalized Assessed Value	Permanent Index Number	2013 Equalized Assessed Value
25-17-121-41-0000	1,000	25-17-121-41-0001	27,220
25-17-121-41-0002	1,000	25-17-121-41-0003	0
25-17-121-41-0004	28,200	25-17-121-41-0005	27,420
25-17-121-41-0006	1,000	25-17-121-41-0007	28,000
25-17-121-41-0008	4,534	25-17-121-41-0009	14,090
25-17-121-41-0010	5,000	25-17-121-41-0011	0
25-17-121-41-0012	14,200	25-17-121-41-0013	21,200
25-17-121-41-0014	12,250	25-17-121-41-0015	21,200
25-17-121-41-0016	25,500	25-17-121-41-0017	28,400
25-17-121-41-0018	20,000	25-17-121-41-0019	22,200
25-17-121-41-0020	12,000	25-17-121-41-0021	28,000
25-17-121-41-0022	18,200	25-17-121-41-0023	24,000
25-17-121-41-0024	17,000	25-17-121-41-0025	0
25-17-121-41-0026	19,000	25-17-121-41-0027	0
25-17-121-41-0028	20,000	25-17-121-41-0029	15,000
25-17-121-41-0030	4,500	25-17-121-41-0031	20,000
25-17-121-41-0032	20,000	25-17-121-41-0033	1,500
25-17-121-41-0034	22,000	25-17-121-41-0035	12,000
25-17-121-41-0036	45,000	25-17-121-41-0037	12,000
25-17-121-41-0038	12,000	25-17-121-41-0039	27,000
25-17-121-41-0040	28,000	25-17-121-41-0041	20,000
25-17-121-41-0042	28,000	25-17-121-41-0043	20,000
25-17-121-41-0044	28,000	25-17-121-41-0045	32,400
25-17-121-41-0046	25,000	25-17-121-41-0047	0
25-17-121-41-0048	21,000	25-17-121-41-0049	20,000
25-17-121-41-0050	31,000	25-17-121-41-0051	12,000
25-17-121-41-0052	31,000	25-17-121-41-0053	12,000
25-17-121-41-0054	31,000	25-17-121-41-0055	2,000
25-17-121-41-0056	20,000	25-17-121-41-0057	25,000
25-17-121-41-0058	0	25-17-121-41-0059	20,000
25-17-121-41-0060	28,000	25-17-121-41-0061	0
25-17-121-41-0062	28,000	25-17-121-41-0063	10,400
25-17-121-41-0064	12,000	25-17-121-41-0065	12,000
25-17-121-41-0066	12,000	25-17-121-41-0067	1,500
25-17-121-41-0068	12,000	25-17-121-41-0069	12,000
25-17-121-41-0070	12,000	25-17-121-41-0071	12,000
25-17-121-41-0072	12,000	25-17-121-41-0073	12,000
25-17-121-41-0074	12,000	25-17-121-41-0075	12,000
25-17-121-41-0076	12,000	25-17-121-41-0077	12,000
25-17-121-41-0078	12,000	25-17-121-41-0079	12,000
25-17-121-41-0080	12,000	25-17-121-41-0081	12,000
25-17-121-41-0082	12,000	25-17-121-41-0083	12,000
25-17-121-41-0084	12,000	25-17-121-41-0085	12,000
25-17-121-41-0086	12,000	25-17-121-41-0087	12,000
25-17-121-41-0088	12,000	25-17-121-41-0089	12,000
25-17-121-41-0090	12,000	25-17-121-41-0091	12,000
25-17-121-41-0092	12,000	25-17-121-41-0093	12,000
25-17-121-41-0094	12,000	25-17-121-41-0095	12,000
25-17-121-41-0096	12,000	25-17-121-41-0097	12,000
25-17-121-41-0098	12,000	25-17-121-41-0099	12,000
25-17-121-41-0100	12,000	25-17-121-41-0101	12,000
25-17-121-41-0102	12,000	25-17-121-41-0103	12,000
25-17-121-41-0104	12,000	25-17-121-41-0105	12,000
25-17-121-41-0106	12,000	25-17-121-41-0107	12,000
25-17-121-41-0108	12,000	25-17-121-41-0109	12,000
25-17-121-41-0110	12,000	25-17-121-41-0111	12,000
25-17-121-41-0112	12,000	25-17-121-41-0113	12,000
25-17-121-41-0114	12,000	25-17-121-41-0115	12,000
25-17-121-41-0116	12,000	25-17-121-41-0117	12,000
25-17-121-41-0118	12,000	25-17-121-41-0119	12,000
25-17-121-41-0120	12,000	25-17-121-41-0121	12,000
25-17-121-41-0122	12,000	25-17-121-41-0123	12,000
25-17-121-41-0124	12,000	25-17-121-41-0125	12,000
25-17-121-41-0126	12,000	25-17-121-41-0127	12,000
25-17-121-41-0128	12,000	25-17-121-41-0129	12,000
25-17-121-41-0130	12,000	25-17-121-41-0131	12,000
25-17-121-41-0132	12,000	25-17-121-41-0133	12,000
25-17-121-41-0134	12,000	25-17-121-41-0135	12,000
25-17-121-41-0136	12,000	25-17-121-41-0137	12,000
25-17-121-41-0138	12,000	25-17-121-41-0139	12,000
25-17-121-41-0140	12,000	25-17-121-41-0141	12,000
25-17-121-41-0142	12,000	25-17-121-41-0143	12,000
25-17-121-41-0144	12,000	25-17-121-41-0145	12,000
25-17-121-41-0146	12,000	25-17-121-41-0147	12,000
25-17-121-41-0148	12,000	25-17-121-41-0149	12,000
25-17-121-41-0150	12,000	25-17-121-41-0151	12,000
25-17-121-41-0152	12,000	25-17-121-41-0153	12,000
25-17-121-41-0154	12,000	25-17-121-41-0155	12,000
25-17-121-41-0156	12,000	25-17-121-41-0157	12,000
25-17-121-41-0158	12,000	25-17-121-41-0159	12,000
25-17-121-41-0160	12,000	25-17-121-41-0161	12,000
25-17-121-41-0162	12,000	25-17-121-41-0163	12,000
25-17-121-41-0164	12,000	25-17-121-41-0165	12,000
25-17-121-41-0166	12,000	25-17-121-41-0167	12,000
25-17-121-41-0168	12,000	25-17-121-41-0169	12,000
25-17-121-41-0170	12,000	25-17-121-41-0171	12,000
25-17-121-41-0172	12,000	25-17-121-41-0173	12,000
25-17-121-41-0174	12,000	25-17-121-41-0175	12,000
25-17-121-41-0176	12,000	25-17-121-41-0177	12,000
25-17-121-41-0178	12,000	25-17-121-41-0179	12,000
25-17-121-41-0180	12,000	25-17-121-41-0181	12,000
25-17-121-41-0182	12,000	25-17-121-41-0183	12,000
25-17-121-41-0184	12,000	25-17-121-41-0185	12,000
25-17-121-41-0186	12,000	25-17-121-41-0187	12,000
25-17-121-41-0188	12,000	25-17-121-41-0189	12,000
25-17-121-41-0190	12,000	25-17-121-41-0191	12,000
25-17-121-41-0192	12,000	25-17-121-41-0193	12,000
25-17-121-41-0194	12,000	25-17-121-41-0195	12,000
25-17-121-41-0196	12,000	25-17-121-41-0197	12,000
25-17-121-41-0198	12,000	25-17-121-41-0199	12,000
25-17-121-41-0200	12,000	25-17-121-41-0201	12,000

Prominent letter Number	2017 Equalized Assessed Value	Prominent letter Number	2018 Equalized Assessed Value
25-17-331-011-0000	0.00	25-19-220-002-0000	0
25-17-331-011-0001	28,791	25-19-220-003-0000	0
25-17-331-015-0000	30,964	25-19-220-004-0000	0
25-17-331-015-0001	1,774	25-19-220-011-0001	0
25-17-331-017-0000	24,541	25-19-220-012-0000	0
25-17-331-018-0000	24,331	25-19-220-013-0000	0
25-17-331-019-0000	31,731	25-19-220-014-0000	0
25-17-331-019-0001	41,609	25-19-220-015-0000	0
25-17-331-021-0000	4,027	25-19-220-016-0000	241,790
25-17-331-022-0000	11,741	25-19-220-017-0000	10,811,171
25-17-331-021-0001	21,000	25-19-220-018-0000	227,775
25-17-331-024-0000	4,364	25-19-220-019-0000	0
25-17-331-025-0000	60,794	25-19-220-020-0000	67,157
25-17-331-026-0000	24,672	25-19-220-018-0001	27,096
25-17-331-028-0000	12,807	25-19-220-019-0000	0
25-17-331-029-0000	4,571	25-19-220-020-0000	14,546
25-17-331-031-0000	4,571	25-19-220-021-0000	6,577
25-17-331-032-0000	4,571	25-19-220-022-0000	6,585
25-17-331-033-0000	12,674	25-19-220-023-0000	6,584
25-17-331-034-0000	9,903	25-19-220-024-0000	11,431
25-17-331-035-0000	11,459	25-19-220-025-0000	16,416
25-17-331-035-0001	21,881	25-19-220-026-0000	16,148
25-17-331-039-0000	22,000	25-19-220-027-0000	48,931
25-17-331-039-0001	22,884	25-19-220-028-0000	16,517
25-17-331-041-0000	1,980	25-19-220-029-0000	16,209
25-17-331-042-0000	1,561	25-19-220-030-0000	16,407
25-17-331-043-0000	15,815	25-19-220-031-0000	24,511
25-17-331-045-0000	0	25-19-220-032-0000	8,167
25-17-331-047-0000	2,013	25-19-220-033-0000	45,440
25-17-331-048-0000	20,145	25-19-220-034-0000	41,540
25-17-331-049-0000	24,285	25-19-220-035-0000	12,161
25-17-331-050-0000	24,769	25-19-220-036-0000	15,741
25-17-331-051-0000	24,002	25-19-220-041-0000	0
25-17-331-052-0000	20,427	25-19-220-042-0000	14,564
25-17-331-056-0000	0	25-19-220-051-0000	22,126
25-17-331-057-0000	0	25-19-220-052-0000	10,974
25-19-214-015-0000	0	25-19-220-011-0000	14,671
25-19-214-020-0000	0	25-19-220-012-0000	11,294
25-19-214-021-0000	0	25-19-220-013-0000	24,261
25-19-214-022-0000	0	25-19-220-014-0000	21,450
25-19-214-023-0000	0	25-19-220-015-0000	21,450
25-19-214-024-0000	0	25-19-220-016-0000	11,107

Equipment Index Number	2013 Equalized Assessed Value	Equipment Index Number	2013 Equalized Assessed Value
25-01-102-021-0000	17,258	25-01-102-024-0000	24,267
25-01-102-021-0001	1,295	25-01-102-024-0001	1,121
25-01-102-021-0002	5,291	25-01-102-024-0002	0
25-01-102-021-0003	14,472	25-01-102-024-0003	0
25-01-102-021-0004	0	25-01-102-024-0004	10,123
25-01-102-021-0005	11,582	25-01-102-024-0005	18,114
25-01-102-021-0006	15,262	25-01-102-024-0006	17,098
25-01-102-021-0007	8,898	25-01-102-024-0007	23,251
25-01-102-021-0008	1,032	25-01-102-024-0008	17,181
25-01-102-021-0009	34,452	25-01-102-024-0009	5,115
25-01-102-021-0010	14,811	25-01-102-024-0010	5,115
25-01-102-021-0011	10,402	25-01-102-024-0011	5,115
25-01-102-021-0012	25,115	25-01-102-024-0012	12,154
25-01-102-021-0013	10,416	25-01-102-024-0013	21,201
25-01-102-021-0014	19,261	25-01-102-024-0014	1,624
25-01-102-021-0015	1,121	25-01-102-024-0015	10,123
25-01-102-021-0016	2,002	25-01-102-024-0016	11,115
25-01-102-021-0017	13,264	25-01-102-024-0017	21,201
25-01-102-021-0018	18,255	25-01-102-024-0018	1,121
25-01-102-021-0019	15,121	25-01-102-024-0019	11,204
25-01-102-021-0020	15,261	25-01-102-024-0020	18,115
25-01-102-021-0021	15,261	25-01-102-024-0021	18,115
25-01-102-021-0022	15,261	25-01-102-024-0022	18,115
25-01-102-021-0023	17,111	25-01-102-024-0023	17,111
25-01-102-021-0024	15,121	25-01-102-024-0024	13,111
25-01-102-021-0025	15,121	25-01-102-024-0025	13,111
25-01-102-021-0026	15,121	25-01-102-024-0026	13,111
25-01-102-021-0027	15,121	25-01-102-024-0027	13,111
25-01-102-021-0028	15,121	25-01-102-024-0028	13,111
25-01-102-021-0029	15,121	25-01-102-024-0029	13,111
25-01-102-021-0030	15,121	25-01-102-024-0030	13,111
25-01-102-021-0031	15,121	25-01-102-024-0031	13,111
25-01-102-021-0032	15,121	25-01-102-024-0032	13,111
25-01-102-021-0033	15,121	25-01-102-024-0033	13,111
25-01-102-021-0034	15,121	25-01-102-024-0034	13,111
25-01-102-021-0035	15,121	25-01-102-024-0035	13,111
25-01-102-021-0036	15,121	25-01-102-024-0036	13,111
25-01-102-021-0037	15,121	25-01-102-024-0037	13,111
25-01-102-021-0038	15,121	25-01-102-024-0038	13,111
25-01-102-021-0039	15,121	25-01-102-024-0039	13,111
25-01-102-021-0040	15,121	25-01-102-024-0040	13,111
25-01-102-021-0041	15,121	25-01-102-024-0041	13,111
25-01-102-021-0042	15,121	25-01-102-024-0042	13,111
25-01-102-021-0043	15,121	25-01-102-024-0043	13,111
25-01-102-021-0044	15,121	25-01-102-024-0044	13,111
25-01-102-021-0045	15,121	25-01-102-024-0045	13,111
25-01-102-021-0046	15,121	25-01-102-024-0046	13,111
25-01-102-021-0047	15,121	25-01-102-024-0047	13,111
25-01-102-021-0048	15,121	25-01-102-024-0048	13,111
25-01-102-021-0049	15,121	25-01-102-024-0049	13,111
25-01-102-021-0050	15,121	25-01-102-024-0050	13,111
25-01-102-021-0051	15,121	25-01-102-024-0051	13,111
25-01-102-021-0052	15,121	25-01-102-024-0052	13,111
25-01-102-021-0053	15,121	25-01-102-024-0053	13,111
25-01-102-021-0054	15,121	25-01-102-024-0054	13,111
25-01-102-021-0055	15,121	25-01-102-024-0055	13,111
25-01-102-021-0056	15,121	25-01-102-024-0056	13,111
25-01-102-021-0057	15,121	25-01-102-024-0057	13,111
25-01-102-021-0058	15,121	25-01-102-024-0058	13,111
25-01-102-021-0059	15,121	25-01-102-024-0059	13,111
25-01-102-021-0060	15,121	25-01-102-024-0060	13,111
25-01-102-021-0061	15,121	25-01-102-024-0061	13,111
25-01-102-021-0062	15,121	25-01-102-024-0062	13,111
25-01-102-021-0063	15,121	25-01-102-024-0063	13,111
25-01-102-021-0064	15,121	25-01-102-024-0064	13,111
25-01-102-021-0065	15,121	25-01-102-024-0065	13,111
25-01-102-021-0066	15,121	25-01-102-024-0066	13,111
25-01-102-021-0067	15,121	25-01-102-024-0067	13,111
25-01-102-021-0068	15,121	25-01-102-024-0068	13,111
25-01-102-021-0069	15,121	25-01-102-024-0069	13,111
25-01-102-021-0070	15,121	25-01-102-024-0070	13,111
25-01-102-021-0071	15,121	25-01-102-024-0071	13,111
25-01-102-021-0072	15,121	25-01-102-024-0072	13,111
25-01-102-021-0073	15,121	25-01-102-024-0073	13,111
25-01-102-021-0074	15,121	25-01-102-024-0074	13,111
25-01-102-021-0075	15,121	25-01-102-024-0075	13,111
25-01-102-021-0076	15,121	25-01-102-024-0076	13,111
25-01-102-021-0077	15,121	25-01-102-024-0077	13,111
25-01-102-021-0078	15,121	25-01-102-024-0078	13,111
25-01-102-021-0079	15,121	25-01-102-024-0079	13,111
25-01-102-021-0080	15,121	25-01-102-024-0080	13,111
25-01-102-021-0081	15,121	25-01-102-024-0081	13,111
25-01-102-021-0082	15,121	25-01-102-024-0082	13,111
25-01-102-021-0083	15,121	25-01-102-024-0083	13,111
25-01-102-021-0084	15,121	25-01-102-024-0084	13,111
25-01-102-021-0085	15,121	25-01-102-024-0085	13,111
25-01-102-021-0086	15,121	25-01-102-024-0086	13,111
25-01-102-021-0087	15,121	25-01-102-024-0087	13,111
25-01-102-021-0088	15,121	25-01-102-024-0088	13,111
25-01-102-021-0089	15,121	25-01-102-024-0089	13,111
25-01-102-021-0090	15,121	25-01-102-024-0090	13,111
25-01-102-021-0091	15,121	25-01-102-024-0091	13,111
25-01-102-021-0092	15,121	25-01-102-024-0092	13,111
25-01-102-021-0093	15,121	25-01-102-024-0093	13,111
25-01-102-021-0094	15,121	25-01-102-024-0094	13,111
25-01-102-021-0095	15,121	25-01-102-024-0095	13,111
25-01-102-021-0096	15,121	25-01-102-024-0096	13,111
25-01-102-021-0097	15,121	25-01-102-024-0097	13,111
25-01-102-021-0098	15,121	25-01-102-024-0098	13,111
25-01-102-021-0099	15,121	25-01-102-024-0099	13,111
25-01-102-021-0100	15,121	25-01-102-024-0100	13,111

Permanent Item Number	2019 Equalized Assessed Value	Proposed Item Number	2019 Equalized Assessed Value
25-20-000-000-0000	0.00	25-20-100-000-0000	24,900
25-20-000-000-0000	20,100	25-20-100-000-0000	30,000
25-20-000-000-0000	24,500	25-20-100-000-0000	6,500
25-20-000-000-0000	0.00	25-20-100-000-0000	20,500
25-20-000-000-0000	27,500	25-20-100-000-0000	0
25-20-000-000-0000	27,500	25-20-100-000-0000	0
25-20-000-000-0000	27,500	25-20-100-000-0000	8,500
25-20-000-000-0000	19,800	25-20-100-000-0000	22,000
25-20-000-000-0000	16,000	25-20-100-000-0000	18,000
25-20-000-000-0000	33,000	25-20-100-000-0000	28,000
25-20-000-000-0000	31,000	25-20-100-000-0000	29,000
25-20-000-000-0000	11,000	25-20-100-000-0000	16,500
25-20-000-000-0000	13,000	25-20-100-000-0000	14,500
25-20-000-000-0000	26,000	25-20-100-000-0000	0
25-20-000-000-0000	13,000	25-20-100-000-0000	21,000
25-20-000-000-0000	13,000	25-20-100-000-0000	0
25-20-000-000-0000	4,500	25-20-100-000-0000	0
25-20-000-000-0000	1,000	25-20-100-000-0000	0
25-20-000-000-0000	4,500	25-20-100-000-0000	24,000
25-20-000-000-0000	1,000	25-20-100-000-0000	24,000
25-20-000-000-0000	41,000	25-20-100-000-0000	24,000
25-20-000-000-0000	10,000	25-20-100-000-0000	21,000
25-20-000-000-0000	0	25-20-100-000-0000	28,000
25-20-000-000-0000	32,000	25-20-100-000-0000	12,000
25-20-000-000-0000	0	25-20-100-000-0000	20,000
25-20-000-000-0000	0	25-20-100-000-0000	24,000
25-20-000-000-0000	0	25-20-100-000-0000	30,000
25-20-000-000-0000	0	25-20-100-000-0000	30,000
25-20-000-000-0000	11,500	25-20-100-000-0000	0
25-20-000-000-0000	0	25-20-100-000-0000	0
25-20-000-000-0000	0	25-20-100-000-0000	29,000
25-20-000-000-0000	0	25-20-100-000-0000	32,000
25-20-000-000-0000	0	25-20-100-000-0000	29,000
25-20-000-000-0000	0	25-20-100-000-0000	29,000
25-20-000-000-0000	0	25-20-100-000-0000	35,000
25-20-000-000-0000	0	25-20-100-000-0000	26,000
25-20-000-000-0000	0	25-20-100-000-0000	11,000
25-20-000-000-0000	0	25-20-100-000-0000	20,000
25-20-000-000-0000	0	25-20-100-000-0000	28,000
25-20-000-000-0000	30,000	25-20-100-000-0000	30,000
25-20-000-000-0000	25,000	25-20-100-000-0000	5,000
25-20-000-000-0000	8,500	25-20-100-000-0000	21,000
25-20-000-000-0000	11,000	25-20-100-000-0000	5,000

Purchase Order Number	2013 Equivalent Account Value	Account Order Number	2013 Equivalent Account Value
25-20-112-012-0000	56,000	25-20-113-001-0000	12,000
25-20-112-013-0000	0	25-20-113-011-0000	12,000
25-20-112-013-0000	28,000	25-20-113-012-0000	5,500
25-20-112-013-0000	22,000	25-20-113-013-0000	12,000
25-20-112-016-0000	7,000	25-20-113-014-0000	12,000
25-20-112-016-0000	9,000	25-20-113-015-0000	6,500
25-20-112-018-0000	0	25-20-113-016-0000	4,000
25-20-112-018-0000	0	25-20-113-017-0000	22,000
25-20-112-018-0000	15,000	25-20-113-018-0000	12,000
25-20-112-018-0000	6,000	25-20-113-019-0000	18,000
25-20-112-019-0000	27,000	25-20-113-020-0000	0
25-20-112-019-0000	12,000	25-20-113-021-0000	18,000
25-20-112-019-0000	25,000	25-20-113-022-0000	12,000
25-20-112-019-0000	0	25-20-113-023-0000	2,000
25-20-112-019-0000	0	25-20-113-024-0000	5,800
25-20-112-019-0000	0	25-20-113-025-0000	24,000
25-20-112-019-0000	0	25-20-113-026-0000	33,000
25-20-112-019-0000	0	25-20-113-027-0000	24,000
25-20-112-019-0000	10,000	25-20-113-028-0000	12,000
25-20-112-019-0000	12,000	25-20-113-029-0000	12,000
25-20-112-019-0000	25,000	25-20-113-030-0000	24,000
25-20-112-019-0000	17,000	25-20-113-031-0000	24,000
25-20-112-019-0000	27,000	25-20-113-032-0000	24,000
25-20-112-019-0000	21,000	25-20-113-033-0000	24,000
25-20-112-019-0000	20,000	25-20-113-034-0000	24,000
25-20-112-019-0000	13,000	25-20-113-035-0000	24,000
25-20-112-019-0000	6,000	25-20-113-036-0000	24,000
25-20-112-019-0000	10,000	25-20-113-037-0000	18,000
25-20-112-019-0000	18,000	25-20-113-038-0000	5,000
25-20-112-019-0000	20,000	25-20-113-039-0000	24,000
25-20-112-019-0000	10,000	25-20-113-040-0000	20,000
25-20-112-019-0000	0	25-20-113-041-0000	25,000
25-20-112-019-0000	12,000	25-20-113-042-0000	12,000
25-20-112-019-0000	25,000	25-20-113-043-0000	18,000
25-20-112-019-0000	12,000	25-20-113-044-0000	6,000
25-20-112-019-0000	13,000	25-20-113-045-0000	22,000
25-20-112-019-0000	12,000	25-20-113-046-0000	24,000
25-20-112-019-0000	12,000	25-20-113-047-0000	12,000
25-20-112-019-0000	40,000	25-20-113-048-0000	24,000
25-20-112-019-0000	12,000	25-20-113-049-0000	12,000

Permanent Index Number	2013 Equalized Assessed Value	Permanent Index Number	2011 Equalized Assessed Value
25-70-114-001-0000	0.00	25-70-114-001-0000	20.14
25-70-114-001-0001	17,425	25-70-114-001-0000	27,538
25-70-114-001-0002	4,273	25-70-114-001-0000	15,308
25-70-114-001-0003	9,015	25-70-114-001-0000	12,111
25-70-114-001-0004	5,540	25-70-114-001-0000	6,471
25-70-114-001-0005	6,186	25-70-114-001-0000	16,034
25-70-114-001-0006	15,123	25-70-114-001-0000	19,008
25-70-114-001-0008	15,340	25-70-114-001-0000	10,150
25-70-114-001-0009	10,283	25-70-114-001-0000	14,004
25-70-114-001-0009	4,503	25-70-114-001-0000	4,167
25-70-114-001-0010	19,869	25-70-114-001-0000	3,779
25-70-114-001-0009	10,249	25-70-114-001-0000	26,873
25-70-114-001-0010	31,724	25-70-114-001-0000	24,411
25-70-114-001-0008	10,246	25-70-114-001-0000	18,274
25-70-114-001-0009	15,741	25-70-114-001-0000	17,346
25-70-114-001-0010	18,006	25-70-114-001-0000	14,909
25-70-114-001-0000	31,117	25-70-114-001-0000	11,005
25-70-114-001-0000	48,854	25-70-114-001-0000	29,419
25-70-114-001-0000	25,300	25-70-114-001-0000	27,507
25-70-114-001-0000	25,337	25-70-114-001-0000	4,592
25-70-114-001-0000	4,274	25-70-114-001-0000	29,214
25-70-114-001-0000	21,419	25-70-114-001-0000	10,918
25-70-114-001-0000	10,541	25-70-114-001-0000	16,450
25-70-114-001-0000	21,111	25-70-114-001-0000	0
25-70-114-001-0000	4,504	25-70-114-001-0000	3,100
25-70-114-001-0000	10,207	25-70-114-001-0000	11,547
25-70-114-001-0000	31,401	25-70-114-001-0000	21,542
25-70-114-001-0000	15,340	25-70-114-001-0000	0
25-70-114-001-0000	10,401	25-70-114-001-0000	15,301
25-70-114-001-0000	22,146	25-70-114-001-0000	16,940
25-70-114-001-0000	11,117	25-70-114-001-0000	34,344
25-70-114-001-0000	21,864	25-70-114-001-0000	10,779
25-70-114-001-0000	4,503	25-70-114-001-0000	17,901
25-70-114-001-0000	10,482	25-70-114-001-0000	11,198
25-70-114-001-0000	26,171	25-70-114-001-0000	17,010
25-70-114-001-0000	0	25-70-114-001-0000	0
25-70-114-001-0000	0	25-70-114-001-0000	21,412
25-70-114-001-0000	0	25-70-114-001-0000	10,100
25-70-114-001-0000	0	25-70-114-001-0000	4,503
25-70-114-001-0000	0	25-70-114-001-0000	28,118
25-70-114-001-0000	0	25-70-114-001-0000	27,941
25-70-114-001-0000	27,947	25-70-114-001-0000	4,503

Permanent Index Number	2013 Equalized Assessed Value	Permanent Index Number	2013 Equalized Assessed Value
25 20 121 057 0000	3,213	25 20 121 058 0000	3,213
25 20 121 058 0000	25,533	25 20 121 059 0000	3,213
25 20 121 059 0000	3,213	25 20 121 060 0000	3,213
25 20 121 060 0000	13,013	25 20 121 061 0000	11,758
25 20 121 062 0000	4,213	25 20 121 062 0000	23,178
25 20 121 063 0000	16,513	25 20 121 063 0000	30,057
25 20 121 064 0000	15,513	25 20 121 064 0000	18,621
25 20 121 065 0000	16,154	25 20 121 065 0000	12,150
25 20 121 066 0000	28,113	25 20 121 066 0000	18,113
25 20 121 067 0000	16,113	25 20 121 067 0000	19,451
25 20 121 068 0000	16,113	25 20 121 068 0000	18,113
25 20 121 069 0000	16,113	25 20 121 069 0000	18,621
25 20 121 070 0000	19,113	25 20 121 070 0000	18,621
25 20 121 071 0000	19,113	25 20 121 071 0000	18,621
25 20 121 072 0000	18,109	25 20 121 072 0000	28,228
25 20 121 073 0000	19,113	25 20 121 073 0000	18,229
25 20 121 074 0000	24,434	25 20 121 074 0000	28,621
25 20 121 075 0000	29,434	25 20 121 075 0000	1,114
25 20 121 076 0000	29,592	25 20 121 076 0000	21,087
25 20 121 077 0000	24,814	25 20 121 077 0000	23,410
25 20 121 078 0000	26,109	25 20 121 078 0000	23,073
25 20 121 079 0000	18,157	25 20 121 079 0000	24,129
25 20 121 080 0000	1,6275	25 20 121 080 0000	40,252
25 20 121 081 0000	19,125	25 20 121 081 0000	1,113
25 20 121 082 0000	1,113	25 20 121 082 0000	1,113
25 20 121 083 0000	19,149	25 20 121 083 0000	6,134
25 20 121 084 0000	1,113	25 20 121 084 0000	19,179
25 20 121 085 0000	19,025	25 20 121 085 0000	18,257
25 20 121 086 0000	19,113	25 20 121 086 0000	18,257
25 20 121 087 0000	18,113	25 20 121 087 0000	18,113
25 20 121 088 0000	21,516	25 20 121 088 0000	18,257
25 20 121 089 0000	22,791	25 20 121 089 0000	18,257
25 20 121 090 0000	21,516	25 20 121 090 0000	18,257
25 20 121 091 0000	21,202	25 20 121 091 0000	18,257
25 20 121 092 0000	21,560	25 20 121 092 0000	23,164
25 20 121 093 0000	21,560	25 20 121 093 0000	1,017
25 20 121 094 0000	1,113	25 20 121 094 0000	1,018
25 20 121 095 0000	21,560	25 20 121 095 0000	1,017
25 20 121 096 0000	13,513	25 20 121 096 0000	13,513
25 20 121 097 0000	13,513	25 20 121 097 0000	13,513

Payment Index Number	2013 Enclosed Account Value	Payment Index Number	2013 Equated Enclosed Value
25 00 026 000 0000	1,484	25 00 027 000 0000	99,432
25 00 030 000 0000	11,394	25 00 031 000 0000	0
25 00 036 000 0000	13,740	25 00 032 000 0000	29,112
25 00 036 000 0000	11,880	25 00 033 000 0000	5,100
25 00 036 000 0000	4,320	25 00 034 000 0000	24,120
25 00 036 000 0000	5,040	25 00 035 000 0000	21,528
25 00 036 000 0000	1,176	25 00 036 000 0000	5,112
25 00 036 000 0000	16,560	25 00 037 000 0000	60,144
25 00 036 000 0000	32,880	25 00 038 000 0000	0
25 00 036 000 0000	22,512	25 00 039 000 0000	6,120
25 00 036 000 0000	28,704	25 00 040 000 0000	5,100
25 00 036 000 0000	25,128	25 00 041 000 0000	12,144
25 00 036 000 0000	42,480	25 00 042 000 0000	11,124
25 00 036 000 0000	42,528	25 00 043 000 0000	42,216
25 00 036 000 0000	42,528	25 00 044 000 0000	20,424
25 00 036 000 0000	42,528	25 00 045 000 0000	21,444
25 00 036 000 0000	42,528	25 00 046 000 0000	12,216
25 00 036 000 0000	24,012	25 00 047 000 0000	22,824
25 00 036 000 0000	25,224	25 00 048 000 0000	11,214
25 00 036 000 0000	22,800	25 00 049 000 0000	14,064
25 00 036 000 0000	22,800	25 00 050 000 0000	22,524
25 00 036 000 0000	24,120	25 00 051 000 0000	24,432
25 00 036 000 0000	24,012	25 00 052 000 0000	14,064
25 00 036 000 0000	22,812	25 00 053 000 0000	22,464
25 00 036 000 0000	24,120	25 00 054 000 0000	22,476
25 00 036 000 0000	24,012	25 00 055 000 0000	20,280
25 00 036 000 0000	15,024	25 00 056 000 0000	5,436
25 00 036 000 0000	24,120	25 00 057 000 0000	24,120
25 00 036 000 0000	14,064	25 00 058 000 0000	20,424
25 00 036 000 0000	11,028	25 00 059 000 0000	20,424
25 00 036 000 0000	11,028	25 00 060 000 0000	20,424
25 00 036 000 0000	11,028	25 00 061 000 0000	20,424
25 00 036 000 0000	11,028	25 00 062 000 0000	20,424
25 00 036 000 0000	11,028	25 00 063 000 0000	20,424
25 00 036 000 0000	11,028	25 00 064 000 0000	20,424
25 00 036 000 0000	11,028	25 00 065 000 0000	20,424
25 00 036 000 0000	11,028	25 00 066 000 0000	20,424
25 00 036 000 0000	11,028	25 00 067 000 0000	20,424
25 00 036 000 0000	11,028	25 00 068 000 0000	20,424
25 00 036 000 0000	11,028	25 00 069 000 0000	20,424
25 00 036 000 0000	11,028	25 00 070 000 0000	20,424
25 00 036 000 0000	11,028	25 00 071 000 0000	20,424
25 00 036 000 0000	11,028	25 00 072 000 0000	20,424
25 00 036 000 0000	11,028	25 00 073 000 0000	20,424
25 00 036 000 0000	11,028	25 00 074 000 0000	20,424
25 00 036 000 0000	11,028	25 00 075 000 0000	20,424
25 00 036 000 0000	11,028	25 00 076 000 0000	20,424
25 00 036 000 0000	11,028	25 00 077 000 0000	20,424
25 00 036 000 0000	11,028	25 00 078 000 0000	20,424
25 00 036 000 0000	11,028	25 00 079 000 0000	20,424
25 00 036 000 0000	11,028	25 00 080 000 0000	20,424
25 00 036 000 0000	11,028	25 00 081 000 0000	20,424
25 00 036 000 0000	11,028	25 00 082 000 0000	20,424
25 00 036 000 0000	11,028	25 00 083 000 0000	20,424
25 00 036 000 0000	11,028	25 00 084 000 0000	20,424
25 00 036 000 0000	11,028	25 00 085 000 0000	20,424
25 00 036 000 0000	11,028	25 00 086 000 0000	20,424
25 00 036 000 0000	11,028	25 00 087 000 0000	20,424
25 00 036 000 0000	11,028	25 00 088 000 0000	20,424
25 00 036 000 0000	11,028	25 00 089 000 0000	20,424
25 00 036 000 0000	11,028	25 00 090 000 0000	20,424
25 00 036 000 0000	11,028	25 00 091 000 0000	20,424
25 00 036 000 0000	11,028	25 00 092 000 0000	20,424
25 00 036 000 0000	11,028	25 00 093 000 0000	20,424
25 00 036 000 0000	11,028	25 00 094 000 0000	20,424
25 00 036 000 0000	11,028	25 00 095 000 0000	20,424
25 00 036 000 0000	11,028	25 00 096 000 0000	20,424
25 00 036 000 0000	11,028	25 00 097 000 0000	20,424
25 00 036 000 0000	11,028	25 00 098 000 0000	20,424
25 00 036 000 0000	11,028	25 00 099 000 0000	20,424
25 00 036 000 0000	11,028	25 00 100 000 0000	20,424

Retention Index Number	2013 Equalized Assessed Value	Retention Index Number	2013 Equalized Assessed Value
25 20 200 010 0000	17,957	25 20 200 040 0000	2,277
25 20 200 011 0000	21,951	25 20 200 041 0000	12,905
25 20 200 012 0000	17,154	25 20 200 042 0000	11,264
25 20 200 013 0000	14,554	25 20 200 043 0000	4,325
25 20 200 014 0000	25,154	25 20 200 044 0000	22,291
25 20 200 015 0000	25,157	25 20 200 045 0000	12,913
25 20 200 016 0000	14,557	25 20 200 046 0000	0
25 20 200 017 0000	21,274	25 20 200 047 0000	29,222
25 20 200 018 0000	25,154	25 20 200 048 0000	44,355
25 20 200 019 0000	18,554	25 20 200 049 0000	18,554
25 20 200 020 0000	19,154	25 20 200 050 0000	18,554
25 20 200 021 0000	19,154	25 20 200 051 0000	19,032
25 20 200 022 0000	19,154	25 20 200 052 0000	19,599
25 20 200 023 0000	18,554	25 20 200 053 0000	18,624
25 20 200 024 0000	19,034	25 20 200 054 0000	21,223
25 20 200 025 0000	19,034	25 20 200 055 0000	18,934
25 20 200 026 0000	42,216	25 20 200 056 0000	18,994
25 20 200 027 0000	19,034	25 20 200 057 0000	18,946
25 20 200 028 0000	19,034	25 20 200 058 0000	19,264
25 20 200 029 0000	19,034	25 20 200 059 0000	18,934
25 20 200 030 0000	19,034	25 20 200 060 0000	18,934
25 20 200 031 0000	19,034	25 20 200 061 0000	18,934
25 20 200 032 0000	19,034	25 20 200 062 0000	18,934
25 20 200 033 0000	19,034	25 20 200 063 0000	18,934
25 20 200 034 0000	19,034	25 20 200 064 0000	18,934
25 20 200 035 0000	19,034	25 20 200 065 0000	18,934
25 20 200 036 0000	19,034	25 20 200 066 0000	18,934
25 20 200 037 0000	19,034	25 20 200 067 0000	18,934
25 20 200 038 0000	19,034	25 20 200 068 0000	18,934
25 20 200 039 0000	19,034	25 20 200 069 0000	18,934
25 20 200 040 0000	19,034	25 20 200 070 0000	18,934
25 20 200 041 0000	19,034	25 20 200 071 0000	18,934
25 20 200 042 0000	19,034	25 20 200 072 0000	18,934
25 20 200 043 0000	19,034	25 20 200 073 0000	18,934
25 20 200 044 0000	19,034	25 20 200 074 0000	18,934
25 20 200 045 0000	19,034	25 20 200 075 0000	18,934
25 20 200 046 0000	19,034	25 20 200 076 0000	18,934
25 20 200 047 0000	19,034	25 20 200 077 0000	18,934
25 20 200 048 0000	19,034	25 20 200 078 0000	18,934
25 20 200 049 0000	19,034	25 20 200 079 0000	18,934
25 20 200 050 0000	19,034	25 20 200 080 0000	18,934
25 20 200 051 0000	19,034	25 20 200 081 0000	18,934
25 20 200 052 0000	19,034	25 20 200 082 0000	18,934
25 20 200 053 0000	19,034	25 20 200 083 0000	18,934
25 20 200 054 0000	19,034	25 20 200 084 0000	18,934
25 20 200 055 0000	19,034	25 20 200 085 0000	18,934
25 20 200 056 0000	19,034	25 20 200 086 0000	18,934
25 20 200 057 0000	19,034	25 20 200 087 0000	18,934
25 20 200 058 0000	19,034	25 20 200 088 0000	18,934
25 20 200 059 0000	19,034	25 20 200 089 0000	18,934
25 20 200 060 0000	19,034	25 20 200 090 0000	18,934
25 20 200 061 0000	19,034	25 20 200 091 0000	18,934
25 20 200 062 0000	19,034	25 20 200 092 0000	18,934
25 20 200 063 0000	19,034	25 20 200 093 0000	18,934
25 20 200 064 0000	19,034	25 20 200 094 0000	18,934
25 20 200 065 0000	19,034	25 20 200 095 0000	18,934
25 20 200 066 0000	19,034	25 20 200 096 0000	18,934
25 20 200 067 0000	19,034	25 20 200 097 0000	18,934
25 20 200 068 0000	19,034	25 20 200 098 0000	18,934
25 20 200 069 0000	19,034	25 20 200 099 0000	18,934
25 20 200 070 0000	19,034	25 20 200 100 0000	18,934
25 20 200 071 0000	19,034		
25 20 200 072 0000	19,034		
25 20 200 073 0000	19,034		
25 20 200 074 0000	19,034		
25 20 200 075 0000	19,034		
25 20 200 076 0000	19,034		
25 20 200 077 0000	19,034		
25 20 200 078 0000	19,034		
25 20 200 079 0000	19,034		
25 20 200 080 0000	19,034		
25 20 200 081 0000	19,034		
25 20 200 082 0000	19,034		
25 20 200 083 0000	19,034		
25 20 200 084 0000	19,034		
25 20 200 085 0000	19,034		
25 20 200 086 0000	19,034		
25 20 200 087 0000	19,034		
25 20 200 088 0000	19,034		
25 20 200 089 0000	19,034		
25 20 200 090 0000	19,034		
25 20 200 091 0000	19,034		
25 20 200 092 0000	19,034		
25 20 200 093 0000	19,034		
25 20 200 094 0000	19,034		
25 20 200 095 0000	19,034		
25 20 200 096 0000	19,034		
25 20 200 097 0000	19,034		
25 20 200 098 0000	19,034		
25 20 200 099 0000	19,034		
25 20 200 100 0000	19,034		

Permanente Budget Number	2015 Equalized Assessed Value	Component Budget Number	2015 Equalized Assessed Value
25-20-200-012-0000	14,175	25-20-200-012-0000	26,370
25-20-200-013-0000	15,470	25-20-200-013-0000	27,250
25-20-200-014-0000	15,994	25-20-200-014-0000	27,700
25-20-200-015-0000	16,637	25-20-200-015-0000	28,350
25-20-200-016-0000	17,301	25-20-200-016-0000	29,020
25-20-200-017-0000	18,000	25-20-200-017-0000	29,700
25-20-200-018-0000	18,738	25-20-200-018-0000	30,390
25-20-200-019-0000	19,518	25-20-200-019-0000	31,090
25-20-200-020-0000	20,342	25-20-200-020-0000	31,800
25-20-200-021-0000	21,214	25-20-200-021-0000	32,520
25-20-200-022-0000	22,138	25-20-200-022-0000	33,250
25-20-200-023-0000	23,117	25-20-200-023-0000	34,000
25-20-200-024-0000	24,154	25-20-200-024-0000	34,760
25-20-200-025-0000	25,252	25-20-200-025-0000	35,540
25-20-200-026-0000	26,414	25-20-200-026-0000	36,340
25-20-200-027-0000	27,644	25-20-200-027-0000	37,160
25-20-200-028-0000	28,946	25-20-200-028-0000	38,000
25-20-200-029-0000	30,324	25-20-200-029-0000	38,860
25-20-200-030-0000	31,780	25-20-200-030-0000	39,740
25-20-200-031-0000	33,318	25-20-200-031-0000	40,640
25-20-200-032-0000	34,940	25-20-200-032-0000	41,560
25-20-200-033-0000	36,650	25-20-200-033-0000	42,500
25-20-200-034-0000	38,452	25-20-200-034-0000	43,460
25-20-200-035-0000	40,350	25-20-200-035-0000	44,440
25-20-200-036-0000	42,348	25-20-200-036-0000	45,440
25-20-200-037-0000	44,450	25-20-200-037-0000	46,460
25-20-200-038-0000	46,660	25-20-200-038-0000	47,500
25-20-200-039-0000	48,984	25-20-200-039-0000	48,560
25-20-200-040-0000	51,428	25-20-200-040-0000	49,640
25-20-200-041-0000	53,996	25-20-200-041-0000	50,740
25-20-200-042-0000	56,694	25-20-200-042-0000	51,860
25-20-200-043-0000	59,528	25-20-200-043-0000	53,000
25-20-200-044-0000	62,504	25-20-200-044-0000	54,160
25-20-200-045-0000	65,628	25-20-200-045-0000	55,340
25-20-200-046-0000	68,906	25-20-200-046-0000	56,540
25-20-200-047-0000	72,344	25-20-200-047-0000	57,760
25-20-200-048-0000	75,948	25-20-200-048-0000	59,000
25-20-200-049-0000	79,724	25-20-200-049-0000	60,260
25-20-200-050-0000	83,678	25-20-200-050-0000	61,540
25-20-200-051-0000	87,816	25-20-200-051-0000	62,840
25-20-200-052-0000	92,144	25-20-200-052-0000	64,160
25-20-200-053-0000	96,668	25-20-200-053-0000	65,500
25-20-200-054-0000	101,394	25-20-200-054-0000	66,860
25-20-200-055-0000	106,328	25-20-200-055-0000	68,240
25-20-200-056-0000	111,476	25-20-200-056-0000	69,640
25-20-200-057-0000	116,844	25-20-200-057-0000	71,060
25-20-200-058-0000	122,438	25-20-200-058-0000	72,500
25-20-200-059-0000	128,264	25-20-200-059-0000	73,960
25-20-200-060-0000	134,328	25-20-200-060-0000	75,440
25-20-200-061-0000	140,636	25-20-200-061-0000	76,940
25-20-200-062-0000	147,184	25-20-200-062-0000	78,460
25-20-200-063-0000	153,978	25-20-200-063-0000	79,990
25-20-200-064-0000	161,024	25-20-200-064-0000	81,540
25-20-200-065-0000	168,328	25-20-200-065-0000	83,110
25-20-200-066-0000	175,896	25-20-200-066-0000	84,700
25-20-200-067-0000	183,734	25-20-200-067-0000	86,310
25-20-200-068-0000	191,848	25-20-200-068-0000	87,940
25-20-200-069-0000	200,244	25-20-200-069-0000	89,590
25-20-200-070-0000	208,928	25-20-200-070-0000	91,260
25-20-200-071-0000	217,906	25-20-200-071-0000	92,950
25-20-200-072-0000	227,184	25-20-200-072-0000	94,660
25-20-200-073-0000	236,768	25-20-200-073-0000	96,390
25-20-200-074-0000	246,664	25-20-200-074-0000	98,140
25-20-200-075-0000	256,878	25-20-200-075-0000	99,910
25-20-200-076-0000	267,416	25-20-200-076-0000	101,700
25-20-200-077-0000	278,284	25-20-200-077-0000	103,510
25-20-200-078-0000	289,488	25-20-200-078-0000	105,340
25-20-200-079-0000	301,034	25-20-200-079-0000	107,190
25-20-200-080-0000	312,928	25-20-200-080-0000	109,060
25-20-200-081-0000	325,176	25-20-200-081-0000	110,950
25-20-200-082-0000	337,784	25-20-200-082-0000	112,860
25-20-200-083-0000	350,758	25-20-200-083-0000	114,790
25-20-200-084-0000	364,104	25-20-200-084-0000	116,740
25-20-200-085-0000	377,828	25-20-200-085-0000	118,710
25-20-200-086-0000	391,936	25-20-200-086-0000	120,700
25-20-200-087-0000	406,436	25-20-200-087-0000	122,710
25-20-200-088-0000	421,334	25-20-200-088-0000	124,740
25-20-200-089-0000	436,638	25-20-200-089-0000	126,790
25-20-200-090-0000	452,354	25-20-200-090-0000	128,860
25-20-200-091-0000	468,488	25-20-200-091-0000	130,950
25-20-200-092-0000	485,046	25-20-200-092-0000	133,060
25-20-200-093-0000	502,034	25-20-200-093-0000	135,190
25-20-200-094-0000	519,458	25-20-200-094-0000	137,340
25-20-200-095-0000	537,324	25-20-200-095-0000	139,510
25-20-200-096-0000	555,638	25-20-200-096-0000	141,700
25-20-200-097-0000	574,406	25-20-200-097-0000	143,910
25-20-200-098-0000	593,634	25-20-200-098-0000	146,140
25-20-200-099-0000	613,328	25-20-200-099-0000	148,390
25-20-200-100-0000	633,494	25-20-200-100-0000	150,660
25-20-200-101-0000	654,138	25-20-200-101-0000	152,950
25-20-200-102-0000	675,266	25-20-200-102-0000	155,260
25-20-200-103-0000	696,884	25-20-200-103-0000	157,590
25-20-200-104-0000	719,000	25-20-200-104-0000	159,940
25-20-200-105-0000	741,620	25-20-200-105-0000	162,310
25-20-200-106-0000	764,752	25-20-200-106-0000	164,700
25-20-200-107-0000	788,404	25-20-200-107-0000	167,110
25-20-200-108-0000	812,582	25-20-200-108-0000	169,540
25-20-200-109-0000	837,294	25-20-200-109-0000	171,990
25-20-200-110-0000	862,548	25-20-200-110-0000	174,460
25-20-200-111-0000	888,352	25-20-200-111-0000	176,950
25-20-200-112-0000	914,714	25-20-200-112-0000	179,460
25-20-200-113-0000	941,642	25-20-200-113-0000	181,990
25-20-200-114-0000	969,144	25-20-200-114-0000	184,540
25-20-200-115-0000	997,228	25-20-200-115-0000	187,110
25-20-200-116-0000	1,025,892	25-20-200-116-0000	189,700
25-20-200-117-0000	1,055,144	25-20-200-117-0000	192,310
25-20-200-118-0000	1,085,000	25-20-200-118-0000	194,940
25-20-200-119-0000	1,115,468	25-20-200-119-0000	197,590
25-20-200-120-0000	1,146,554	25-20-200-120-0000	200,260
25-20-200-121-0000	1,178,266	25-20-200-121-0000	202,950
25-20-200-122-0000	1,210,612	25-20-200-122-0000	205,660
25-20-200-123-0000	1,243,600	25-20-200-123-0000	208,390
25-20-200-124-0000	1,277,238	25-20-200-124-0000	211,140
25-20-200-125-0000	1,311,534	25-20-200-125-0000	213,910
25-20-200-126-0000	1,346,486	25-20-200-126-0000	216,700
25-20-200-127-0000	1,382,092	25-20-200-127-0000	219,510
25-20-200-128-0000	1,418,360	25-20-200-128-0000	222,340
25-20-200-129-0000	1,455,298	25-20-200-129-0000	225,190
25-20-200-130-0000	1,492,914	25-20-200-130-0000	228,060
25-20-200-131-0000	1,531,216	25-20-200-131-0000	230,950
25-20-200-132-0000	1,570,212	25-20-200-132-0000	233,860
25-20-200-133-0000	1,609,910	25-20-200-133-0000	236,790
25-20-200-134-0000	1,650,318	25-20-200-134-0000	239,740
25-20-200-135-0000	1,691,434	25-20-200-135-0000	242,710
25-20-200-136-0000	1,733,266	25-20-200-136-0000	245,700
25-20-200-137-0000	1,775,822	25-20-200-137-0000	248,710
25-20-200-138-0000	1,819,100	25-20-200-138-0000	251,740
25-20-200-139-0000	1,863,108	25-20-200-139-0000	254,790
25-20-200-140-0000	1,907,844	25-20-200-140-0000	257,860
25-20-200-141-0000	1,953,316	25-20-200-141-0000	260,950
25-20-200-142-0000	2,000,532	25-20-200-142-0000	264,060
25-20-200-143-0000	2,048,500	25-20-200-143-0000	267,190
25-20-200-144-0000	2,097,228	25-20-200-144-0000	270,340
25-20-200-145-0000	2,146,724	25-20-200-145-0000	273,510
25-20-200-146-0000	2,196,996	25-20-200-146-0000	276,700
25-20-200-147-0000	2,248,042	25-20-200-147-0000	280,910
25-20-200-148-0000	2,299,870	25-20-200-148-0000	285,140
25-20-200-149-0000	2,352,488	25-20-200-149-0000	289,390
25-20-200-150-0000	2,405,894	25-20-200-150-0000	293,660
25-20-200-151-0000	2,460,096	25-20-200-151-0000	297,950
25-20-200-152-0000	2,515,092	25-20-200-152-0000	302,260
25-20-200-153-0000	2,570,890	25-20-200-153-0000	306,590
25-20-200-154-0000	2,627,488	25-20-200-154-0000	310,940
25-20-200-155-0000	2,684,894	25-20-200-155-0000	315,310
25-20-200-156-0000	2,743,116	25-20-200-156-0000	319,700
25-20-200-157-0000	2,802,152	25-20-200-157-0000	324,110
25-20-200-158-0000	2,861,992	25-20-200-158-0000	328,540
25-20-200-159-0000	2,922,644	25-20-200-159-0000	332,990
25-20-200-160-0000	2,984,106	25-20-200-160-0000	337,460
25-20-200-161-0000	3,046,386	25-20-200-161-0000	341,950
25-20-200-162-0000	3,109,482	25-20-200-162-0000	346,460
25-20-200-163-0000	3,173,392	25-20-200-163-0000	350,990
25-20-200-164-0000	3,238,114	25-20-200-164-0000	355,540
25-20-200-165-0000	3,303,646	25-20-200-165-0000	360,110
25-20-200-166-0000	3,369,986	25-20-200-166-0000	364,700
25-20-200-167-0000	3,437,132	25-20-200-167-0000	369,310
25-20-200-168-0000	3,505,082	25-20-200-168-0000	373,940
25-20-200-169-0000	3,573,834	25-20-200-169-0000	378,590
25-20-200-170-0000	3,643,386	25-20-200-170-0000	383,260
25-20-200-171-0000	3,713,746	25-20-200-171-0000	387,950
25-20-200-172-0000	3,784,912	25-20-200-172-0000	392,660
25-20-200-173-0000	3,856,882	25-20-200-173-0000	

Procurement Item Number	2011 Equivalent Revised Value	Procurement Item Number	2011 Equivalent Revised Value
25-20-20-000-0000	0.00	25-20-213-000-0000	0
25-20-20-000-0001	2,000	25-20-213-000-0001	0
25-20-20-000-0002	4,000	25-20-213-000-0002	0
25-20-20-000-0003	12,000	25-20-213-000-0003	20,000
25-20-20-000-0004	16,000	25-20-213-000-0004	16,000
25-20-20-000-0005	20,000	25-20-213-000-0005	24,000
25-20-20-000-0006	24,000	25-20-213-000-0006	4,500
25-20-20-000-0007	28,000	25-20-213-000-0007	11,000
25-20-20-000-0008	32,000	25-20-213-000-0008	16,000
25-20-20-000-0009	36,000	25-20-213-000-0009	20,000
25-20-20-000-0010	40,000	25-20-213-000-0010	24,000
25-20-20-000-0011	44,000	25-20-213-000-0011	28,000
25-20-20-000-0012	48,000	25-20-213-000-0012	32,000
25-20-20-000-0013	52,000	25-20-213-000-0013	36,000
25-20-20-000-0014	56,000	25-20-213-000-0014	40,000
25-20-20-000-0015	60,000	25-20-213-000-0015	44,000
25-20-20-000-0016	64,000	25-20-213-000-0016	48,000
25-20-20-000-0017	68,000	25-20-213-000-0017	52,000
25-20-20-000-0018	72,000	25-20-213-000-0018	56,000
25-20-20-000-0019	76,000	25-20-213-000-0019	60,000
25-20-20-000-0020	80,000	25-20-213-000-0020	64,000
25-20-20-000-0021	84,000	25-20-213-000-0021	68,000
25-20-20-000-0022	88,000	25-20-213-000-0022	72,000
25-20-20-000-0023	92,000	25-20-213-000-0023	76,000
25-20-20-000-0024	96,000	25-20-213-000-0024	80,000
25-20-20-000-0025	100,000	25-20-213-000-0025	84,000
25-20-20-000-0026	104,000	25-20-213-000-0026	88,000
25-20-20-000-0027	108,000	25-20-213-000-0027	92,000
25-20-20-000-0028	112,000	25-20-213-000-0028	96,000
25-20-20-000-0029	116,000	25-20-213-000-0029	100,000
25-20-20-000-0030	120,000	25-20-213-000-0030	104,000
25-20-20-000-0031	124,000	25-20-213-000-0031	108,000
25-20-20-000-0032	128,000	25-20-213-000-0032	112,000
25-20-20-000-0033	132,000	25-20-213-000-0033	116,000
25-20-20-000-0034	136,000	25-20-213-000-0034	120,000
25-20-20-000-0035	140,000	25-20-213-000-0035	124,000
25-20-20-000-0036	144,000	25-20-213-000-0036	128,000
25-20-20-000-0037	148,000	25-20-213-000-0037	132,000
25-20-20-000-0038	152,000	25-20-213-000-0038	136,000
25-20-20-000-0039	156,000	25-20-213-000-0039	140,000
25-20-20-000-0040	160,000	25-20-213-000-0040	144,000
25-20-20-000-0041	164,000	25-20-213-000-0041	148,000
25-20-20-000-0042	168,000	25-20-213-000-0042	152,000
25-20-20-000-0043	172,000	25-20-213-000-0043	156,000
25-20-20-000-0044	176,000	25-20-213-000-0044	160,000
25-20-20-000-0045	180,000	25-20-213-000-0045	164,000
25-20-20-000-0046	184,000	25-20-213-000-0046	168,000
25-20-20-000-0047	188,000	25-20-213-000-0047	172,000
25-20-20-000-0048	192,000	25-20-213-000-0048	176,000
25-20-20-000-0049	196,000	25-20-213-000-0049	180,000
25-20-20-000-0050	200,000	25-20-213-000-0050	184,000
25-20-20-000-0051	204,000	25-20-213-000-0051	188,000
25-20-20-000-0052	208,000	25-20-213-000-0052	192,000
25-20-20-000-0053	212,000	25-20-213-000-0053	196,000
25-20-20-000-0054	216,000	25-20-213-000-0054	200,000
25-20-20-000-0055	220,000	25-20-213-000-0055	204,000
25-20-20-000-0056	224,000	25-20-213-000-0056	208,000
25-20-20-000-0057	228,000	25-20-213-000-0057	212,000
25-20-20-000-0058	232,000	25-20-213-000-0058	216,000
25-20-20-000-0059	236,000	25-20-213-000-0059	220,000
25-20-20-000-0060	240,000	25-20-213-000-0060	224,000
25-20-20-000-0061	244,000	25-20-213-000-0061	228,000
25-20-20-000-0062	248,000	25-20-213-000-0062	232,000
25-20-20-000-0063	252,000	25-20-213-000-0063	236,000
25-20-20-000-0064	256,000	25-20-213-000-0064	240,000
25-20-20-000-0065	260,000	25-20-213-000-0065	244,000
25-20-20-000-0066	264,000	25-20-213-000-0066	248,000
25-20-20-000-0067	268,000	25-20-213-000-0067	252,000
25-20-20-000-0068	272,000	25-20-213-000-0068	256,000
25-20-20-000-0069	276,000	25-20-213-000-0069	260,000
25-20-20-000-0070	280,000	25-20-213-000-0070	264,000
25-20-20-000-0071	284,000	25-20-213-000-0071	268,000
25-20-20-000-0072	288,000	25-20-213-000-0072	272,000
25-20-20-000-0073	292,000	25-20-213-000-0073	276,000
25-20-20-000-0074	296,000	25-20-213-000-0074	280,000
25-20-20-000-0075	300,000	25-20-213-000-0075	284,000
25-20-20-000-0076	304,000	25-20-213-000-0076	288,000
25-20-20-000-0077	308,000	25-20-213-000-0077	292,000
25-20-20-000-0078	312,000	25-20-213-000-0078	296,000
25-20-20-000-0079	316,000	25-20-213-000-0079	300,000
25-20-20-000-0080	320,000	25-20-213-000-0080	304,000
25-20-20-000-0081	324,000	25-20-213-000-0081	308,000
25-20-20-000-0082	328,000	25-20-213-000-0082	312,000
25-20-20-000-0083	332,000	25-20-213-000-0083	316,000
25-20-20-000-0084	336,000	25-20-213-000-0084	320,000
25-20-20-000-0085	340,000	25-20-213-000-0085	324,000
25-20-20-000-0086	344,000	25-20-213-000-0086	328,000
25-20-20-000-0087	348,000	25-20-213-000-0087	332,000
25-20-20-000-0088	352,000	25-20-213-000-0088	336,000
25-20-20-000-0089	356,000	25-20-213-000-0089	340,000
25-20-20-000-0090	360,000	25-20-213-000-0090	344,000
25-20-20-000-0091	364,000	25-20-213-000-0091	348,000
25-20-20-000-0092	368,000	25-20-213-000-0092	352,000
25-20-20-000-0093	372,000	25-20-213-000-0093	356,000
25-20-20-000-0094	376,000	25-20-213-000-0094	360,000
25-20-20-000-0095	380,000	25-20-213-000-0095	364,000
25-20-20-000-0096	384,000	25-20-213-000-0096	368,000
25-20-20-000-0097	388,000	25-20-213-000-0097	372,000
25-20-20-000-0098	392,000	25-20-213-000-0098	376,000
25-20-20-000-0099	396,000	25-20-213-000-0099	380,000
25-20-20-000-0100	400,000	25-20-213-000-0100	384,000

Perkins Account Number	2013 Equivalent Account Value	Perkins Account Number	2013 Equivalent Account Value
25-20-211-001-0000	1,191	25-20-215-001-0000	1,367
25-20-211-001-0000	2,490	25-20-215-001-0000	23,870
25-20-214-001-0000	2,095	25-20-215-001-0000	20,609
25-20-214-001-0000	2,725	25-20-215-001-0000	20,808
25-20-214-001-0000	23,216	25-20-215-001-0000	22,218
25-20-214-001-0000	1,125	25-20-215-001-0000	1,504
25-20-214-001-0000	22,037	25-20-215-001-0000	4,576
25-20-214-001-0000	4,125	25-20-215-001-0000	0
25-20-214-001-0000	24,509	25-20-215-001-0000	4,575
25-20-214-001-0000	21,119	25-20-215-001-0000	22,268
25-20-214-001-0000	15,181	25-20-215-001-0000	21,504
25-20-214-001-0000	4,125	25-20-215-001-0000	22,212
25-20-214-001-0000	4,125	25-20-215-001-0000	22,857
25-20-214-001-0000	23,682	25-20-215-001-0000	22,201
25-20-214-001-0000	4,575	25-20-215-001-0000	21,529
25-20-214-001-0000	1,575	25-20-215-001-0000	21,307
25-20-214-001-0000	4,575	25-20-215-001-0000	16,574
25-20-214-001-0000	22,078	25-20-215-001-0000	21,207
25-20-214-001-0000	25,165	25-20-215-001-0000	22,900
25-20-214-001-0000	23,092	25-20-215-001-0000	22,180
25-20-214-001-0000	26,872	25-20-215-001-0000	4,582
25-20-214-001-0000	27,015	25-20-215-001-0000	20,141
25-20-214-001-0000	6,125	25-20-215-001-0000	0
25-20-214-001-0000	6,125	25-20-215-001-0000	0
25-20-214-001-0000	4,721	25-20-215-001-0000	6,912
25-20-214-001-0000	4,721	25-20-215-001-0000	6,392
25-20-214-001-0000	4,721	25-20-215-001-0000	6,145
25-20-214-001-0000	4,721	25-20-215-001-0000	1,060
25-20-214-001-0000	4,721	25-20-215-001-0000	5,114
25-20-214-001-0000	4,721	25-20-215-001-0000	21,212
25-20-214-001-0000	0	25-20-215-001-0000	23,136
25-20-214-001-0000	4,557	25-20-215-001-0000	4,111
25-20-214-001-0000	1,221	25-20-215-001-0000	21,211
25-20-214-001-0000	19,114	25-20-215-001-0000	40,717
25-20-214-001-0000	9,121	25-20-215-001-0000	22,000
25-20-214-001-0000	26,712	25-20-215-001-0000	16,902
25-20-214-001-0000	4,725	25-20-215-001-0000	2,800
25-20-214-001-0000	21,181	25-20-215-001-0000	2,511
25-20-214-001-0000	1,000	25-20-215-001-0000	12,804
25-20-214-001-0000	4,125	25-20-215-001-0000	20,115
25-20-214-001-0000	15,000	25-20-215-001-0000	5,524
25-20-214-001-0000	1,125	25-20-215-001-0000	18,117

Payment Index Number	2014 Equalized Assessed Value	Payment Index Number	2014 Equalized Assessed Value
25 20 222 004 0000	11,071	25 20 221 007 0000	4,500
25 20 222 034 0000	25,042	25 20 221 007 0000	0
25 20 222 005 0000	22,112	25 20 221 007 0000	21,174
25 20 222 002 0000	25,715	25 20 221 011 0000	4,521
25 20 222 001 0000	24,529	25 20 221 011 0000	4,271
25 20 222 004 0000	25,681	25 20 224 004 0000	20,411
25 20 222 004 0000	31,104	25 20 224 004 0000	5,272
25 20 222 004 0000	4,500	25 20 224 004 0000	4,521
25 20 222 001 0000	20,140	25 20 224 010 0000	20,246
25 20 222 002 0000	26,467	25 20 224 017 0000	18,729
25 20 222 001 0000	22,720	25 20 224 018 0000	18,728
25 20 222 014 0000	22,428	25 20 224 019 0000	2,1626
25 20 222 015 0000	24,051	25 20 224 020 0000	21,647
25 20 222 016 0000	22,022	25 20 224 021 0000	2,174
25 20 222 017 0000	24,25	25 20 224 022 0000	2,174
25 20 222 018 0000	11,071	25 20 225 004 0000	4,521
25 20 222 019 0000	22,034	25 20 225 014 0000	4,521
25 20 222 020 0000	26,011	25 20 225 024 0000	21,021
25 20 222 021 0000	25,227	25 20 225 011 0000	11,522
25 20 222 022 0000	21,514	25 20 225 012 0000	24,105
25 20 222 023 0000	12,574	25 20 225 013 0000	24,185
25 20 222 024 0000	13,264	25 20 225 014 0000	24,187
25 20 222 025 0000	12,173	25 20 225 015 0000	21,297
25 20 222 026 0000	14,147	25 20 225 016 0000	26,189
25 20 222 027 0000	4,521	25 20 225 017 0000	22,060
25 20 222 011 0000	24,038	25 20 225 018 0000	0
25 20 222 012 0000	25,526	25 20 225 019 0000	0
25 20 222 013 0000	24,122	25 20 225 021 0000	13,023
25 20 222 024 0000	24,45	25 20 225 022 0000	11,425
25 20 222 014 0000	24,115	25 20 226 000 0000	2,046
25 20 222 015 0000	22,215	25 20 226 001 0000	1,811
25 20 222 016 0000	12,154	25 20 226 004 0000	1,170
25 20 222 022 0000	22,154	25 20 226 005 0000	1,187
25 20 222 023 0000	11,222	25 20 226 006 0000	22,204
25 20 222 024 0000	11,041	25 20 226 007 0000	1,430
25 20 222 025 0000	25,145	25 20 226 015 0000	1,176
25 20 222 026 0000	4,521	25 20 226 016 0000	1,206
25 20 222 004 0000	24,012	25 20 226 020 0000	1,154
25 20 222 024 0000	0,451	25 20 226 017 0000	1,040
25 20 222 015 0000	20,140	25 20 226 012 0000	1,027
25 20 222 016 0000	11,021	25 20 226 013 0000	2,113
25 20 222 017 0000	24,117	25 20 226 014 0000	24,246

Precinct Index Number	2013 Equalized Assessed Value	Precinct Index Number	2013 Equalized Assessed Value
25 20 400 026 0000	11,137	25 20 400 043 0000	35,620
25 20 400 029 0000	11,491	25 20 400 044 0000	20,820
25 20 400 031 0000	11,029	25 20 400 045 0000	6,629
25 20 400 034 0000	7,905	25 20 400 046 0000	20,173
25 20 400 037 0000	16,092	25 20 400 047 0000	16,214
25 20 400 038 0000	21,345	25 20 400 048 0000	16,213
25 20 400 039 0000	42,121	25 20 400 049 0000	7,854
25 20 400 040 0000	24,475	25 20 400 050 0000	29,117
25 20 400 041 0000	11,023	25 20 400 051 0000	32,923
25 20 400 042 0000	26,907	25 20 400 052 0000	3,293
25 20 400 043 0000	20,641	25 20 400 053 0000	26,199
25 20 400 044 0000	26,201	25 20 400 054 0000	14,827
25 20 400 045 0000	26,027	25 20 400 055 0000	28,621
25 20 400 046 0000	12,871	25 20 400 056 0000	28,925
25 20 400 047 0000	22,214	25 20 400 057 0000	24,414
25 20 400 048 0000	24,845	25 20 400 058 0000	24,541
25 20 400 049 0000	24,870	25 20 400 059 0000	20,126
25 20 400 050 0000	22,802	25 20 400 060 0000	24,562
25 20 400 051 0000	20,721	25 20 400 061 0000	29,222
25 20 400 052 0000	21,241	25 20 400 062 0000	25,423
25 20 400 053 0000	21,142	25 20 400 063 0000	28,221
25 20 400 054 0000	24,156	25 20 400 064 0000	20,227
25 20 400 055 0000	26,229	25 20 400 065 0000	24,226
25 20 400 056 0000	26,215	25 20 400 066 0000	22,127
25 20 400 057 0000	21,237	25 20 400 067 0000	24,228
25 20 400 058 0000	22,052	25 20 400 068 0000	22,822
25 20 400 059 0000	41,234	25 20 400 069 0000	22,227
25 20 400 060 0000	22,515	25 20 400 070 0000	40,221
25 20 400 061 0000	24,244	25 20 400 071 0000	22,221
25 20 400 062 0000	14,821	25 20 400 072 0000	22,221
25 20 400 063 0000	22,221	25 20 400 073 0000	22,221
25 20 400 064 0000	22,221	25 20 400 074 0000	22,221
25 20 400 065 0000	22,221	25 20 400 075 0000	22,221
25 20 400 066 0000	22,221	25 20 400 076 0000	22,221
25 20 400 067 0000	22,221	25 20 400 077 0000	22,221
25 20 400 068 0000	22,221	25 20 400 078 0000	22,221
25 20 400 069 0000	22,221	25 20 400 079 0000	22,221
25 20 400 070 0000	22,221	25 20 400 080 0000	22,221
25 20 400 071 0000	22,221	25 20 400 081 0000	22,221
25 20 400 072 0000	22,221	25 20 400 082 0000	22,221
25 20 400 073 0000	22,221	25 20 400 083 0000	22,221
25 20 400 074 0000	22,221	25 20 400 084 0000	22,221
25 20 400 075 0000	22,221	25 20 400 085 0000	22,221
25 20 400 076 0000	22,221	25 20 400 086 0000	22,221
25 20 400 077 0000	22,221	25 20 400 087 0000	22,221
25 20 400 078 0000	22,221	25 20 400 088 0000	22,221
25 20 400 079 0000	22,221	25 20 400 089 0000	22,221
25 20 400 080 0000	22,221	25 20 400 090 0000	22,221
25 20 400 081 0000	22,221	25 20 400 091 0000	22,221
25 20 400 082 0000	22,221	25 20 400 092 0000	22,221
25 20 400 083 0000	22,221	25 20 400 093 0000	22,221
25 20 400 084 0000	22,221	25 20 400 094 0000	22,221
25 20 400 085 0000	22,221	25 20 400 095 0000	22,221
25 20 400 086 0000	22,221	25 20 400 096 0000	22,221
25 20 400 087 0000	22,221	25 20 400 097 0000	22,221
25 20 400 088 0000	22,221	25 20 400 098 0000	22,221
25 20 400 089 0000	22,221	25 20 400 099 0000	22,221
25 20 400 090 0000	22,221	25 20 400 100 0000	22,221

Permanent Index Number	2013 Equalized Assessed Value	Permanent Index Number	2013 Equalized Assessed Value
25 20 300 010 0000	24,301	25 20 310 010 0000	25,343
25 20 300 010 0001	24,302	25 20 310 010 0001	25,344
25 20 300 010 0002	24,345	25 20 310 010 0002	25,387
25 20 300 010 0003	24,322	25 20 310 010 0003	25,364
25 20 300 010 0004	24,367	25 20 310 010 0004	25,409
25 20 300 010 0005	24,464	25 20 310 010 0005	25,506
25 20 300 010 0006	24,521	25 20 310 010 0006	25,563
25 20 300 010 0007	24,578	25 20 310 010 0007	25,620
25 20 300 010 0008	24,635	25 20 310 010 0008	25,677
25 20 300 010 0009	24,692	25 20 310 010 0009	25,734
25 20 300 010 0010	24,749	25 20 310 010 0010	25,791
25 20 300 010 0011	24,806	25 20 310 010 0011	25,848
25 20 300 010 0012	24,863	25 20 310 010 0012	25,905
25 20 300 010 0013	24,920	25 20 310 010 0013	25,962
25 20 300 010 0014	24,977	25 20 310 010 0014	26,019
25 20 300 010 0015	25,034	25 20 310 010 0015	26,076
25 20 300 010 0016	25,091	25 20 310 010 0016	26,133
25 20 300 010 0017	25,148	25 20 310 010 0017	26,190
25 20 300 010 0018	25,205	25 20 310 010 0018	26,247
25 20 300 010 0019	25,262	25 20 310 010 0019	26,304
25 20 300 010 0020	25,319	25 20 310 010 0020	26,361
25 20 300 010 0021	25,376	25 20 310 010 0021	26,418
25 20 300 010 0022	25,433	25 20 310 010 0022	26,475
25 20 300 010 0023	25,490	25 20 310 010 0023	26,532
25 20 300 010 0024	25,547	25 20 310 010 0024	26,589
25 20 300 010 0025	25,604	25 20 310 010 0025	26,646
25 20 300 010 0026	25,661	25 20 310 010 0026	26,703
25 20 300 010 0027	25,718	25 20 310 010 0027	26,760
25 20 300 010 0028	25,775	25 20 310 010 0028	26,817
25 20 300 010 0029	25,832	25 20 310 010 0029	26,874
25 20 300 010 0030	25,889	25 20 310 010 0030	26,931
25 20 300 010 0031	25,946	25 20 310 010 0031	26,988
25 20 300 010 0032	26,003	25 20 310 010 0032	27,045
25 20 300 010 0033	26,060	25 20 310 010 0033	27,102
25 20 300 010 0034	26,117	25 20 310 010 0034	27,159
25 20 300 010 0035	26,174	25 20 310 010 0035	27,216
25 20 300 010 0036	26,231	25 20 310 010 0036	27,273
25 20 300 010 0037	26,288	25 20 310 010 0037	27,330
25 20 300 010 0038	26,345	25 20 310 010 0038	27,387
25 20 300 010 0039	26,402	25 20 310 010 0039	27,444
25 20 300 010 0040	26,459	25 20 310 010 0040	27,501
25 20 300 010 0041	26,516	25 20 310 010 0041	27,558
25 20 300 010 0042	26,573	25 20 310 010 0042	27,615
25 20 300 010 0043	26,630	25 20 310 010 0043	27,672
25 20 300 010 0044	26,687	25 20 310 010 0044	27,729
25 20 300 010 0045	26,744	25 20 310 010 0045	27,786
25 20 300 010 0046	26,801	25 20 310 010 0046	27,843
25 20 300 010 0047	26,858	25 20 310 010 0047	27,900
25 20 300 010 0048	26,915	25 20 310 010 0048	27,957
25 20 300 010 0049	26,972	25 20 310 010 0049	28,014
25 20 300 010 0050	27,029	25 20 310 010 0050	28,071
25 20 300 010 0051	27,086	25 20 310 010 0051	28,128
25 20 300 010 0052	27,143	25 20 310 010 0052	28,185
25 20 300 010 0053	27,200	25 20 310 010 0053	28,242
25 20 300 010 0054	27,257	25 20 310 010 0054	28,299
25 20 300 010 0055	27,314	25 20 310 010 0055	28,356
25 20 300 010 0056	27,371	25 20 310 010 0056	28,413
25 20 300 010 0057	27,428	25 20 310 010 0057	28,470
25 20 300 010 0058	27,485	25 20 310 010 0058	28,527
25 20 300 010 0059	27,542	25 20 310 010 0059	28,584
25 20 300 010 0060	27,599	25 20 310 010 0060	28,641
25 20 300 010 0061	27,656	25 20 310 010 0061	28,698
25 20 300 010 0062	27,713	25 20 310 010 0062	28,755
25 20 300 010 0063	27,770	25 20 310 010 0063	28,812
25 20 300 010 0064	27,827	25 20 310 010 0064	28,869
25 20 300 010 0065	27,884	25 20 310 010 0065	28,926
25 20 300 010 0066	27,941	25 20 310 010 0066	28,983
25 20 300 010 0067	28,000	25 20 310 010 0067	29,040
25 20 300 010 0068	28,057	25 20 310 010 0068	29,097
25 20 300 010 0069	28,114	25 20 310 010 0069	29,154
25 20 300 010 0070	28,171	25 20 310 010 0070	29,211
25 20 300 010 0071	28,228	25 20 310 010 0071	29,268
25 20 300 010 0072	28,285	25 20 310 010 0072	29,325
25 20 300 010 0073	28,342	25 20 310 010 0073	29,382
25 20 300 010 0074	28,399	25 20 310 010 0074	29,439
25 20 300 010 0075	28,456	25 20 310 010 0075	29,496
25 20 300 010 0076	28,513	25 20 310 010 0076	29,553
25 20 300 010 0077	28,570	25 20 310 010 0077	29,610
25 20 300 010 0078	28,627	25 20 310 010 0078	29,667
25 20 300 010 0079	28,684	25 20 310 010 0079	29,724
25 20 300 010 0080	28,741	25 20 310 010 0080	29,781
25 20 300 010 0081	28,798	25 20 310 010 0081	29,838
25 20 300 010 0082	28,855	25 20 310 010 0082	29,895
25 20 300 010 0083	28,912	25 20 310 010 0083	29,952
25 20 300 010 0084	28,969	25 20 310 010 0084	30,009
25 20 300 010 0085	29,026	25 20 310 010 0085	30,066
25 20 300 010 0086	29,083	25 20 310 010 0086	30,123
25 20 300 010 0087	29,140	25 20 310 010 0087	30,180
25 20 300 010 0088	29,197	25 20 310 010 0088	30,237
25 20 300 010 0089	29,254	25 20 310 010 0089	30,294
25 20 300 010 0090	29,311	25 20 310 010 0090	30,351
25 20 300 010 0091	29,368	25 20 310 010 0091	30,408
25 20 300 010 0092	29,425	25 20 310 010 0092	30,465
25 20 300 010 0093	29,482	25 20 310 010 0093	30,522
25 20 300 010 0094	29,539	25 20 310 010 0094	30,579
25 20 300 010 0095	29,596	25 20 310 010 0095	30,636
25 20 300 010 0096	29,653	25 20 310 010 0096	30,693
25 20 300 010 0097	29,710	25 20 310 010 0097	30,750
25 20 300 010 0098	29,767	25 20 310 010 0098	30,807
25 20 300 010 0099	29,824	25 20 310 010 0099	30,864
25 20 300 010 0100	29,881	25 20 310 010 0100	30,921

Premature Index Number	2011 Equalized Assessed Value	Premature Index Number	2013 Equalized Assessed Value
25-21-401-015-0000	1,000	25-21-401-016-0000	21,917
25-21-401-016-0000	24,140	25-21-401-017-0000	24,715
25-21-401-017-0000	25,255	25-21-401-018-0000	25,434
25-21-401-018-0000	24,590	25-21-401-019-0000	25,605
25-21-401-019-0000	24,711	25-21-401-020-0000	24,095
25-21-401-020-0000	25,265	25-21-401-021-0000	21,160
25-21-401-021-0000	24,022	25-21-401-022-0000	24,625
25-21-401-022-0000	24,700	25-21-401-023-0000	1,320
25-21-401-023-0000	24,507	25-21-401-024-0000	24,415
25-21-401-024-0000	24,810	25-21-401-025-0000	24,431
25-21-401-025-0000	24,600	25-21-401-026-0000	24,647
25-21-401-026-0000	24,904	25-21-401-027-0000	24,071
25-21-401-027-0000	22,921	25-21-401-028-0000	24,981
25-21-401-028-0000	21,451	25-21-401-029-0000	24,500
25-21-401-029-0000	21,875	25-21-401-030-0000	24,991
25-21-401-030-0000	24,000	25-21-401-031-0000	21,127
25-21-401-031-0000	24,513	25-21-401-032-0000	24,994
25-21-401-032-0000	26,310	25-21-401-033-0000	24,994
25-21-401-033-0000	24,126	25-21-401-034-0000	24,122
25-21-401-034-0000	24,111	25-21-401-035-0000	24,614
25-21-401-035-0000	24,791	25-21-401-036-0000	24,914
25-21-401-036-0000	22,095	25-21-401-037-0000	24,115
25-21-401-037-0000	24,122	25-21-401-038-0000	24,815
25-21-401-038-0000	21,280	25-21-401-039-0000	24,202
25-21-401-039-0000	21,257	25-21-401-040-0000	22,250
25-21-401-040-0000	21,294	25-21-401-041-0000	24,415
25-21-401-041-0000	22,715	25-21-401-042-0000	24,400
25-21-401-042-0000	24,895	25-21-401-043-0000	24,521
25-21-401-043-0000	12,412	25-21-401-044-0000	14,435
25-21-401-044-0000	12,440	25-21-401-045-0000	24,122
25-21-401-045-0000	12,390	25-21-401-046-0000	14,115
25-21-401-046-0000	11,500	25-21-401-047-0000	24,570
25-21-401-047-0000	12,440	25-21-401-048-0000	24,450
25-21-401-048-0000	12,400	25-21-401-049-0000	24,450
25-21-401-049-0000	22,802	25-21-401-050-0000	24,121
25-21-401-050-0000	14,435	25-21-401-051-0000	24,580
25-21-401-051-0000	14,122	25-21-401-052-0000	14,435
25-21-401-052-0000	24,214	25-21-401-053-0000	14,115
25-21-401-053-0000	14,115	25-21-401-054-0000	14,115
25-21-401-054-0000	24,214	25-21-401-055-0000	14,435
25-21-401-055-0000	14,115	25-21-401-056-0000	14,115
25-21-401-056-0000	24,214	25-21-401-057-0000	14,115
25-21-401-057-0000	24,214	25-21-401-058-0000	14,115
25-21-401-058-0000	24,214	25-21-401-059-0000	14,115
25-21-401-059-0000	24,214	25-21-401-060-0000	14,115
25-21-401-060-0000	24,214	25-21-401-061-0000	14,115
25-21-401-061-0000	24,214	25-21-401-062-0000	14,115
25-21-401-062-0000	24,214	25-21-401-063-0000	14,115
25-21-401-063-0000	24,214	25-21-401-064-0000	14,115
25-21-401-064-0000	24,214	25-21-401-065-0000	14,115
25-21-401-065-0000	24,214	25-21-401-066-0000	14,115
25-21-401-066-0000	24,214	25-21-401-067-0000	14,115
25-21-401-067-0000	24,214	25-21-401-068-0000	14,115
25-21-401-068-0000	24,214	25-21-401-069-0000	14,115
25-21-401-069-0000	24,214	25-21-401-070-0000	14,115
25-21-401-070-0000	24,214	25-21-401-071-0000	14,115
25-21-401-071-0000	24,214	25-21-401-072-0000	14,115
25-21-401-072-0000	24,214	25-21-401-073-0000	14,115
25-21-401-073-0000	24,214	25-21-401-074-0000	14,115
25-21-401-074-0000	24,214	25-21-401-075-0000	14,115
25-21-401-075-0000	24,214	25-21-401-076-0000	14,115
25-21-401-076-0000	24,214	25-21-401-077-0000	14,115
25-21-401-077-0000	24,214	25-21-401-078-0000	14,115
25-21-401-078-0000	24,214	25-21-401-079-0000	14,115
25-21-401-079-0000	24,214	25-21-401-080-0000	14,115
25-21-401-080-0000	24,214	25-21-401-081-0000	14,115
25-21-401-081-0000	24,214	25-21-401-082-0000	14,115
25-21-401-082-0000	24,214	25-21-401-083-0000	14,115
25-21-401-083-0000	24,214	25-21-401-084-0000	14,115
25-21-401-084-0000	24,214	25-21-401-085-0000	14,115
25-21-401-085-0000	24,214	25-21-401-086-0000	14,115
25-21-401-086-0000	24,214	25-21-401-087-0000	14,115
25-21-401-087-0000	24,214	25-21-401-088-0000	14,115
25-21-401-088-0000	24,214	25-21-401-089-0000	14,115
25-21-401-089-0000	24,214	25-21-401-090-0000	14,115
25-21-401-090-0000	24,214	25-21-401-091-0000	14,115
25-21-401-091-0000	24,214	25-21-401-092-0000	14,115
25-21-401-092-0000	24,214	25-21-401-093-0000	14,115
25-21-401-093-0000	24,214	25-21-401-094-0000	14,115
25-21-401-094-0000	24,214	25-21-401-095-0000	14,115
25-21-401-095-0000	24,214	25-21-401-096-0000	14,115
25-21-401-096-0000	24,214	25-21-401-097-0000	14,115
25-21-401-097-0000	24,214	25-21-401-098-0000	14,115
25-21-401-098-0000	24,214	25-21-401-099-0000	14,115
25-21-401-099-0000	24,214	25-21-401-100-0000	14,115

Parliament Index Number	2013 Equalized Assessed Value	Parliament Index Number	2013 Equalized Assessed Value
25 25 407 007 0000	27,715	25 25 407 009 0000	1,165
25 25 408 009 0000	34,230	25 25 408 011 0000	17,321
25 25 409 011 0000	11,213	25 25 409 013 0000	14,574
25 25 410 013 0000	45,441	25 25 409 015 0000	25,035
25 25 411 015 0000	20,144	25 25 409 017 0000	17,061
25 25 412 017 0000	31,513	25 25 409 019 0000	14,227
25 25 413 019 0000	25,213	25 25 410 021 0000	28,502
25 25 414 021 0000	25,703	25 25 410 023 0000	11,151
25 25 415 023 0000	18,111	25 25 410 025 0000	14,212
25 25 416 025 0000	25,640	25 25 410 027 0000	24,225
25 25 417 027 0000	23,127	25 25 410 029 0000	25,241
25 25 418 029 0000	14,522	25 25 410 031 0000	20,213
25 25 419 031 0000	11,282	25 25 410 033 0000	25,150
25 25 420 033 0000	14,106	25 25 410 035 0000	18,211
25 25 421 035 0000	14,611	25 25 410 037 0000	14,552
25 25 422 037 0000	14,166	25 25 410 039 0000	12,147
25 25 423 039 0000	26,063	25 25 410 041 0000	24,245
25 25 424 041 0000	14,249	25 25 410 043 0000	14,000
25 25 425 043 0000	24,133	25 25 410 045 0000	22,111
25 25 426 045 0000	25,018	25 25 410 047 0000	21,041
25 25 427 047 0000	20,413	25 25 410 049 0000	14,011
25 25 428 049 0000	21,143	25 25 410 051 0000	11,111
25 25 429 051 0000	12,002	25 25 410 053 0000	24,064
25 25 430 053 0000	14,016	25 25 410 055 0000	14,011
25 25 431 055 0000	14,000	25 25 410 057 0000	14,012
25 25 432 057 0000	14,012	25 25 410 059 0000	21,111
25 25 433 059 0000	14,012	25 25 410 061 0000	14,111
25 25 434 061 0000	14,111	25 25 410 063 0000	14,111
25 25 435 063 0000	14,111	25 25 410 065 0000	14,111
25 25 436 065 0000	14,111	25 25 410 067 0000	14,111
25 25 437 067 0000	14,111	25 25 410 069 0000	14,111
25 25 438 069 0000	14,111	25 25 410 071 0000	14,111
25 25 439 071 0000	14,111	25 25 410 073 0000	14,111
25 25 440 073 0000	14,111	25 25 410 075 0000	14,111
25 25 441 075 0000	14,111	25 25 410 077 0000	14,111
25 25 442 077 0000	14,111	25 25 410 079 0000	14,111
25 25 443 079 0000	14,111	25 25 410 081 0000	14,111
25 25 444 081 0000	14,111	25 25 410 083 0000	14,111
25 25 445 083 0000	14,111	25 25 410 085 0000	14,111
25 25 446 085 0000	14,111	25 25 410 087 0000	14,111
25 25 447 087 0000	14,111	25 25 410 089 0000	14,111
25 25 448 089 0000	14,111	25 25 410 091 0000	14,111
25 25 449 091 0000	14,111	25 25 410 093 0000	14,111
25 25 450 093 0000	14,111	25 25 410 095 0000	14,111
25 25 451 095 0000	14,111	25 25 410 097 0000	14,111
25 25 452 097 0000	14,111	25 25 410 099 0000	14,111
25 25 453 099 0000	14,111	25 25 410 101 0000	14,111
25 25 454 101 0000	14,111	25 25 410 103 0000	14,111
25 25 455 103 0000	14,111	25 25 410 105 0000	14,111
25 25 456 105 0000	14,111	25 25 410 107 0000	14,111
25 25 457 107 0000	14,111	25 25 410 109 0000	14,111
25 25 458 109 0000	14,111	25 25 410 111 0000	14,111
25 25 459 111 0000	14,111	25 25 410 113 0000	14,111
25 25 460 113 0000	14,111	25 25 410 115 0000	14,111
25 25 461 115 0000	14,111	25 25 410 117 0000	14,111
25 25 462 117 0000	14,111	25 25 410 119 0000	14,111
25 25 463 119 0000	14,111	25 25 410 121 0000	14,111
25 25 464 121 0000	14,111	25 25 410 123 0000	14,111
25 25 465 123 0000	14,111	25 25 410 125 0000	14,111
25 25 466 125 0000	14,111	25 25 410 127 0000	14,111
25 25 467 127 0000	14,111	25 25 410 129 0000	14,111
25 25 468 129 0000	14,111	25 25 410 131 0000	14,111
25 25 469 131 0000	14,111	25 25 410 133 0000	14,111
25 25 470 133 0000	14,111	25 25 410 135 0000	14,111
25 25 471 135 0000	14,111	25 25 410 137 0000	14,111
25 25 472 137 0000	14,111	25 25 410 139 0000	14,111
25 25 473 139 0000	14,111	25 25 410 141 0000	14,111
25 25 474 141 0000	14,111	25 25 410 143 0000	14,111
25 25 475 143 0000	14,111	25 25 410 145 0000	14,111
25 25 476 145 0000	14,111	25 25 410 147 0000	14,111
25 25 477 147 0000	14,111	25 25 410 149 0000	14,111
25 25 478 149 0000	14,111	25 25 410 151 0000	14,111
25 25 479 151 0000	14,111	25 25 410 153 0000	14,111
25 25 480 153 0000	14,111	25 25 410 155 0000	14,111
25 25 481 155 0000	14,111	25 25 410 157 0000	14,111
25 25 482 157 0000	14,111	25 25 410 159 0000	14,111
25 25 483 159 0000	14,111	25 25 410 161 0000	14,111
25 25 484 161 0000	14,111	25 25 410 163 0000	14,111
25 25 485 163 0000	14,111	25 25 410 165 0000	14,111
25 25 486 165 0000	14,111	25 25 410 167 0000	14,111
25 25 487 167 0000	14,111	25 25 410 169 0000	14,111
25 25 488 169 0000	14,111	25 25 410 171 0000	14,111
25 25 489 171 0000	14,111	25 25 410 173 0000	14,111
25 25 490 173 0000	14,111	25 25 410 175 0000	14,111
25 25 491 175 0000	14,111	25 25 410 177 0000	14,111
25 25 492 177 0000	14,111	25 25 410 179 0000	14,111
25 25 493 179 0000	14,111	25 25 410 181 0000	14,111
25 25 494 181 0000	14,111	25 25 410 183 0000	14,111
25 25 495 183 0000	14,111	25 25 410 185 0000	14,111
25 25 496 185 0000	14,111	25 25 410 187 0000	14,111
25 25 497 187 0000	14,111	25 25 410 189 0000	14,111
25 25 498 189 0000	14,111	25 25 410 191 0000	14,111
25 25 499 191 0000	14,111	25 25 410 193 0000	14,111
25 25 500 193 0000	14,111	25 25 410 195 0000	14,111

Permanent Index Number	2014 Equalized Assessed Value	Permanent Index Number	2013 Equalized Assessed Value
25 20 415 001 0001	0	25 20 415 011 0010	1,251
25 20 415 001 0002	0	25 20 415 011 0011	11,114
25 20 415 001 0003	0	25 20 415 011 0012	1,311
25 20 415 010 0004	0	25 20 415 011 0013	4,241
25 20 415 010 0005	0	25 20 415 012 0014	1,311
25 20 415 012 0020	0	25 20 415 012 0015	1,111
25 20 415 012 0021	0	25 20 415 020 0001	5,611
25 20 415 012 0022	0	25 20 415 020 0002	10,115
25 20 415 012 0023	0	25 20 415 022 0003	17,515
25 20 415 012 0024	0	25 20 415 022 0004	12,515
25 20 415 012 0025	0	25 20 415 022 0005	12,515
25 20 415 012 0026	0	25 20 415 024 0006	0
25 20 415 020 0007	0	25 20 415 025 0007	1,511
25 20 415 020 0008	0	25 20 415 025 0008	15,409
25 20 415 020 0009	0	25 20 415 027 0009	11,511
25 20 415 020 0010	0	25 20 415 028 0010	11,511
25 20 415 020 0011	0	25 20 415 029 0011	14,100
25 20 415 028 0000	0	25 20 415 030 0000	12,519
25 20 415 029 0012	0	25 20 415 031 0000	1,511
25 20 415 029 0013	0,743	25 20 415 031 0001	11,111
25 20 415 034 0020	26,311	25 20 415 031 0002	1,511
25 20 415 034 0021	0,743	25 20 415 031 0003	19,000
25 20 415 035 0000	20,743	25 20 415 035 0004	1,400
25 20 415 035 0001	24,469	25 20 415 035 0005	21,515
25 20 415 038 0000	20,043	25 20 415 035 0006	25,115
25 20 415 038 0001	19,512	25 20 415 035 0007	12,215
25 20 415 041 0000	21,222	25 20 415 035 0008	0
25 20 415 041 0001	11,291	25 20 415 030 0000	11,111
25 20 415 041 0002	21,911	25 20 415 031 0000	0,111
25 20 415 041 0003	21,914	25 20 415 031 0001	5,011
25 20 415 041 0004	15,419	25 20 415 031 0002	1,011
25 20 415 041 0005	14,115	25 20 415 031 0003	1,500
25 20 415 041 0006	11,111	25 20 415 031 0004	5,011
25 20 415 041 0007	0,795	25 20 415 031 0005	25,515
25 20 415 041 0008	0,401	25 20 415 035 0000	1,111
25 20 415 041 0009	28,043	25 20 415 035 0001	10,111
25 20 415 041 0010	10,155	25 20 415 035 0002	0,011
25 20 415 041 0011	14,011	25 20 415 035 0003	1,011
25 20 415 041 0012	1,400	25 20 415 035 0004	0
25 20 415 041 0013	11,015	25 20 415 035 0005	10,111
25 20 415 041 0014	1,011	25 20 415 035 0006	11,511
25 20 415 041 0015	11,111	25 20 415 035 0007	1,011

Permanent Index Number	2015 Equalized Assessed Value	Permanent Index Number	2015 Equalized Assessed Value
25-20-421-001-0000	10,125	25-20-421-010-0000	26,432
25-20-421-002-0000	24,231	25-20-421-011-0000	21,211
25-20-421-003-0000	21,157	25-20-421-012-0000	1,015
25-20-421-004-0000	26,212	25-20-421-013-0000	1,093
25-20-421-005-0000	21,310	25-20-421-014-0000	22,011
25-20-421-006-0000	19,933	25-20-421-015-0000	14,381
25-20-421-007-0000	2,111	25-20-421-016-0000	23,250
25-20-421-008-0000	10,831	25-20-421-017-0000	11,185
25-20-421-009-0000	20,250	25-20-421-018-0000	21,138
25-20-421-010-0000	1,043	25-20-421-019-0000	0
25-20-421-011-0000	3,556	25-20-421-020-0000	6,025
25-20-421-012-0000	27,510	25-20-421-021-0000	21,201
25-20-421-013-0000	1,000	25-20-421-022-0000	16,321
25-20-421-014-0000	19,710	25-20-421-023-0000	14,210
25-20-421-015-0000	2,244	25-20-421-024-0000	0
25-20-421-016-0000	0	25-20-421-025-0000	12,041
25-20-421-017-0000	0	25-20-421-026-0000	10,011
25-20-421-018-0000	21,158	25-20-421-027-0000	1,019
25-20-421-019-0000	11,409	25-20-421-028-0000	14,211
25-20-421-020-0000	25,160	25-20-421-029-0000	21,020
25-20-421-021-0000	28,007	25-20-421-030-0000	28,000
25-20-421-022-0000	26,000	25-20-421-031-0000	14,011
25-20-421-023-0000	28,484	25-20-421-032-0000	18,044
25-20-421-024-0000	18,425	25-20-421-033-0000	21,010
25-20-421-025-0000	0,000	25-20-421-034-0000	17,088
25-20-421-026-0000	18,018	25-20-421-035-0000	14,008
25-20-421-027-0000	0,000	25-20-421-036-0000	14,017
25-20-421-028-0000	11,000	25-20-421-037-0000	14,017
25-20-421-029-0000	20,181	25-20-421-038-0000	14,018
25-20-421-030-0000	0	25-20-421-039-0000	28,010
25-20-421-031-0000	11,018	25-20-421-040-0000	18,014
25-20-421-032-0000	11,419	25-20-421-041-0000	11,017
25-20-421-033-0000	1,111	25-20-421-042-0000	11,021
25-20-421-034-0000	11,112	25-20-421-043-0000	11,024
25-20-421-035-0000	0,113	25-20-421-044-0000	11,023
25-20-421-036-0000	23,117	25-20-421-045-0000	11,014
25-20-421-037-0000	28,120	25-20-421-046-0000	11,012
25-20-421-038-0000	29,025	25-20-421-047-0000	11,010
25-20-421-039-0000	11,120	25-20-421-048-0000	11,007
25-20-421-040-0000	21,147	25-20-421-049-0000	11,010
25-20-421-041-0000	20,210	25-20-421-050-0000	10,000
25-20-421-042-0000	11,111	25-20-421-051-0000	10,011

Permanent Index Number	2011 Equalized Assessed Value	Permanent Index Number	2013 Equalized Assessed Value
25-29-122-014-0000	24,077	25-29-122-015-0000	0
25-29-122-015-0000	21,325	25-29-122-016-0000	0
25-29-122-016-0000	22,508	25-29-122-017-0000	0
25-29-122-017-0000	23,212	25-29-122-018-0000	20,000
25-29-122-018-0000	23,916	25-29-122-019-0000	0
25-29-122-019-0000	24,619	25-29-122-020-0000	0
25-29-122-020-0000	25,322	25-29-122-021-0000	0
25-29-122-021-0000	26,025	25-29-122-022-0000	0
25-29-122-022-0000	26,728	25-29-122-023-0000	0
25-29-122-023-0000	27,431	25-29-122-024-0000	0
25-29-122-024-0000	28,134	25-29-122-025-0000	0
25-29-122-025-0000	28,837	25-29-122-026-0000	0
25-29-122-026-0000	29,540	25-29-122-027-0000	0
25-29-122-027-0000	30,243	25-29-122-028-0000	0
25-29-122-028-0000	30,946	25-29-122-029-0000	0
25-29-122-029-0000	31,649	25-29-122-030-0000	0
25-29-122-030-0000	32,352	25-29-122-031-0000	0
25-29-122-031-0000	33,055	25-29-122-032-0000	0
25-29-122-032-0000	33,758	25-29-122-033-0000	0
25-29-122-033-0000	34,461	25-29-122-034-0000	0
25-29-122-034-0000	35,164	25-29-122-035-0000	0
25-29-122-035-0000	35,867	25-29-122-036-0000	0
25-29-122-036-0000	36,570	25-29-122-037-0000	0
25-29-122-037-0000	37,273	25-29-122-038-0000	0
25-29-122-038-0000	37,976	25-29-122-039-0000	0
25-29-122-039-0000	38,679	25-29-122-040-0000	0
25-29-122-040-0000	39,382	25-29-122-041-0000	0
25-29-122-041-0000	40,085	25-29-122-042-0000	0
25-29-122-042-0000	40,788	25-29-122-043-0000	0
25-29-122-043-0000	41,491	25-29-122-044-0000	0
25-29-122-044-0000	42,194	25-29-122-045-0000	0
25-29-122-045-0000	42,897	25-29-122-046-0000	0
25-29-122-046-0000	43,600	25-29-122-047-0000	0
25-29-122-047-0000	44,303	25-29-122-048-0000	0
25-29-122-048-0000	45,006	25-29-122-049-0000	0
25-29-122-049-0000	45,709	25-29-122-050-0000	0
25-29-122-050-0000	46,412	25-29-122-051-0000	0
25-29-122-051-0000	47,115	25-29-122-052-0000	0
25-29-122-052-0000	47,818	25-29-122-053-0000	0
25-29-122-053-0000	48,521	25-29-122-054-0000	0
25-29-122-054-0000	49,224	25-29-122-055-0000	0
25-29-122-055-0000	49,927	25-29-122-056-0000	0
25-29-122-056-0000	50,630	25-29-122-057-0000	0
25-29-122-057-0000	51,333	25-29-122-058-0000	0
25-29-122-058-0000	52,036	25-29-122-059-0000	0
25-29-122-059-0000	52,739	25-29-122-060-0000	0
25-29-122-060-0000	53,442	25-29-122-061-0000	0
25-29-122-061-0000	54,145	25-29-122-062-0000	0
25-29-122-062-0000	54,848	25-29-122-063-0000	0
25-29-122-063-0000	55,551	25-29-122-064-0000	0
25-29-122-064-0000	56,254	25-29-122-065-0000	0
25-29-122-065-0000	56,957	25-29-122-066-0000	0
25-29-122-066-0000	57,660	25-29-122-067-0000	0
25-29-122-067-0000	58,363	25-29-122-068-0000	0
25-29-122-068-0000	59,066	25-29-122-069-0000	0
25-29-122-069-0000	59,769	25-29-122-070-0000	0
25-29-122-070-0000	60,472	25-29-122-071-0000	0
25-29-122-071-0000	61,175	25-29-122-072-0000	0
25-29-122-072-0000	61,878	25-29-122-073-0000	0
25-29-122-073-0000	62,581	25-29-122-074-0000	0
25-29-122-074-0000	63,284	25-29-122-075-0000	0
25-29-122-075-0000	63,987	25-29-122-076-0000	0
25-29-122-076-0000	64,690	25-29-122-077-0000	0
25-29-122-077-0000	65,393	25-29-122-078-0000	0
25-29-122-078-0000	66,096	25-29-122-079-0000	0
25-29-122-079-0000	66,799	25-29-122-080-0000	0
25-29-122-080-0000	67,502	25-29-122-081-0000	0
25-29-122-081-0000	68,205	25-29-122-082-0000	0
25-29-122-082-0000	68,908	25-29-122-083-0000	0
25-29-122-083-0000	69,611	25-29-122-084-0000	0
25-29-122-084-0000	70,314	25-29-122-085-0000	0
25-29-122-085-0000	71,017	25-29-122-086-0000	0
25-29-122-086-0000	71,720	25-29-122-087-0000	0
25-29-122-087-0000	72,423	25-29-122-088-0000	0
25-29-122-088-0000	73,126	25-29-122-089-0000	0
25-29-122-089-0000	73,829	25-29-122-090-0000	0
25-29-122-090-0000	74,532	25-29-122-091-0000	0
25-29-122-091-0000	75,235	25-29-122-092-0000	0
25-29-122-092-0000	75,938	25-29-122-093-0000	0
25-29-122-093-0000	76,641	25-29-122-094-0000	0
25-29-122-094-0000	77,344	25-29-122-095-0000	0
25-29-122-095-0000	78,047	25-29-122-096-0000	0
25-29-122-096-0000	78,750	25-29-122-097-0000	0
25-29-122-097-0000	79,453	25-29-122-098-0000	0
25-29-122-098-0000	80,156	25-29-122-099-0000	0
25-29-122-099-0000	80,859	25-29-122-100-0000	0
25-29-122-100-0000	81,562		
25-29-122-101-0000	82,265		
25-29-122-102-0000	82,968		
25-29-122-103-0000	83,671		
25-29-122-104-0000	84,374		
25-29-122-105-0000	85,077		
25-29-122-106-0000	85,780		
25-29-122-107-0000	86,483		
25-29-122-108-0000	87,186		
25-29-122-109-0000	87,889		
25-29-122-110-0000	88,592		
25-29-122-111-0000	89,295		
25-29-122-112-0000	90,000		
25-29-122-113-0000	90,703		
25-29-122-114-0000	91,406		
25-29-122-115-0000	92,109		
25-29-122-116-0000	92,812		
25-29-122-117-0000	93,515		
25-29-122-118-0000	94,218		
25-29-122-119-0000	94,921		
25-29-122-120-0000	95,624		
25-29-122-121-0000	96,327		
25-29-122-122-0000	97,030		
25-29-122-123-0000	97,733		
25-29-122-124-0000	98,436		
25-29-122-125-0000	99,139		
25-29-122-126-0000	99,842		
25-29-122-127-0000	100,545		
25-29-122-128-0000	101,248		
25-29-122-129-0000	101,951		
25-29-122-130-0000	102,654		
25-29-122-131-0000	103,357		
25-29-122-132-0000	104,060		
25-29-122-133-0000	104,763		
25-29-122-134-0000	105,466		
25-29-122-135-0000	106,169		
25-29-122-136-0000	106,872		
25-29-122-137-0000	107,575		
25-29-122-138-0000	108,278		
25-29-122-139-0000	108,981		
25-29-122-140-0000	109,684		
25-29-122-141-0000	110,387		
25-29-122-142-0000	111,090		
25-29-122-143-0000	111,793		
25-29-122-144-0000	112,496		
25-29-122-145-0000	113,199		
25-29-122-146-0000	113,902		
25-29-122-147-0000	114,605		
25-29-122-148-0000	115,308		
25-29-122-149-0000	116,011		
25-29-122-150-0000	116,714		
25-29-122-151-0000	117,417		
25-29-122-152-0000	118,120		
25-29-122-153-0000	118,823		
25-29-122-154-0000	119,526		
25-29-122-155-0000	120,229		
25-29-122-156-0000	120,932		
25-29-122-157-0000	121,635		
25-29-122-158-0000	122,338		
25-29-122-159-0000	123,041		
25-29-122-160-0000	123,744		
25-29-122-161-0000	124,447		
25-29-122-162-0000	125,150		
25-29-122-163-0000	125,853		
25-29-122-164-0000	126,556		
25-29-122-165-0000	127,259		
25-29-122-166-0000	127,962		
25-29-122-167-0000	128,665		
25-29-122-168-0000	129,368		
25-29-122-169-0000	130,071		
25-29-122-170-0000	130,774		
25-29-122-171-0000	131,477		
25-29-122-172-0000	132,180		
25-29-122-173-0000	132,883		
25-29-122-174-0000	133,586		
25-29-122-175-0000	134,289		
25-29-122-176-0000	134,992		
25-29-122-177-0000	135,695		
25-29-122-178-0000	136,398		
25-29-122-179-0000	137,101		
25-29-122-180-0000	137,804		
25-29-122-181-0000	138,507		
25-29-122-182-0000	139,210		
25-29-122-183-0000	139,913		
25-29-122-184-0000	140,616		
25-29-122-185-0000	141,319		
25-29-122-186-0000	142,022		
25-29-122-187-0000	142,725		
25-29-122-188-0000	143,428		
25-29-122-189-0000	144,131		
25-29-122-190-0000	144,834		
25-29-122-191-0000	145,537		
25-29-122-192-0000	146,240		
25-29-122-193-0000	146,943		
25-29-122-194-0000	147,646		
25-29-122-195-0000	148,349		
25-29-122-196-0000	149,052		
25-29-122-197-0000	149,755		
25-29-122-198-0000	150,458		
25-29-122-199-0000	151,161		
25-29-122-200-0000	151,864		
25-29-122-201-0000	152,567		
25-29-122-202-0000	153,270		
25-29-122-203-0000	153,973		
25-29-122-204-0000	154,676		
25-29-122-205-0000	155,379		
25-29-122-206-0000	156,082		
25-29-122-207-0000	156,785		
25-29-122-208-0000	157,488		
25-29-122-209-0000	158,191		
25-29-122-210-0000	158,894		
25-29-122-211-0000	159,597		
25-29-122-212-0000	160,300		
25-29-122-213-0000	161,003		
25-29-122-214-0000	161,706		
25-29-122-215-0000	162,409		
25-29-122-216-0000	163,112		
25-29-122-217-0000	163,815		
25-29-122-218-0000	164,518		
25-29-122-219-0000	165,221		
25-29-122-220-0000	165,924		
25-29-122-221-0000	166,627		
25-29-122-222-0000	167,330		
25-29-122-223-0000	168,033		
25-29-122-224-0000	168,736		
25-29-122-225-0000	169,439		
25-29-122-226-0000	170,142		
25-29-122-227-0000	170,845		
25-29-122-228-0000	171,548		
25-29-122-229-0000	172,251		
25-29-122-230-0000	172,954		
25-29-122-231-0000	173,657		

Procurement Index Number	2013 Equivald Assessed Value	Procurement Index Number	2013 Equivald Assessed Value
25-29-209-001-0000	0	25-29-210-019-0000	22,104
25-29-209-005-0000	4,121	25-29-210-020-0000	11,204
25-29-209-006-0000	4,067	25-29-210-021-0000	12,604
25-29-209-007-0000	0	25-29-210-022-0000	11,622
25-29-209-008-0000	50,267	25-29-210-023-0000	21,562
25-29-209-009-0000	2,9848	25-29-210-024-0000	22,111
25-29-209-010-0000	2,9848	25-29-210-025-0000	22,212
25-29-209-011-0000	3,521	25-29-210-026-0000	4,500
25-29-209-012-0000	0	25-29-210-027-0000	26,912
25-29-209-013-0000	0	25-29-210-028-0000	22,511
25-29-209-014-0000	0	25-29-210-029-0000	22,539
25-29-209-015-0000	10,221	25-29-210-030-0000	25,241
25-29-209-016-0000	4,394	25-29-210-031-0000	25,211
25-29-209-017-0000	4,904	25-29-210-032-0000	20,221
25-29-209-021-0000	1,526	25-29-210-033-0000	22,164
25-29-209-022-0000	0	25-29-210-034-0000	22,214
25-29-209-023-0000	4,501	25-29-210-035-0000	2,121
25-29-209-024-0000	4,611	25-29-210-036-0000	24,074
25-29-209-025-0000	2,566	25-29-210-037-0000	21,519
25-29-209-031-0000	0	25-29-210-038-0000	22,211
25-29-209-034-0000	0	25-29-210-039-0000	25,962
25-29-209-035-0000	0	25-29-210-040-0000	21,227
25-29-209-036-0000	0	25-29-210-041-0000	25,294
25-29-209-037-0000	0	25-29-210-042-0000	19,562
25-29-209-038-0000	0	25-29-210-043-0000	21,516
25-29-209-039-0000	0	25-29-210-044-0000	24,210
25-29-209-040-0000	0	25-29-210-045-0000	25,222
25-29-209-046-0000	0	25-29-210-046-0000	23,019
25-29-209-047-0000	0	25-29-210-049-0000	24,511
25-29-210-012-0000	0	25-29-210-050-0000	12,122
25-29-210-013-0000	0	25-29-210-051-0000	21,528
25-29-210-014-0000	0	25-29-210-052-0000	21,121
25-29-210-015-0000	0	25-29-210-053-0000	22,211
25-29-210-016-0000	0	25-29-210-054-0000	25,214
25-29-210-017-0000	0	25-29-210-055-0000	24,249
25-29-210-018-0000	0	25-29-210-056-0000	22,521
25-29-210-019-0000	0	25-29-210-057-0000	22,242
25-29-210-020-0000	0	25-29-210-058-0000	21,221
25-29-210-021-0000	0	25-29-210-059-0000	21,221
25-29-210-022-0000	26,221	25-29-210-060-0000	21,221
25-29-210-023-0000	12,121	25-29-210-061-0000	12,221
25-29-210-024-0000	22,514	25-29-210-062-0000	12,221

Permanent Index Number	2011 Equalized Assessed Value	Permanent Index Number	2013 Equalized Assessed Value
25-29-214-005-0-000	21,072	25-29-215-078-000-0	20,176
25-29-214-006-0-000	21,490	25-29-215-081-000-0	17,742
25-29-214-007-000-0	23,717	25-29-215-082-000-0	21,981
25-29-214-008-0-000	25,262	25-29-215-083-000-0	27,002
25-29-214-009-0-000	24,316	25-29-215-084-000-0	4,471
25-29-214-010-0-000	24,521	25-29-215-085-000-0	5,521
25-29-214-011-000-0	25,297	25-29-215-086-000-0	4,104
25-29-214-012-000-0	23,150	25-29-215-087-000-0	5,007
25-29-214-013-0-000	27,408	25-29-215-088-000-0	23,166
25-29-214-014-000-0	22,116	25-29-215-089-000-0	3,446
25-29-214-015-000-0	22,145	25-29-215-091-000-0	5,489
25-29-214-016-000-0	22,883	25-29-215-092-000-0	21,721
25-29-214-017-000-0	6,890	25-29-215-093-000-0	6,800
25-29-214-018-000-0	21,784	25-29-215-094-000-0	15,116
25-29-214-019-000-0	1,414	25-29-215-095-000-0	15,069
25-29-214-020-000-0	21,615	25-29-215-096-000-0	22,860
25-29-214-021-000-0	21,252	25-29-215-097-000-0	19,078
25-29-214-022-000-0	14,293	25-29-215-098-000-0	11,621
25-29-214-023-000-0	22,073	25-29-215-099-000-0	22,085
25-29-214-024-000-0	21,650	25-29-215-101-000-0	22,044
25-29-214-025-000-0	17,096	25-29-215-102-000-0	22,140
25-29-214-026-000-0	16,763	25-29-215-103-000-0	31,454
25-29-214-027-000-0	19,304	25-29-215-104-000-0	25,221
25-29-214-028-000-0	22,897	25-29-215-105-000-0	21,207
25-29-214-029-000-0	22,260	25-29-215-106-000-0	20,340
25-29-214-030-000-0	18,122	25-29-215-107-000-0	15,069
25-29-214-031-000-0	21,084	25-29-215-108-000-0	12,421
25-29-214-032-000-0	26,199	25-29-215-109-000-0	22,021
25-29-214-033-000-0	25,411	25-29-215-110-000-0	20,122
25-29-214-034-000-0	21,213	25-29-215-111-000-0	21,211
25-29-214-035-000-0	21,241	25-29-215-112-000-0	24,241
25-29-214-036-000-0	24,338	25-29-215-113-000-0	25,648
25-29-214-037-000-0	21,125	25-29-215-114-000-0	17,357
25-29-214-038-000-0	21,450	25-29-215-115-000-0	25,004
25-29-214-039-000-0	22,926	25-29-215-116-000-0	29,658
25-29-214-040-000-0	19,561	25-29-215-117-000-0	26,588
25-29-214-041-000-0	27,367	25-29-215-118-000-0	24,253
25-29-214-042-000-0	20,741	25-29-215-119-000-0	24,210
25-29-214-043-0-000	23,001	25-29-215-120-000-0	24,223
25-29-214-044-0-000	21,129	25-29-215-121-000-0	8,783
25-29-214-045-0-000	26,422	25-29-215-122-000-0	37,121
25-29-214-046-0-000	25,171	25-29-215-123-000-0	22,628

Permanent Index Number	2013 Equalized Assessed Value	Permanent Index Number	2014 Equalized Assessed Value
25-29-217-001-0000	2,400	25-29-218-007-0000	2,400
25-29-217-005-0000	4,450	25-29-218-008-0000	15,450
25-29-217-006-0000	26,354	25-29-218-009-0000	21,000
25-29-217-007-0000	24,000	25-29-218-010-0000	21,000
25-29-217-012-0000	10,288	25-29-218-011-0000	22,000
25-29-217-014-0000	4,615	25-29-218-012-0000	23,000
25-29-217-014-0000	5,240	25-29-218-013-0000	15,000
25-29-217-016-0000	10,000	25-29-218-014-0000	21,000
25-29-217-017-0000	3,480	25-29-218-015-0000	21,000
25-29-217-018-0000	5,000	25-29-218-016-0000	28,000
25-29-217-019-0000	4,800	25-29-218-017-0000	1,000
25-29-217-023-0000	21,200	25-29-218-018-0000	29,100
25-29-217-024-0000	22,700	25-29-218-020-0000	0
25-29-217-027-0000	18,000	25-29-218-021-0000	0
25-29-217-028-0000	0	25-29-218-022-0000	0
25-29-217-029-0000	0	25-29-218-023-0000	0
25-29-217-031-0000	19,000	25-29-218-024-0000	27,200
25-29-217-040-0000	30,000	25-29-218-026-0000	15,000
25-29-217-041-0000	24,000		
25-29-217-038-0000	4,600		
25-29-217-039-0000	5,500		
25-29-217-040-0000	27,000		
25-29-217-041-0000	20,000		
25-29-217-042-0000	12,000		
25-29-217-043-0000	25,000		
25-29-217-044-0000	21,000		
25-29-217-045-0000	21,000		
25-29-217-046-0000	26,000		
25-29-217-047-0000	26,000		
25-29-217-048-0000	26,000		
25-29-217-049-0000	26,000		
25-29-217-050-0000	26,000		
25-29-217-051-0000	26,000		
25-29-217-052-0000	26,000		
25-29-217-053-0000	26,000		
25-29-217-054-0000	26,000		
25-29-217-055-0000	26,000		
25-29-217-056-0000	26,000		
25-29-217-057-0000	26,000		
25-29-217-058-0000	26,000		
25-29-217-059-0000	26,000		
25-29-217-060-0000	26,000		
25-29-217-061-0000	26,000		
25-29-217-062-0000	26,000		
25-29-217-063-0000	26,000		
25-29-217-064-0000	26,000		
25-29-217-065-0000	26,000		
25-29-217-066-0000	26,000		
25-29-217-067-0000	26,000		
25-29-217-068-0000	26,000		
25-29-217-069-0000	26,000		
25-29-217-070-0000	26,000		
25-29-217-071-0000	26,000		
25-29-217-072-0000	26,000		
25-29-217-073-0000	26,000		
25-29-217-074-0000	26,000		
25-29-217-075-0000	26,000		
25-29-217-076-0000	26,000		
25-29-217-077-0000	26,000		
25-29-217-078-0000	26,000		
25-29-217-079-0000	26,000		
25-29-217-080-0000	26,000		
25-29-217-081-0000	26,000		
25-29-217-082-0000	26,000		
25-29-217-083-0000	26,000		
25-29-217-084-0000	26,000		
25-29-217-085-0000	26,000		
25-29-217-086-0000	26,000		
25-29-217-087-0000	26,000		
25-29-217-088-0000	26,000		
25-29-217-089-0000	26,000		
25-29-217-090-0000	26,000		
25-29-217-091-0000	26,000		
25-29-217-092-0000	26,000		
25-29-217-093-0000	26,000		
25-29-217-094-0000	26,000		
25-29-217-095-0000	26,000		
25-29-217-096-0000	26,000		
25-29-217-097-0000	26,000		
25-29-217-098-0000	26,000		
25-29-217-099-0000	26,000		
25-29-217-100-0000	26,000		

Appendix F
110 Amendment No. 1 To 119 1157 Redevelopment Project Area
Tax Increment Financing Redevelopment Plan Area Project

Feasibility Study Area Eligibility Study

Introduction

This feasibility study was conducted for the City of Chicago and is a direct consequence of the City of Chicago's 2014 Tax Increment Financing Redevelopment Plan Area Project. The City of Chicago's 2014 Tax Increment Financing Redevelopment Plan Area Project was approved by the City Council on July 22, 2014. The City of Chicago's 2014 Tax Increment Financing Redevelopment Plan Area Project is a multi-phase project that will be implemented in two phases. The first phase of the project is the feasibility study, which is the subject of this report. The second phase of the project is the implementation of the project, which will be completed by the end of 2016.

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This report summarizes the analysis and findings of the feasibility study, which is the subject of the City of Chicago's 2014 Tax Increment Financing Redevelopment Plan Area Project. The report is organized as follows: (1) the findings and conclusions of the feasibility study; (2) the description of the feasibility study area; (3) the methodology used in the study; (4) the data used in the study; (5) the results of the study; and (6) the conclusions of the study. The report is intended to provide information to the City Council and the public regarding the feasibility of the project and to assist in the decision-making process.

Provisions of the Illinois Tax Increment Redevelopment Act

The Illinois Tax Increment Redevelopment Act (Act) is a law that provides for the creation of tax increment financing (TIF) districts. The Act is designed to encourage investment in the State of Illinois and to provide for the economic development of the State. The Act is a key component of the State's economic development strategy and is a critical tool for the State's economic development efforts.

The Act provides for the creation of TIF districts and for the use of TIF districts to finance the development of the State. The Act is a key component of the State's economic development strategy and is a critical tool for the State's economic development efforts. The Act is designed to encourage investment in the State of Illinois and to provide for the economic development of the State.

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The laboratory program of the Act specifically requires an area can be designated as a "concerned area" and/or "highlighted area" if it is found upon an evaluation of certain eligibility factors listed in the Act.

According to the Act, a "concerned area" for emphasis and must have a combination of five (5) or more eligibility factors being in concern, which threaten the health, safety, morals or welfare of the general district. "Concerned areas" must have a minimum of 50% of the total structures within the area aged 35 years or older, plus a combination of three (3) or more additional eligibility factors that are detrimental to public safety, health, morals or welfare, and which could result in such an area becoming a "highlighted area."

Factors for Improved Land

As stated, "highlighted areas" must have a combination of five (5) or more of the eligibility factors listed below, and "conservation areas" must have a minimum of 20% of the total structures within the area aged 35 years or older, plus a combination of three (3) or more additional eligibility factors.

Deterioration. 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 repairs are required, or the defects are so serious and widespread that the buildings must be removed.

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

Deterioration. With respect to buildings, defects include, 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 in direct waterfront area including but not limited to, garbage marking, crumbling potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

Presence of Structures Below Minimum Code Standards. A structure that do not meet the standards of zoning, subdivision, building, fire and other (governmental) codes applicable to property. Building not using heating and property maintenance codes.

Illegal Use of Individual Structures. The use of structures in violation of the applicable federal, state or local law – exclusive of those applicable to the "Presence of Structures Below Minimum Code Standards."

Excessive Ventilation. The presence of buildings that are unoccupied or unoccupied and that require an excessive amount of energy on the time it takes and the frequency, extent or duration of the ventilation.

Lack of Ventilation, Light or Sanitary Facilities. The absence of an space ventilation or lack of or a reduction in order to keep windows, or that increase the removal of dust, odor, gas, smoke or other noxious airborne materials. Inadequate natural light and ventilation are in the absence of skylight or windows for interior spaces or rooms, and improper window sizes and amounts by floor area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchen, and structural inadequacies preventing a press and egress to and from all rooms and units within a building.

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.

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: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety; and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings; increased threat of spread of fire due to the close proximity of buildings; lack of adequate or proper access to a public right-of-way; lack of reasonably required off-street parking; or inadequate provision for loading and service.

Deleterious Land Use as Layout. The existence of incompatible land use relationships, buildings occupied by inappropriate mixed uses, or uses considered to be nuisances, offensive or unsuitable for the surrounding area.

Environmental Clean-Up. The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs (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.

Lack of Community Planning. The proposed redevelopment project area was designated prior to or without the benefit of a plan of a community plan. The Act states that the development is limited to a certain type of structure, the project is to be developed in a certain manner, and that the plan was adopted as a result of the area's development. The factors cited by the applicant are evidence of failure of the developer to follow the applicable code that affects such development within the project's boundary or scope, and also the effect of the project, described as a standard, "historic character neighborhood" due to several effects, including planning.

Lack of Growth in Equalized Assessed Value. The total assessed value of the project area and related project area has declined for three of the last five calendar years since the year in which the redevelopment project area was designated, the percentage of such decline is less than the national average for three of the last five 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 three of the last five calendar years prior to the year in which the redevelopment project area was designated.

Methodology Overview and Determination of Eligibility

Analysis of the eligibility factors was conducted through research involving an extensive survey of the Expansion Study Area completed on December 23, 2014, reviewed building and property records from City of Chicago data portal records of building permits and code violation, within the Expansion Study Area from 2010 through 2014, and equalized assessed value data from the Cook County Assessor's Office and compared with City staff field survey of the area established that there are a total of 4,677 parcels and 3,581 primary structures within the Expansion Study Area. Ancillary structures, such as garages, sheds and outbuildings, are not included in this total. The Expansion Study Area includes 177 tax blocks, including 16 blocks located entirely within rights-of-way, there are 102 tax blocks in the Expansion Study Area.

The Expansion Study Area was examined for qualification factors consistent with either "plighted area" or "conservation area" requirements of the Act. SS Friedman concluded that the properties within the Expansion Study Area qualify for designation as a "conservation area" for improved land, based upon the presence to a meaningful extent of the eligibility criteria as defined by the Act.

For more detail designation, SS Friedman analyzed the presence of eligibility factors on a building-by-building and lot-by-lot parcel-by-parcel basis, and analyzed the distribution of factors on a block-by-block basis. Where appropriate, we calculated the presence of eligibility factors for infrastructure and ancillary structures associated with the primary structures. The eligibility factors were correlated to building and lot parcels using aerial maps, Geographic Information Systems (GIS) data from the City and Cook County, and field visits. Data created from field observations and record searches. To understand how they graphically plotted on a tax parcel map of the Expansion Study Area to establish the distribution of eligibility factors, and to determine what factors were present for a map output.

Conservation Area Findings

As required by the Act, an order to be designated as a conservation area must contain at least 50% of the buildings within the Expansion Study Area must be 50 years old or older and at least 10% of 10 or more of the eligibility factors must be found present to a meaningful extent, and reasonably distributed throughout the Expansion Study Area.

Based on information obtained from the Cook County Assessment Office, all properties identified during 180 of the 2012 buildings within the Expansion Study Area (89%) are 50 years of age or older. Map 2 on page 30 of the preliminary distribution of parcels is a summary of the 180 properties that were identified.

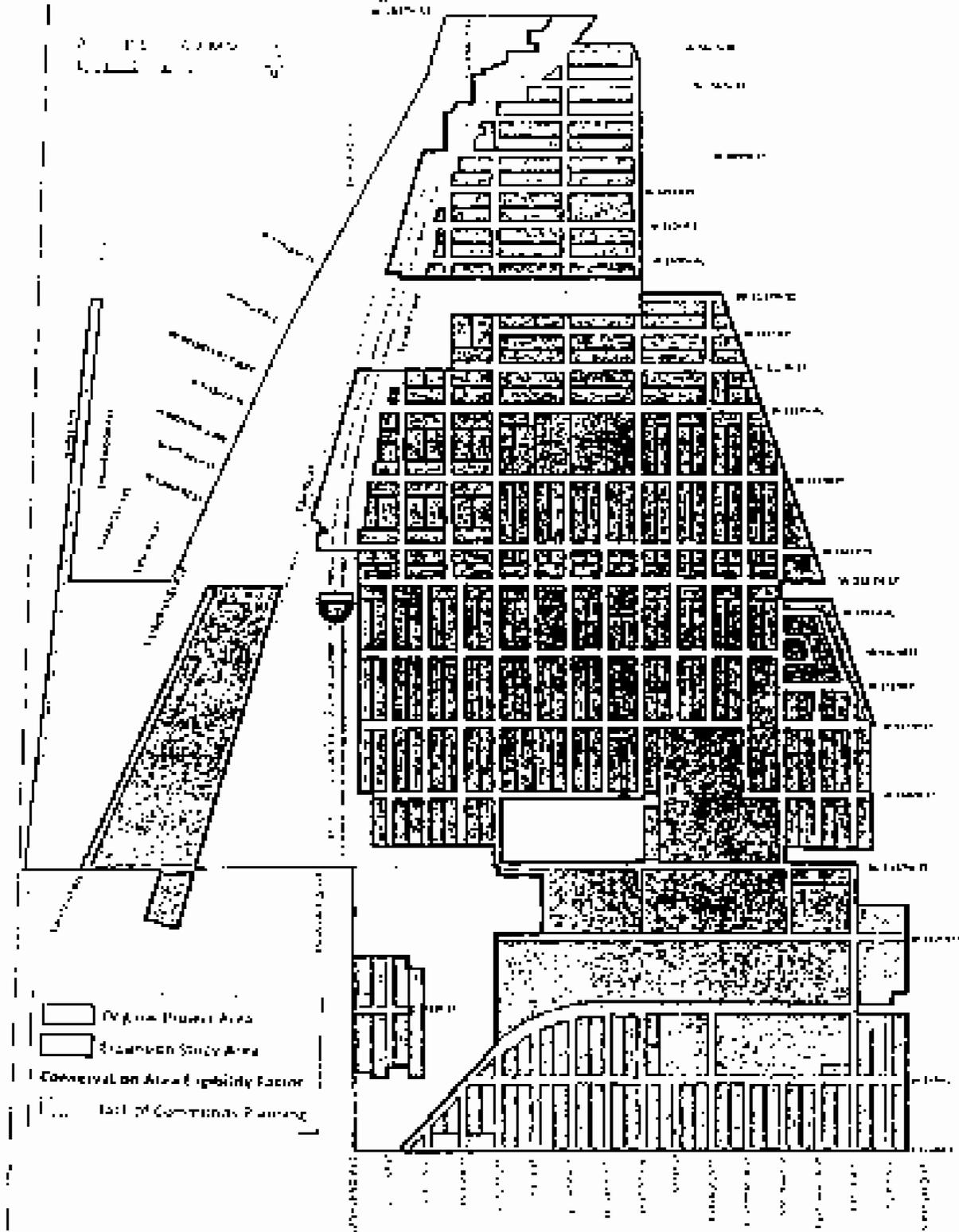
In addition, the following factors indicate that the following 100 parcels meet the seven property eligibility criteria to a meaningful extent:

1. Lack of Growth in Equitized Assessed Value ("IAV")
2. Lack of Community Planning
3. Distressed Land Use (residential)
4. Deterioration

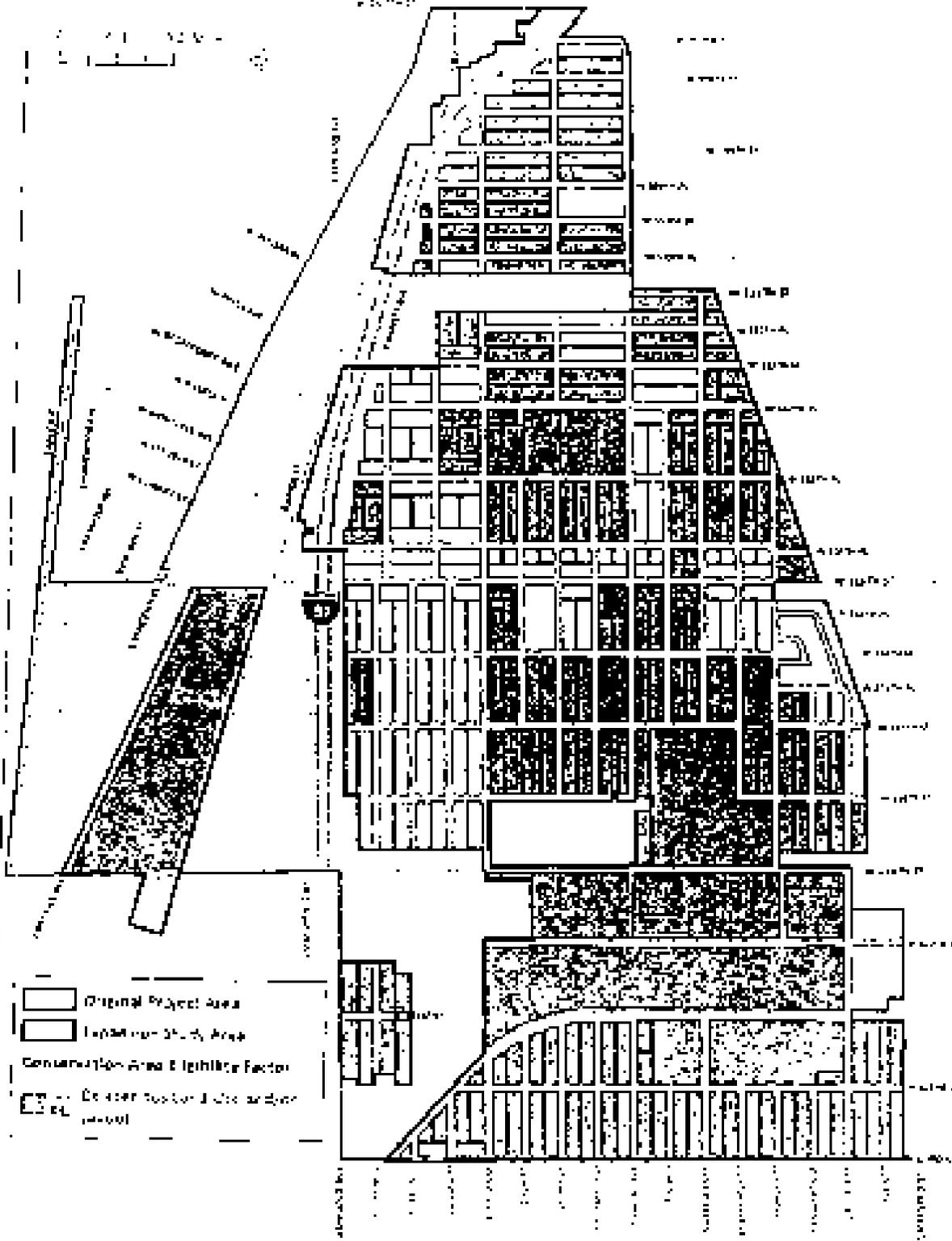
Based on the presence of these factors, the Expansion Study Area meets the requirements of a conservation area if a preserved facility under the Act.

Maps 3A through 3D on the following pages illustrate the presence and distribution of these eligibility factors found to be present to a meaningful extent by highlighting each block where the respective factors were found to be present to a meaningful degree. The following sections summarize our field research as it pertains to each of the identified conservation area eligibility factors found within the Expansion Study Area.

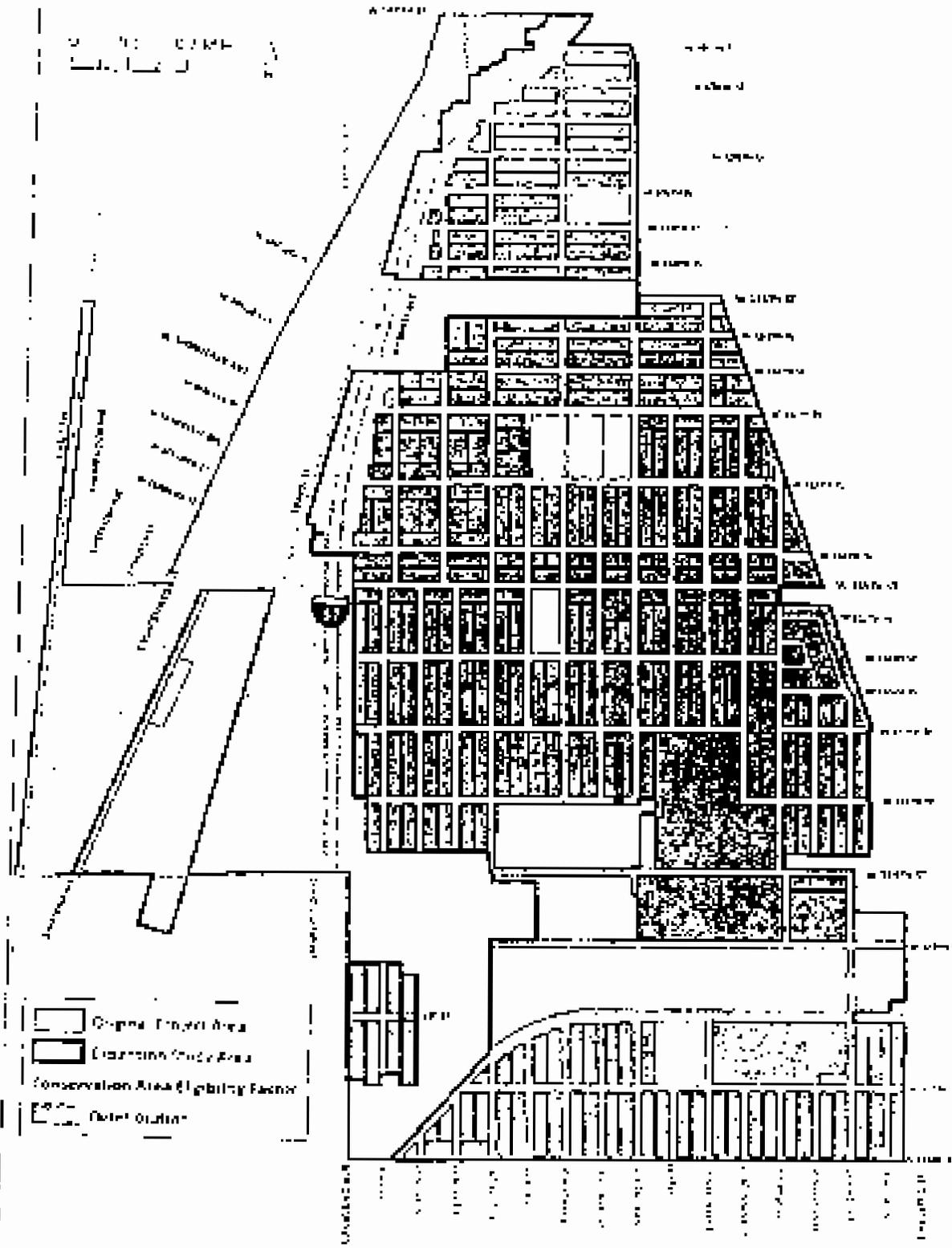
Map 88. Lack of Community Planning



Map 3C. Director's Land Use or Layout



Map 10. Description



L. LACK OF GROWTH IN EQUIPATED ASSESSED VALUE

The total equipped assessed value (EAV) is a measure of the property value in a specific area. It is calculated by using the eligibility factor, the total EAV of the parcels in the expansion study area, for each of three of the last five year-to-year periods prior to the year it was the subject of the request for a rezoning action.

1. Increased, if an area's total EAV is greater than the percentage for the purpose of the zoning policy.
2. Increased, if an area's total EAV is less than the Consumer Price Index (CPI) for All Urban Consumers (U.S. City Average).
3. Declined.

The EAV history of all 145 parcels in the Expansion Study Area was calculated for the last six years (five year-to-year periods), for which assessed values and EAV are available. The most recent assessment year for which the information was available is 2013.

As an aid to determine if EAV has been found for the Expansion Study Area in that EAV has increased during four of the last five year-to-year periods. The data for this finding is summarized in Table L. In addition, the percentage of parcels that have had two year-to-year increases has been shown that the rate of growth in the Consumer Price Index (CPI). Lack of growth in EAV is one of the strongest indicators that an area as a whole has been falling into a state of decline. Therefore, this factor is found to be meaningfully present and reasonably distributed throughout the Expansion Study Area.

Table L. Percent Change in Annual EAV and Qualifying Periods (%)

	Year-to-Year Period				
	2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013
Expansion Study Area Parcels	0%	-2.7%	9.3%	-12.6%	-5.3%
Consumer Price Index (CPI)	-1.2%	1.4%	3.7%	1.5%	1.1%
Decline in EAV	NO	YES	YES	YES	YES
More Growth than CPI	NO	YES	YES	YES	YES

1) Only 4 parcels showed a net

2) Consumer Price Index is the average change in prices paid by U.S. consumers for goods and services

Source: City of Waukegan, 2014, based on the annual assessment of the City of Waukegan's municipal property tax rolls.

2. LACK OF COMMUNITY PLANNING

Lack of community planning is an area-wide factor not necessarily attributable to any one parcel. According to the Act, to constitute a lack of community planning, both of the following two conditions must be met:

- The large must have been developed prior to the beginning of the 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 development project.
- The development has been located in a portion of the city or area approved, designated or otherwise identified as a residential neighborhood set aside for use primarily of single-unit detached residential units.

community development vision and growth in order demanded by the presence of effective community planning.

The Expansion Study Area is on the list of 100 identified places. The Laramie Study Area lies within the Morgan Park community area north of 125th Street and the West Pullman community area east of 115th Street. Morgan Park was initially incorporated with the Village of Glenwood in 1887 as one of the original 40 village units of the City of Chicago. The City of Chicago in 1924, as a Federal War Relocation Center in the 1930s, and was largely redeveloped following the opening of the Blue-Island and Lake Shore Central Railroad stations and the development of the Pullman Building Company in the 1930s. The City had an ordinance to provide a comprehensive plan for the Village of West Pullman, and did not adopt zoning ordinances outlining appropriate land uses until 1929. Therefore, the initial subdivision and development of the Expansion Study Area occurred without the benefit or guidance of a comprehensive or other community plan.

A lack of community planning continued to exist at the Expansion Study Area through the twentieth century, despite numerous plan reviews covering the area by both agencies. The lack of community planning within the Expansion Study Area is documented by evidence including inadequate street layout, improper subdivisions, and incompatible land use relationships.

Inadequate Street Layout. The construction of at-grade railroads throughout the Expansion Study Area, as well as the construction of Interstate 57 (I-57) in the 1960s, disrupted the established street grid, creating a series of barriers to movement within and through the Expansion Study Area, causing isolation of the residential neighborhoods, and resulting in inadequate street layout throughout the Expansion Study Area. The large industrial and residential parcels along W. 109th Street and W. 123rd Street further disrupt the street grid and level of the flow of traffic through the Expansion Study Area.

Improper Subdivision. Many (156 of 454) parcels within the Expansion Study Area are located in the I-57 right-of-way. These parcels were originally subdivided as residential parcels. Following the construction of I-57, they have not been re-planned to develop with the right-of-way, which results in disrupted and partial blocks of residential development.

Incompatible Land Use Relationships. The presence of railroads and interstate rights-of-way throughout the Expansion Study Area, and the presence of industrial use within and adjacent to residential neighborhoods, constitute incompatible land use relationships and disrupt the primary residential neighborhood grids within the Expansion Study Area.

Therefore, this factor is found to be meaningfully present and was notably distributed throughout the Expansion Study Area.

3. DIFFERENTIAL LAND USE OR LAYOUT

According to the Act, differential land use or layout consists of the existence of any of the following conditions:

- a change in the number of units per acre;
- a change in the height, massing, or setbacks of the structures;
- a change in the location, number, or flow of vehicular traffic on the same or adjacent

Base. For the field survey, a list of Chicago's municipal Code Violation data, as provided by the City of Chicago, is available on file in the Expansion Study Area.

Incompatible Land Use Relationships. As outlined above, the Expansion Study Area has a number of incompatible land use relationships, including an interstate highway and several industrial facilities that have land disturbance potential and are located in a large number of adjacent properties, including a solar panel farm, located south of I-29. Several areas, however, that the neighborhoods are not adjacent to with the residential nearby uses. This is a condition that 77 out of 162 non-right-of-way tax blocks (47.5%) within the Expansion Study Area (33.4%).

Uses Considered to be Noxious, Offensive or Unsuitable for the Surrounding Area. So Jefferson's field survey and Code Violation data from the City of Chicago indicate the presence of offensive uses or uses unsuitable for the surrounding residential area throughout the Expansion Study Area, including illegal dumping of litter and trash, abandoned properties, the presence of junk cars or cars parked illegally on exposed surfaces, and other offensive uses. Based on this data, So Jefferson found that the presence of uses considered to be noxious, offensive or unsuitable impacts 63 out of 162 non-right-of-way tax blocks within the Expansion Study Area (39.5%). For the purposes of this study, a block is considered to be affected by uses considered noxious, offensive or unsuitable if such uses are present on two or more parcels in that block.

Overall, evidence of deleterious land use or layout was documented on 101 of 162 non-right-of-way tax blocks (66.0%) within the Expansion Study Area, and is therefore present to a noticeable extent. This factor is reasonably distributed throughout the Expansion Study Area.

4. DETERIORATION

According to the Act, deterioration is present under the following conditions:

- 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 public storage areas (including deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces).

So Jefferson conducted a field survey of parcels within the Expansion Study Area. In a letter dated December 23, 2014, identified the presence of deterioration of buildings, private surfaces and storage areas (including alleys and porches), and public surfaces throughout the Expansion Study Area. We found that 144 out of 162 tax blocks (88.9%) are affected by deterioration of property improvements, including vertical structure and surfaces. In addition, 129 out of 162 tax blocks (79.6%) are affected by deterioration of public infrastructure, including roadways, alleys, curbs, gutters, and sidewalks. For the purposes of this study, a block is considered to be affected by deterioration if two or more parcels within that block show signs of deterioration. In total, 101 out of 162 tax blocks (62.3%) exhibited signs of deterioration in the various building components or adjacent right-of-way.

Therefore, this factor is found to be meaningfully present and reasonably articulated throughout the Expansion Study Area.

Other Required Findings and Tests

In addition to establishing eligibility, per the Act, the City is required to make a series of other findings.

LACK OF GROWTH AND PRIVATE INVESTMENT

The City is required to determine that the Expansion Study Area has not been subject to growth and development from private investment (through private enterprise prior to establishing or re-zoning a DE district). As outlined in the preceding section and shown in Table 2, the Expansion Study Area's parcels have declined in FAV for four of the last five year-to-year periods, and have lagged behind CPI growth in four of the last five year-to-year periods. In addition, growth in FAV for the Expansion Study Area lagged CPI and U.S. Retail FAV growth over the period. The overall Commercial Annual Growth Rate (CAGR) for the Expansion Area was 6.9%, compared with 8.4% for the balance of the city and 7.1% growth in CPI. Lack of growth in FAV is one of the strongest indicators that an area is suffering from decline and a lack of private investment.

Table 2. Percent Change in Annual FAV

	Year-to-Year Period				
	2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013
Expansion Area Parcels	3.6%	7.7%	-9.9%	18.3%	5.7%
Consumer Price Index (CPI) [1]	-1.2%	1.4%	2.7%	1.1%	2.1%
Decline in FAV	NO	YES	YES	YES	YES
Slower Growth than CPI	NO	YES	YES	YES	YES

[1] Consumer Price Index for the Chicago City Area, U.S. Metropolitan Area.

Source: City of Chicago, Office of Planning and Economic Development, 2014.

Building permit activity over the past five years indicates some investment in the Expansion Study Area, generally for minor improvements, such as re-roofing a residential structure or conducting repairs to existing structures. In general, there has been a lack of private investment or new construction activity in the Expansion Area over the same period. Table 3 summarizes building permit activity within the Expansion Area over the past five years. SB Friedman has identified three private, more substantial recent investments in the Expansion Study Area that have occurred in recent years:

- According to the City's building permit data, a multi-story retail structure that is part of the Eas for City held array on 119th Street was constructed at a cost of approximately \$65M (C) in 2011; installation of the 10 megawatt solar photovoltaic array was completed in 2013 upon land leased from the City. According to information provided by the City's Department of Planning and Development, the terms of Eas for City (Chicago LLC) ground lease with the City reflect a base rate approximately 40% below the appraised market lease rate. In addition, the City provided manufacturing environmental easement for solar farm under manufacturing use prior to execution of the lease agreement. Though the project represents a significant investment within the Expansion Study Area, it is likely that the project would not have occurred without public assistance, including the City's below market lease rate, environmental easement of

the site, a grant awarded from the U.S. Department of Energy and High Investment Tax credits under the terms of the City-led, Edison-led Chicago-led project to install an electric solid state power conversion system on the roof of a multi-story commercial building in the low-voltage department of a manufacturing facility in the neighborhood, and provide generation plants to the site.

- The MDA calculation for city of 1331 W. 119th Street, which was constructed in 2020 according to the City of Chicago rental and Cook County property records, was reduced under two building permits issued in 2010 and 2011, each for \$100,000, as shown in Table 3 below. Both permits were related to interior alterations and the relocation of equipment within the building. The scope of renovation in the building was relatively minor.
- According to City of Chicago data portal data, \$4.9 million in building permits were issued in 2012 and 2013 for expansion of the Mottuch Tower Pipe & Tube industrial facility at 1800 West 115th Street. Building permits issued with the project indicate construction of a building addition and preparation of new legislation for industrial equipment.

Despite these investments, the majority of building permit activity within the past five years consisted of relatively minor repairs and renewals to existing structures. On a per parcel basis, the total private investment in new construction, repairs and renovations over the past five years totals approximately \$1.600. This reflects a minimal level of private investment, and almost no new private development. In addition, this level of investment has not been significant enough to reverse the trend of declining property values.

Table 3. Expansion Study Area Building Permit Activity, 2010 - 2014 [2]

	Estimated Project Cost					Total
	2010	2011	2012	2013	2014	
New Construction						
Industrial	\$971,650	\$0	\$1,000,000	\$2,500,000	\$0	\$4,471,650
Renovations (\$50,000 or more)						
Commercial	\$0	\$125,000	\$0	\$0	\$55,000	\$180,000
Industrial	\$200,000	\$175,000	\$0	\$0	\$0	\$375,000
Residential	\$0	\$127,800	\$0	\$158,500	\$157,845	\$443,145
Minor Repairs and Renovations (Primarily Residential)						
\$10,000 - \$10,000	\$200,000	\$122,000	\$100,000	\$184,000	\$160,000	\$766,000
Less than \$10,000	\$100,000	\$70,000	\$45,000	\$15,000	\$110,000	\$340,000
Total Private						
Investment per Parcel	\$317	\$700	\$715	\$468	\$157	\$1,357

Source: City of Chicago, Department of Planning and Economic Development.

2. Values are in thousands of dollars unless otherwise indicated.

3. Total of 1,158 residential properties.

Investment activity within the vicinity of the Expansion Study Area and a former waterworks site of public investment is primarily within the area west of 120th Street. The investment in the 520-550 West 120th Street encompasses the Expansion Study Area and the parcel at 540 West 54th

compared with 0.11% for the city as a whole, according to RealtyTrac data. RealtyTrac presents the overall foreclosure rate as a combination of foreclosures through auctions and real estate owned (REO) transactions. The foreclosures accounted for 25.8% of all foreclosures within the zip code, compared with 25.2% of all foreclosures citywide. This may indicate that the foreclosure rate will rise in the zip code in the future as the foreclosures process progresses.

The analysis of various demographic data by congressional district in the City, as well as the district trends in foreclosures starting and after the recession. The Expansion Study Area includes portions of the Morgan Park and West Pullman communities, which both have communities with new foreclosures. Census data suggests that the past five years generally experienced citywide trends. RealtyTrac data indicate that new foreclosure filings in the 60643 zip code increased 17% from December 2014 to December 2014, and declined 9% citywide during the same period. Therefore, there appears to be a degree of instability as well as a relatively high foreclosure rate within the areas around the Expansion Study Area. During the course of identifying owners of record information within the Expansion Study Area, SA Friedman's subconsultant identified 33 properties within the area that were owned by financial institutions, as a result of foreclosures, as of January 2015. A high rate of foreclosures in real estate within and around the Expansion Study Area may indicate a lack of private investment and may also discourage future development activity.

"BLI FDR" ANALYSIS

The City is required to find that, but for the designation of the redevelopment project area and the use of Tax Increment Financing, the Expansion Study Area would not reasonably be anticipated to be developed by private investment.

The current lack of growth and private investment within the Expansion Study Area is likely to continue as problems of lack of growth in property values, deterioration of structures and use and a real indicator of community planning needs. Without the support of public resources, the area-wide improvements and development assistance needed to prevent blight and redeveloping the entire the Expansion Study Area are unlikely to occur. Tax Increment Financing would provide the City with a source of funds to pay for infrastructure improvements and attract private investment to the Expansion Study Area.

CONFORMANCE TO THE PLANS OF THE VILLAGE

Under the Act, future land uses identified in the Redevelopment Project and Plan must conform to the comprehensive plan for the City, consistent with the strategic economic development plan, or multiple land uses that have been adopted by the Chicago Plan Commission.

The annexed Redevelopment Plan and Project is expected to propose land uses that will be approved by the Chicago Plan Commission prior to its adoption by the City Council.

CONTIGUITY OF PARCELS AND BENEFIT FROM THE DISTRICT DESIGNATION

The City must also find that the redevelopment project area includes only those contiguous parcels that are expected to substantially benefit from the designation of a TIF district.

A portion within the proposed Study Area are contiguous with the original 11th Street TIF Redevelopment Project Area. A portion of the 11th Street TIF Area was previously approved during

action to the Code to address the latter, including the area for Townhome and/or population, including density, land use, age, cost, deterioration, and the lack of community planning. Four eligibility factors for improved land were found to be reasonably distributed throughout the Egyptian Study Area, in particular the factors 110th & 52nd RPA and the amended Redevelopment Plan and Project executed to meet it all partly in the project of Egyptian Study Area.

Conclusions

Based on the research and analysis conducted above, the Committee concludes that the Egyptian Study Area would qualify for IC designation under the Act as an "improved" concentration area. Eligibility of the Egyptian Study Area is based on the fact that over 50% of the buildings are 15 years or age or older and the following factors are meaningfully present and reasonably distributed throughout the Egyptian Study Area:

- Lack of growth in LWR;
- Lack of Community Planning;
- Gentrifying, rent share on layout, and
- Gentrification.

Appendix B
 (To Amendment No. 1 To 11973-57 Redevelopment Project Area
 Tax Increment Financing Revenue Apportionment Plan And Project)

11973-57 Englewood Area Housing Impact Study

Introduction

On the basis of a request received from the Planning Commission, a housing impact study for the 11973-57 Special Tax Incrementation Area ("Special Tax Area") in the Englewood Redevelopment Project Area ("Special Area") was completed in 1977. The study concluded that, if the redevelopment plan for a redevelopment project area would result in the displacement of residents from all or more unimproved residential units in the unsegregated project area, and the Special Tax Area contains one or more unimproved residential units, and if the City is unable to verify that no displacement of residents will occur, the municipality shall prepare a housing impact study and an appropriate study is the separate methodology report required by Article 6(2) of Section 11-20-5(A) which for the purposes hereof shall also be called the "11973 Study" for the redevelopment project area, as needed, as the Commission directs.

The primary goal of the Redevelopment Plan is to encourage the economic development, improving public facilities and amenities, and encouraging development and relocation of affordable and market rate housing. It is not the City's role to take a disproportionate number and distribution of affordable and market rate housing units. However, since the 11973 Study of the Special Tax Area ("Special Area") contains more than 25 unimproved residential units and future redevelopment activity could considerably reduce the number of unimproved residential units over the term of a 12-year life of the PAF (as amended), a housing impact study is required.

Components of the Housing Impact Study

PART I: HOUSING SURVEY

As required by the Act (Act No. 11973-57), the following housing impact study shall include:

- (a) Data as to whether the residential units are single family or multi-family units;
- (b) The number and type of vacant units in the units, if that information is available;
- (c) Whether the units are established or unestablished as determined not less than 24 days before the date that the ordinance or resolution required by Section 11-20-5(A) of the Act is passed; and
- (d) Data as to the racial and ethnic composition of the residents in the unimproved residential units, with data (age, gender, etc.) being omitted to the extent that it is not available in the most recent Federal census.

PART II: POTENTIAL HOUSING IMPACT

Part II of the housing impact study identifies the unimproved residential units in the project and adjacent project areas that are to be redeveloped. It identifies unimproved residential units and to an extent, then the housing impact study shall identify:

- (a) The number and location of the units that will be displaced;
- (b) The municipality's potential to provide assistance for those displaced, as that required

- (c) development project and a work order system will be implemented;
- (d) The utility supply of replacement to pipe for gas and water where replacement are to be performed and identification of the type, location and cost of the replacement that is required;
- (e) The type and extent of replacement that will be required.

Part I: Housing Survey

(I) NUMBER AND TYPE OF RESIDENTIAL UNITS

The number and type of residential buildings in the Expansion Area was identified during the building condition and land use survey, conducted as part of the eligibility analysis for the Expansion Area. The survey, completed on December 23, 2014, indicated that the 114 - Street/157 RPA Expansion Area contains 2,510 residential buildings comprising a total of 3,675 residential units. The number of existing residential units by building type is illustrated in Table 1 below.

Table 1. Residential Units within the Expansion Area (1)

	Residential Buildings	Units
Single Family	2,427	2,427
Town, Triplex and Four Unit Buildings	9	36
Multifamily Buildings (Apts)	0	0
Single Room Occupancy Units	1	1
Total	2,537	2,874

Source: Metropolitan Management Associates
 (1) As of December 23, 2014

(II) NUMBER AND TYPE OF ROOMS WITHIN UNITS

In order to describe the distribution of residential units by number and type of rooms within the Expansion Area, MRB Condition Analysis (2014) Area and Community Survey two year estimates for census tracts that overlap the Expansion Area. These estimates show the distribution of units by the number of rooms within each unit and by the number of bedrooms within each unit. The distribution of apartment sizes and bedroom types within these census tracts was then applied to the total number of units in the Expansion Area identified by the survey. This is a reasonable estimate of the actual housing units within the Expansion Area, particularly due to the limited residential and new construction within the Expansion Area in recent years. The estimated distribution of units by number of rooms and number of bedrooms is summarized in Table 2 and Table 3 on the following page.

Table 2. Housing Units by Number of Rooms

	Number of Units	Percent
1 room	91	2.7%
2 rooms	26	0.8%
3 rooms	11	0.3%
4 rooms	257	7.9%
5 rooms	501	15.4%
6 rooms	1,171	36%
7 rooms	566	17.3%
8 rooms	125	3.8%
9 or more	144	4.4%
Total (C)	3,626	100.0%

Source: 2014 Census of Housing, Chicago, Illinois, S7902, 2014. (C) = Total units in the city of Chicago.
 (D) = Total units in the city of Chicago, excluding units in hotels.

Table 3. Housing Units by Number of Bedrooms

	Number of Units	Percent
0 bedrooms	43	1.2%
1 bedroom	314	8.7%
2 bedrooms	547	15.1%
3 bedrooms	1,874	51.7%
4 bedrooms	215	5.9%
5 or more	209	5.7%
Total (D)	3,409	100.0%

Source: 2014 Census of Housing, Chicago, Illinois, S7903, 2014. (D) = Total units in the city of Chicago, excluding units in hotels.
 (E) = Total units in the city of Chicago, excluding units in hotels and group quarters.

(10) NUMBER OF UNOCCUPIED UNITS

According to the census, completed by 56 agencies on December 31, 2014, the City of Chicago contains an estimated 3,626 residential units, of which 1,171 (32%) were unoccupied (rented up or agreed to be vacant) and 2,455 appeared to be occupied by the occupants that a landlord could not verify (either because a rental contract was not provided by the landlord or because the reporting date of December 31, 2014, was less than 45 days prior to the date that the reporting requirement is calculated) of which 11,444% of the Act was not fully present. This calculation will be the point housing and cost survey. Based on the reporting date of December 31, 2014, the number of vacant units, excluding the units that overlap the four-state area, is estimated to be approximately 14.7%. Based on the ACS estimate, there are approximately 535 vacant and 2,120 total units in the city of Chicago.

(IV) RACE AND ETHNICITY OF RESIDENTS

As noted in the preceding paragraph, a review of demographic data shows a concentration of black residents living within the boundaries of the project, as shown in Table 4. The total number of black residents of these residents is detailed in Table 4, per the estimates.

Table 4. Race and Ethnicity of Residents in the Expansion Area, 2014

Race/Ethnicity	Number of Households	% of Total
All Races	5,688	100.0%
White Race	81	1.4%
American Indian/Alaska Native/Other	29	0.5%
Asian Race	13	0.2%
Pacific Islander/Other	4	0.1%
Other Race	14	0.2%
Black or African Race	1,140	20.0%
Total, All Races (1)	5,688	100.0%
Hispanic Origin (Any Race)	100	1.8%

Source: City Research Analyst, 10/14/2015. Data from the Census Bureau.
 (1) This category includes all of the categories listed in the table.

In addition, the distribution of moderate-, low-, very low- and extremely low-income households existing in the Expansion Area was estimated using data provided by First As determined by the United States Department of Housing and Urban Development (HUD), the definitions of the above-mentioned income categories, adjusted for family size, are as follows:

- An extremely low income household has an adjusted income of less than 30% of the Area Median Income (AMI);
- A very low income household earns between 30% and 50% of the AMI;
- A low income household earns between 50% and 80% of the AMI, and
- A moderate income household earns between 80% and 120% of the AMI.

The estimated distribution of households by income category is summarized in Table 5 on the following page.

Table 3. Income Level of Households within the Expansion Area, 2014

	Number of Households	Percent of Households	Household Income Range [3-Person Household] [1]
Median Income, 2014 (2013 AMI)	111	21.7%	\$0 - \$29,999
Very Low (0% - 18% AMI)	541	10.4%	\$0 - \$14,999
Low (19% - 30% AMI)	109	21.1%	\$15,000 - \$24,999
Mid-range (31% - 120% AMI)	347	67.2%	\$25,000 - \$99,999
2014 Median AMI	192	37.5%	\$25,000 -
Total	1,007		

Source: The Urban Agency Group's housing assessment, "Expansion Area of Chicago."

[1] Fixed mortgage interest rate and 2014 income based on 2014 US Dept. of Housing and Urban Development.

Part II: Potential Housing Impact

II. NUMBER AND LOCATION OF UNITS TO BE REMOVED

The primary goal of the Redevelopment Plan is to encourage new commercial development, improve public health and amenities, and attract job opportunities. Thus, it is likely that displacement of existing residential units will take place. However, it is conceivable that during the remaining 12 year life of the EPA, some displacement may occur that is not anticipated at this time. Therefore, SU Freedom employed the following three-step methodology to estimate the number of displaced units that could potentially be removed due to redevelopment over the remaining 12 year life of the 1107 State St. EPA as intended:

1. Step one counts all unimproved residential unimproved or unimproved on any applicable zoning map as included in the Expansion Area. The zoning district included in the 1107 St. Redevelopment Plan and Project includes very vacant land. Therefore, it was assumed that unimproved residential units are likely to be removed due to city acquisition.
2. Step two counts the number of existing residential units located in buildings that are dilapidated or severely deteriorated as defined by the 2014 survey of the Expansion Area completed in December 2014. Identified unimproved buildings that were dilapidated or severely deteriorated. Therefore, it is assumed that unimproved units may be removed due to redevelopment or rehabilitation of dilapidated or severely deteriorated buildings.
3. Step three counts the number of existing residential units that exist within the future land use indicated by the Redevelopment Plan will not include residential use. The future land use plan for the Expansion Area does not include public use of open space or other residential uses. Therefore, the number of units are residential units that may be removed due to future land use change is zero.

MR. FROSTBERG has identified all of the associated units that meet the criteria described above and will submit a reasonable projection of the total number of units that will likely be removed as a result of redevelopment projects that are undertaken in accordance with the Redevelopment Plan. Through the analysis described above, *MR. FROSTBERG* suggests that the included residential units are likely to be removed, but all future development activity through 2035 cannot be anticipated. Therefore, *MR. FROSTBERG* requested the statement of fact – of the housing impact study, through regional level analysis, are expected to be removed.

Based on the income distributions in the Expansion Area, it is reasonable to assume that approximately 23% of households that may be displaced from the Expansion Area during the redevelopment of the Expansion Area are moderate, low, very low, or extremely low income. However, it is possible that up to 100% of potentially displaced households lie within these income brackets. Part D, subpart (D) of the report discussed in detail the availability of replacement housing for households with moderate to extremely low incomes.

(II) RELOCATION PLAN

The City's plan for relocation assistance for those displaced residents in the Expansion Area whose residences may be removed shall be consistent with the requirements set forth in Section 11-74-4-3(M)(2) of the Act. The terms and conditions of such assistance are described in subpart (IV) below. No specific relocation plan has been prepared by the City, as of the date of this report.

(III) REPLACEMENT HOUSING

In accordance with Subsection 11-74-4-3(M)(2) of the Act, the City shall make a good faith effort to ensure that affordable replacement housing located in or near the Expansion Area is available for any displaced displaced residents.

To promote development of affordable housing, the Redevelopment Plan requires that developers who receive Tax Increment Financing assistance for market rate housing are to set aside at least 20% of the units to meet affordability criteria established by the City's Department of Planning and Development. Generally, the units that receive restricted rental units should be affordable to households earning no more than 60% of the Area Median Income (adjusted for family size), and for sale units should be affordable to households earning no more than 100% of Area Median Income. The remaining 12-year life of the 119th Street SUDPA (as amended), the additional plans change that City will make every effort to ensure that appropriate replacement housing will be found in the Redevelopment Project Area or the surrounding Morgan Park, West Park, and Grand Central Park Heights and Beverly community areas.

In order to determine the availability of replacement housing for those residents who may potentially be displaced by redevelopment activity, *MR. FROSTBERG* examined several data sources, including vacancy data from the American Community Survey, and housing status and rental pricing data from the Multiple Listing Service (MLS) of Trulia.com, Craigslist, and Apartments.com.

Vacancy Data

According to the 2010 American Community Survey (ACS), the percentage of the total rental units that are vacant and not occupied in the Expansion Area (19th Expansion Area census tract) is estimated

2,592 housing units, of which 1,054 (40.7%) were vacant. According to the ACS data, approximately 19% of these vacant units were for rent or for rent, and 15% were rented or used but unoccupied. **Table 6** shows the distribution of vacancy status for the units in the Expansion Area, vacancy status among the 100 highest-density tracts, compared to the vacancy rates in the City of Chicago as a whole.

The overall rate of residential vacancies in the Expansion Area Council Districts is slightly lower than that of the City. Approximately 8.4% of units within the Expansion Area Council Districts are vacant and awaiting rental or sale, suggesting that a sufficient supply of replacement rental and for-sale housing exists in the census tracts surrounding the Expansion Area. An annual cost of 9.6% of units (1.9% units) is available. Other vacant in the ACS data may have been undergoing renovation, repair or foreclosure at the time of the ACS estimate, and could also be used to help offset vacancies in the future.

Table 6. Vacant Units by Vacancy Status

	Expansion Area Census Tracts	City of Chicago
Total Units	16,077	1,092,755
Vacant Units	1,345	104,014
Vacancy Status as a Percent of Total Units:		
For Rent	9.0%	9.0%
For Sale	3.0%	3.0%
Foreclosed/Not Occupied	2.0%	0.8%
Seasonal/International/Unusual/Temporary	0.0%	0.0%
Other Vacant	0.0%	0.0%
Overall Vacancy Rate	13.7%	13.8%

Source: 2012 American Community Survey, For Rent, 2012 American Community Survey

Replacement Rental Housing

According to information from the City of Chicago, there are no current projects planned within the Expansion Area that will result in a loss of housing units. However, the possibility remains that some existing units may be removed in the future as a result of redevelopment activity over the remaining 12-year life of the EPA. Therefore, self-analysis was defined a sample of available replacement rental housing and located within the Morgan Park, West Fullerton, Rose and, Westinghouse Heights and Forest community areas. This sample is based on ACS data for January 2012, including active listings and units rented within the past 12 months, as well as active offers to rent on Craigslist and Apartments.com. **Table 7** summarizes these residential rental listings as well as the City of Chicago's housing needs and monthly needs for 2014.

Table 7. Rental Units Listed or Recently Rented Near the Expansion Area

Number of Bedrooms	City of Chicago Maximum Monthly Rent (Including or Excl. Utilities) Affordable to Income Bracket (% of AMI)				Observed Range of Rents	Units in Sample
	30%	50%	80%	120%		
0 Bedrooms	\$420	\$630	\$1,014	\$1,521	\$750 - \$1,100	4
1	\$454	\$681	\$1,091	\$1,636	\$750 - \$1,000	15
2	\$487	\$730	\$1,167	\$1,751	\$800 - \$1,000	13
3	\$520	\$780	\$1,243	\$1,866	\$750 - \$1,000	12
4	\$554	\$829	\$1,319	\$1,981	\$750 - \$1,000	11
Total Sample	\$486	\$721	\$1,094	\$1,629	\$750 - \$1,100	55

Source: MLS, Trulia.com, Loop Chicago, and other sources used to identify rental listings currently active or recently rented.

Table 8 provides a detailed summary of rental listings active as of January 2015. Under HUD's 2015 standards, landlords state that a tenant's rent, including utilities, should equal no more than 30% of gross (before income) or net (after) has adjusted the monthly rents listed below to include utility payments using the Chicago Housing Authority's 2014 utility allowance schedule for various apartment unit sizes. This schedule is based on allowances for single family homes with electric heat, cooking, gas and other electric utility costs.

Table 8. Currently Active Rental Listings near the Expansion Area

Address	Community Area	Bedrooms	Adjusted Gross Rent
Units Affordable at 90% AMI			
7400 W. 117th Street & Home Ave	West Loop	2	\$745
1034 W. 107th St	West Loop	2	\$775
11015 S. 121st St Ave	East Loop	1	\$626
9215 S. Bishop St	University	1	\$626
6211 N. Ash St	West Loop Heights	1	\$715
11452 S. High Ave	East Loop	2	\$800
10025 S. DuSable East Loop	East Loop	1	\$670
11752 S. Low Ave	West Loop East	4	\$912
Units Affordable at 80% AMI			
1095 S. Calumet Ave	East Loop	1	\$530
11425 S. Vermont Ave	East Loop	1	\$620
11707 S. 115 St	East Loop	1	\$620
11056 S. 120th Ave	East Loop	1	\$641
10215 Ashland Ave	East Loop	1	\$755
10119 S. Ashland	East Loop	1	\$760
9076 S. 126th St	East Loop East	1	\$752
11225 S. 116th St	East Loop East	1	\$747
1051 S. Ash St	West Loop Heights	1	\$750
10915 S. 115th Ave	East Loop	1	\$750
6120 S. 125th Ave	East Loop	1	\$620

development of new housing in the center city for sale, as a result, there could be a market for the sale of new rental units within the Expansion Area, and it may be likely that any displacement of units will be temporary and shall not exceed a maximum of 12 years. If the RFA or other plan development strategy is implemented.

(IV) RELOCATION ASSISTANCE

In the event that the implementation of the redevelopment plan results in the removal of residential housing units in the Expansion Area occupied by low-income households or very low-income households, or the displacement of low-income households or very low-income households from such residential housing units, such households shall be provided affordable housing and relocation assistance not less than that which would be provided under the federal Housing Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. Affordable housing may be either existing or newly constructed housing. The City shall make a good faith effort to ensure that this affordable housing will not be located near the Expansion Area.

As used in the above paragraphs, "low-income household," "very low-income household," and "affordable housing," have the meanings set forth in section 4 of the Illinois Affordable Housing Act, 310 ILCS 65/4 et seq., as amended. As of the date of this Ordinance, these statutory terms are defined as follows:

- "Low income household" means a single person, family, or unrelated persons living together whose adjusted income is more than 50% but less than 80% of the median income of the area of residence, adjusted for family size, as so adjusted, as so determined as to income and so determined from time to time by the United States Department of Housing and Urban Development (HUD) for purposes of Section 8 of the United States Housing Act of 1937.
- "Very low-income household" means a single person, family, or unrelated persons living together whose adjusted income is not more than 50% of the median income of the area of residence, adjusted for family size, as so determined by HUD.
- "Affordable housing," means residential housing that, so long as the home 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% of the maximum available income for such households, as applicable.

The City of Chicago will make a good faith effort to relocate these households to affordable housing located or to be near the Expansion Area, and will provide relocation assistance not less than that which would be provided under the federal Housing Relocation Assistance and Real Property Policies Act of 1970.

Appendix 107

(To Amendment No. 1 to 119th 57th Redevelopment Project Area
Tax Increment Financing Redevelopment Plan and Project)

(Original 119th 57th Redevelopment Project Area 1987)

I. INTRODUCTION

This document presents a Tax Increment Financing Redevelopment Plan and Project (hereinafter referred to as the "Plan") pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.) as amended, (the "Act") for the 119th Street/57th Redevelopment Project Area (the "Project Area") located in the City of Chicago, Illinois (the "City"). The Project Area boundaries are delineated on Figure 1 in Appendix A. The Project Area boundaries are irregular, generally extending west from Interstate 57 along 107th Street to Vincennes Avenue, then south to 115th Street, then west to the Rock Island Railroad tracks, then south to 119th Street, then east to Walters Avenue, then north to 115th Street, then east to the railroad tracks, then south to 111th Street, then east to Ashland Avenue, then south to the alley south of 120th Street, then east to Lellan Street, then south to 122nd Street, then west to Ashland Avenue, then south to 123rd Street, then east to the Illinois Central Railroad tracks, then northeasterly to Loomis Street, then north to 120th Street, then east to a parcel line east of Ada Street, then north to 119th Street, then west to Loomis Street, then north to the alley north of 119th Street, then west to the alley east of Ashland Avenue, then north to 116th Street, then west to I-57, then north to 112th Street, then east to Bishop Street, then north to the alley south of 111th Street, then east to Racine Avenue, then north to the alley north of 111th Street, then west to I-57, then north back to 107th Street. The Plan responds to problem conditions within the Project Area and reflects a commitment by the City to improve and revitalize the Project Area.

The Plan presents research and analysis undertaken to document the eligibility of the Project Area for designation as a "blighted area" tax increment financing ("TIF") district. The need for public intervention, goals and objectives, land use policies, and other policy materials are presented in the Plan. The results of a study documenting the eligibility of the Project Area as a blighted area are presented in Appendix C, Eligibility Study (the "Study").

Tax Increment Financing

In adopting the Act, the Illinois State Legislature pursuant to Section 5/11-74.4-2(a) found that:

... there exist in many municipalities within this State blighted, conservation and industrial park conservation areas as defined herein, that the conservation areas are rapidly deteriorating and declining and may soon become blighted areas if their decline is not checked

and pursuant to Section 5/11-74.4-2(b) also found that

... in order to provide and protect the health, safety, morals and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken. The eradication of blighted areas and treatment and improvement of conservation areas and industrial park conservation areas by redevelopment projects is hereby declared to be essential to the public interest.

In order to use the tax abatement financing techniques, a third party must first establish that the proposed redevelopment project area meets the statutory criteria for designation as a "blighted area," "conservation area" or "industrial park conservation area." A redevelopment plan must then be prepared pursuant to Sections 85 ILCS 5/11-74.4-3, et seq. of the Act, which describes the development or redevelopment program intended to be undertaken to reduce or eliminate those conditions which qualified the redevelopment project area as a "blighted area," "conservation area," or combination thereof, or "industrial park conservation area," and thereby enhance the tax base of the taxing districts which extend over the redevelopment project area.

In order to be adopted, a Plan must meet the following conditions pursuant to Section 5/11-74.4-3(n) of the Act:

(1) The redevelopment project area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the redevelopment plan; (2) the redevelopment plan and project conform to the comprehensive plan for the development of the municipality as a whole, or, for municipalities with a population of 100,000 or more, regardless of when the redevelopment plan and project was adopted, the redevelopment plan and project either (i) conforms to the strategic economic development or redevelopment plan issued by the designated planning authority of the municipality, or (ii) includes land uses that have been approved by the planning commission of the municipality; (3) the redevelopment plan establishes the estimated dates of completion of the redevelopment project and retirement of obligations issued to finance redevelopment project costs (which dates shall not be later than December 31 of the year in which the payment to the municipal treasurer as provided in Section 8(b) of the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the redevelopment project area is adopted); (4) in the case of an industrial park conservation area, also that the municipality is a labor surplus municipality and that the implementation of the redevelopment plan will reduce unemployment, create new jobs and by the provision of new facilities enhance the tax base of the taxing districts that extend over the redevelopment project area; and (5) if any incremental revenues are being utilized under Section 2a-11 or 2a-12 of this Act in redevelopment project areas approved by ordinance after January 1, 1989, the municipality finds that the redevelopment project area would not reasonably be developed without the use of such incremental revenues, and that such incremental revenues will be exclusively utilized for the development of the redevelopment project area.

Redevelopment projects are defined as any public or private development projects undertaken in furtherance of the objectives of the redevelopment plan.

The City authorized an evaluation and determination whether a portion of the City, to be known as the 110th Street-55th Redevelopment Project Area, qualifies for designation as a blighted area.

pursuant to the provisions contained in the Act. If the Project Area was qualified, the City requested the preparation of a redevelopment plan for the Project Area in accordance with the requirements of the Act.

119th Street/157 Redevelopment Project Area

The Project Area is approximately 315 acres in size and includes 1,331 contiguous parcels and public rights-of-way. It should be noted that this number includes 29 parcels which are contained in tax blocks comprised entirely of railroad or Interstate 57 rights-of-way. Future references in this Plan to the number of parcels will refer to the parcels on non-right-of-way tax blocks, which total 1,332. The Project Area is comprised largely of residential property; however, a significant amount of commercial, industrial and institutional uses are also present within the Project Area. Much of the Project Area is characterized by:

- Deterioration
- Presence of structures below minimum code standards
- Excessive vacancies
- Lack of community planning
- Deteriorous land use or layout
- Stagnant or declining equalized assessed value
- Obsolescence
- Dilapidation

As a result of these conditions, the Project Area is in need of redevelopment, rehabilitation and/or revitalization. In recognition of the unrealized potential of the Project Area, the City is taking action to facilitate its revitalization.

The Project Area, as a whole, has not been subject to growth and development by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Plan. The Study, attached hereto as Appendix C, concluded that property in this area is experiencing deterioration and disinvestment. The analysis of conditions within the Project Area indicates that it is appropriate for designation as a blighted area in accordance with the Act.

The purpose of the Plan is to create a mechanism to allow for the development of new commercial and public facilities on existing vacant and underutilized land; the redevelopment and/or expansion of existing businesses; the redevelopment of obsolete land uses; and the improvement of the area's physical environment and infrastructure. The redevelopment of the Project Area is expected to encourage economic revitalization within the community and the surrounding area.

The Plan summarizes the analyses and findings of the consultant's work, which unless otherwise noted, is solely the responsibility of Carreres, Ltd. and its subcontractors. The City is entitled to rely on findings and conclusions of the Plan in designating the Project Area a redevelopment project area under the Act. Carreres, Ltd. has prepared this 119th Street/157 Redevelopment Plan and Project and the related Study with the understanding that the City would rely on the findings and conclusions of the Plan and the related Study in proceeding with the designation of the Project Area and the adoption and implementation of the Plan, and for on the fact that Carreres, Ltd. has obtained the necessary information so that the Plan and the related Study will comply with the Act.

The Plan has been formulated in accordance with the provisions of the Act. This document is a guide to all proposed public and private actions in the Project Area.

2. PROJECT AREA DESCRIPTION

The land to be designated as the 119th Street-I-57 Redevelopment Project Area is shown in Figure 1, Redevelopment Project Area Boundary Map (see Appendix A). The Project Area is approximately 315 acres in size, including public rights-of-way. A legal description of the Project Area is included as Appendix B of this document. The Project Area includes only those contiguous parcels that are anticipated to be substantially benefited by the proposed redevelopment project improvements and, which, collectively qualify for designation as a "blighted area."

The general area has been the subject of three planning studies in recent years. The Vincennes Corridor Improvement Plan, completed in 1998, establishes a broad vision for improving the area. The plan addressed the area roughly between Interstate 57 and Vincennes Avenue from 103rd Street to Monterey Avenue. The plan recommended the redevelopment of blighted residential areas, new commercial development along major arterials and infill residential development on vacant land. Following the completion of this plan, the Vincennes Corridor Redevelopment Area was prepared and adopted in 1999. In 2001, the 119th and I-57 Redevelopment Area (not to be confused with the present study) was prepared and adopted, addressing redevelopment needs within an irregular area both east and west of Interstate 57. On the west, the area extended from Edmore Street on the north to 119th Street on the south and from Interstate 57 on the east to the Metra railroad tracks on the west. The portion of this Redevelopment Area located on the east side of Interstate 57 includes the Ashland Avenue and 119th Street frontages on the block to the northeast of the 119th Street and Ashland Avenue intersection as well as an arc-shaped area extending from 120th Street and Ashland Avenue to Levens Street to 123rd Street and Ashland Avenue.

Community Background

The Project Area lies primarily within the Morgan Park Community Area. Since only a very small portion of the Project Area extends into the West Pullman Community Area, this description of the community background will focus solely on the Morgan Park Community Area.

The first settlers arrived in Morgan Park in the 1870s, attracted by the high ground of the Blue Island Ridge, a prominent geological feature surrounded by low-lying swamplands. However, Morgan Park did not experience significant growth until the 1880s, when nearby railroads and industries were established and successive waves of settlers and new residents arrived, beginning in 1906 and continuing as late as the 1920s.

In 1887, Morgan Park was incorporated as a village and, in 1914, was annexed into the City of Chicago. From its beginnings, physical development in Morgan Park focused primarily on residential use, although some of the first development along the rail line included the Chicago Bridge and Iron Company facility at 107th Street and Vincennes Avenue.

Morgan Park's population reflected an African American component from early in the 20th century – documented as far back as 1915 – making it an integrated community from a very early stage. By 1920 African-Americans constituted 12% of the area's population, with a variety of European ethnic groups comprising the majority. In the late 1950's, Morgan Park's population began to rise significantly and the proportion of African-Americans increased to 35%. For the last twenty years, the racial composition of the community has remained stable, with African-Americans representing 65% of the population. According to 2000 Census data, the population of the Morgan Park Community Area is 25,225.

Land use and development activity suggest subtle, but important, trends are affecting the community. While most of the residential areas remain strong and stable, little new housing construction has occurred. This is in sharp contrast to the housing boom affecting large parts of the city. Other important trends include the decline of industrial and, to a lesser extent, commercial use within the community. Significant industrial uses occupying large sites have moved to suburban locations, leaving unfulfilled opportunities for redevelopment. Traditional commercial shopping districts have also declined, especially in qualitative terms. These trends suggest the Morgan Park community, while still an attractive place to live, is stagnant in terms of new development and reinvestment.

Current Land Use and Zoning

The current land use within the Project Area consists of residential, commercial, industrial, institutional, public and mixed-use property. A large amount of vacant land is also present. Residential use is dispersed throughout the Project Area. Commercial use is primarily concentrated along 111th Street and Monterey Avenue. Industrial use is concentrated along the railroad and Interstate 57. Institutional/public uses take the form of places of worship, a public school and a park, which for the most part, are located on main arterials – Vincennes Avenue, 111th Street and 119th Street. The current continuation of land use is represented in Figure 2, Existing Land Use (see Appendix A).

Current zoning within the Project Area generally reflects the pattern of existing land use. Business and commercial zoning exists along 111th Street, Monterey Avenue, portions of Vincennes Avenue and in small pockets at the intersections of major streets. It is important to note one area of land use/zoning inconsistency. The area on the block south of 109th Street is currently used for residential purposes, but is zoned for manufacturing. This zoning may have reflected policy to reinforce the industrial reuse of the Chicago Bridge and Iron Company site to the north. However, manufacturing zoning in a residential area is a disincentive for reinvesting in property and this policy may need reevaluation. The current zoning is shown in Figure 3, Existing Zoning (see Appendix A).

Conditions within the Project Area include a series of improvement challenges. The Project Area contains a high proportion of vacant lots and buildings distributed throughout the Project Area. Approximately 34% of the land parcels within the Project Area are vacant lots under vacant buildings. The construction of Interstate 57 in the 1980s created significant local traffic within the local street system. This is particularly true of the area from 10th Street south to Monterey Avenue, where many streets are dead ends and access to land parcels can be difficult. The construction of Interstate 57 also fragmented many land parcels, resulting in parcels that are difficult or inefficient to develop.

Transportation Characteristics

Transportation facilities within or adjacent to the Project Area include one freight rail line, two commuter rail lines, the local street system and mass transportation. One railroad line, adjacent to the southeastern portion of the Project Area, accommodates Metra's electric rail commuter service between Chicago and Blue Island; the closest station is located just outside the Project Area at 124th Street and Ashland Avenue. This is a commuter-only line and carries no freight service. The Metra Rock Island Suburban Line (from Chicago to Joliet) also abuts the Project Area, with a stop at 139th Street, adjacent to the southwestern part of the Project Area. The Metra Rock Island Main Line (from Chicago to Joliet) parallels Interstate 57 through much of the Project Area, although no stops are located in or adjacent to the Project Area.

Vincennes Avenue is the primary north-south route through the neighborhood, while 107th Street, 111th Street, 115th Street and 119th Street are important east-west arterials. Circulation on local streets consists of a combination of two-way and one-way traffic. Interchanges for Interstate 57 are located in the Project Area at 111th Street and 119th Street.

Mass transportation serving the Project Area includes three Chicago Transit Authority ("CTA") bus lines. Route 111 runs from the 95th/Dan Ryan Red Line station east along 95th Street to Cottage Grove Avenue, then south to 115th Street, then west to Vincennes Avenue, then north to 111th Street, then east to just past Cottage Grove Avenue. Route 512 also begins at the 95th/Dan Ryan Red Line station, traveling west along 95th Street to Vincennes Avenue, south to Monterey Avenue, west a short distance along Monterey Avenue, and then west along 111th Street to Pulaski Avenue (this bus route provides access to the Metra Rock Island Main Line stations at 95th Street and 105th Street). Finally, Route 116 extends from the 95th/Dan Ryan Red Line station south along Michigan Avenue to 119th Street, and then west to Western Avenue. The combination of CTA and Metra service provides good transportation to the Project Area.

3. ELIGIBILITY OF THE PROJECT AREA FOR DESIGNATION AS A BLIGHTED AREA

The Project Area, on the whole, has not been subject to significant growth and development through investment by private enterprise. Based on the conditions present, the Project Area is not likely to be comprehensively or effectively developed without the adoption of the Plan. In April and May of 2002, a series of studies were undertaken to establish whether the proposed Project Area is eligible for designation as a blighted area in accordance with the requirements of the Act. This analysis concluded that the Project Area is qualified.

For improved property, the presence of five of the 13 conditions set forth in the Act is required for designation as a blighted area. These factors must be meaningfully present and reasonably distributed within the Project Area. Of the 13 factors cited in the Act for improved property, eight factors are present within the Project Area. Six of these factors are present to a major extent, while two factors are present to a minor extent.

The following factors were found to be present to a major extent within the Area:

- Deterioration (affecting 72% of all tax blocks*)
- Presence of structures below minimum code standards (affecting 74% of all tax blocks*)
- Excessive vacancies (affecting 76% of all tax blocks*)
- Lack of community planning (affecting 86% of all tax blocks*)
- Detestable land use or layout (affecting 86% of all tax blocks*)
- Stagnant or declining equalized assessed value (affecting all tax blocks*)

The following factors were found to be present to a minor extent within the Area:

- Obsolescence (affecting 11% of all tax blocks*)
- Dilapidation (affecting 25% of all tax blocks*)

For more detail on the basis for eligibility, refer to the Study in Appendix C.

* Note: The Study Area is an analysis of the tax rolls. It does not, for the purposes of this report, include the Project Area. The Project Area is a subset of the Study Area. The Project Area is a subset of the Study Area.

Need for Public Intervention

The analysis of conditions within the Project Area included an evaluation of construction activity between 1997 and 2001 (Table 1, Building Permit Activity (1997-2001)), summarized construction activity within the Project Area by year and project type:

Table 1
BUILDING PERMIT ACTIVITY (1997-2001)

Construction Activity	1997	1998	1999	2000	2001	Total
Construction Value						
New Construction	\$121,104	\$3,153,202	\$489,425	\$3,492,100	\$146,216	\$9,398,047
RelativRepairs	19,200	63,000	12,700	35,000	71,200	291,800
Demolition	18,800	9,000	102,543	8,000	17,400	152,443
Total	\$159,104	\$3,225,202	\$604,668	\$3,535,100	\$234,816	\$9,723,103
# of Permits Issued						
New Construction	30	5	7	14	4	60
RelativRepairs	8	13	6	12	16	55
Demolition	4	2	14	1	2	23
Total	42	20	27	27	22	138

Source: City of Chicago, Dept. of Inspections

During this five-year period, a total of 117 building permits were issued for property within the Project Area. In analyzing the building permit activity, it should be recognized that a certain level of activity occurs merely to address basic maintenance needs, which appears to account for nearly half of the construction activity. Fifty-five permits were issued for rehabilitation and repairs, representing 47% of the total number of permits issued, and 22 permits, or 19%, were issued for demolition. Between 1997 and 2001, only eight projects were undertaken in the Project Area that had a construction value of more than \$100,000. Of these projects, two were churches, accounting for \$8.2 million in construction value. Since churches do not represent market-oriented investment, the value of this construction cannot be considered when evaluating the need for public intervention. Deducting these two projects from the five-year construction value reduces the total investment to approximately \$1.5 million, or an average of roughly \$300,000 per year. This level of investment is equivalent to the construction of two modest houses per year. Given the 1,392 parcels within the Project Area, this represents negligible private-sector investment. It should be noted that most of the permits issued for new construction were for garages or fences. New residential construction between 1997 and 2001 consisted of only six single-family houses.

Despite the lack of private sector investment, estimated assessed value (EAV) within the Project Area grew from approximately \$14.5 million in 1997 to \$15.9 million in 2001. However, for this period, the EAV of the Project Area grew at a slower rate (0.3%) than that of the City (0.8%). The growth in EAV could be the result of one or more factors, including improvements to a small number of properties, normal growth due to inflation and/or reassessment (which took place throughout the entire City of Chicago in 1997 and 2000). The increase in EAV is not the result of widespread private investment through construction activity. Given the oblique factors that have been documented, the overall redevelopment of the Project Area would not reasonably be expected to occur without public intervention and the adoption of the plan.

4. REDEVELOPMENT PLAN GOALS AND OBJECTIVES

The proposed Redevelopment Plan and Project is consistent with City plans for the area. The land uses conform to those approved by the Chicago Plan Commission and to recent City-sponsored plans for the area. The following goals and objectives are provided to guide development in the Project Area:

General Goals

- Restore or eliminate deteriorated conditions.
- Provide for the orderly transition from obsolete land uses to more appropriate land use patterns.
- Increase affordable housing (for-sale and rental), including at least 20% market-rate housing set aside to meet affordability criteria.
- Create an attractive environment that encourages new commercial development.
- Employ residents within and surrounding the Project Area in jobs generated by area development.
- Improve public facilities and amenities.
- Enhance the tax base of the Project Area.

Redevelopment Objectives

- Encourage private investment, especially new development on the numerous vacant lots within the Project Area.
- Direct development activities to appropriate locations within the Project Area in accordance with the land use plan and general land use strategies.
- Encourage reworking of obsolete zoning classifications to facilitate development of underutilized property for uses that have demonstrated market support.
- Provide opportunities for business and commercial development where there is demonstrated market support.
- Encourage development of affordable (for-sale and rental) housing, as defined by the City's Department of Housing, including for-sale housing for persons earning no more than 120% of the area median income and rental housing for persons earning no more than 80% of area median income.
- Encourage development of market rate housing as part of an overall program to create a mixed income neighborhood.
- Address the problems of the discontinuous street system, dead end streets and irregular lot shapes caused by the construction of I-57 by developing new streets, infrastructure and replating of property to support in-fill residential development.
- Establish job readiness and job training programs to provide residents within and surrounding the Project Area with the skills necessary to secure jobs in the Project Area and in adjacent redevelopment project areas.
- Promote hiring of local residents, including graduates of the Project Area's job readiness and job training programs.
- Improve recreational amenities within the Project Area.

Design Objectives

- Establish design standards for commercial and residential redevelopment to ensure compatible high-quality development.
- Enhance the appearance of major thoroughfares such as Vincennes Avenue, Ashland Avenue, Montrose Avenue, 114th Street and 111th Street through streetscape improvements.
- Encourage increased use of public transit facilities through pedestrian-friendly design, while also improving vehicular movement.

5. REDEVELOPMENT PLAN

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

Property Assembly, Site Preparation and Environmental Remediation

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

Figure 4, Acquisition Map (see Appendix A), identifies the properties proposed to be acquired for redevelopment in the Project Area. This map identifies the properties included on the existing acquisition maps from the two existing underlying Redevelopment Area Designations, the Vincennes Corridor Redevelopment Area Designation (adopted in 1999) and the 116th and I-57 Redevelopment Area Designation (adopted in 2001). In addition, this map identifies additional properties to be acquired, most of which are properties located within these portions of the Project Area not covered by the two existing Redevelopment Area Designations.

The additional properties to be acquired by virtue of this Plan represent prudent and necessary additions to the Acquisition Map. Most of these additional properties to be acquired are vacant lots within portions of the Project Area not located within existing underlying Redevelopment Area Designations. However, additional properties have also been added to the Acquisition Map within areas covered by the two existing Redevelopment Area Designations. The most significant of these properties include the following:

1. The large parcel on the northwest corner of Interstate 55 and 116th Street was a complex and vacant industrial property that has been the subject of significant commercial redevelopment interest.

2. The property on the northeast corner of 21st Street and Vincennes Avenue has recently become vacant land, as has the parcel at Levens and the Chicago Central railroad tracks.
3. The parcels on the southeast corners of Monterey/Vincennes and Pryor/Vincennes are obsolete, but occupied, commercial properties that are the subject of redevelopment interest.
4. The property on the corner of 12th Street and Ashland Avenue is an occupied car repair use and outdoor storage use zoned for residential use that is the subject of residential redevelopment interest.
5. The parcels located on the block between Vincennes Avenue and Church Street south of 118th Street are vacant lots.
6. The parcels located on the block between Monterey and Pryor Street east of Ashland Avenue consist of vacant lots and occupied properties, including a liquor store and some severely deteriorated residential buildings.
7. The parcels along Cleary Avenue and Levens Street south of 107th Street include vacant lots and occupied properties consisting of deteriorated residential buildings on lots of obsolete platting and on substandard streets.

Table 9. Land Acquisition by Parcel Identification Number and Address (see Appendix A). provides a list of the properties proposed for acquisition under the existing underlying Redevelopment Area Designations and the properties proposed for acquisition under the Plan.

In connection with the City exercising its power to acquire real property not currently on the Acquisition Map, including the exercise of the power of eminent domain, under the Act in implementing the Plan, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of the Plan. The acquisition of such property can be paid for using CIP funds.

For properties described in Figure 4, Acquisition Map, the acquisition of occupied properties by the City shall commence within four years from the date of the publication of the ordinance approving the Plan. Acquisition shall be deemed to have commenced with the sending of an offer letter. After the expiration of this four-year period, the City may acquire such property pursuant to the Plan under the Act according to its customary procedures as described in the preceding paragraph.

Intergovernmental and Redevelopment Agreements

The City may enter into redevelopment agreements or intergovernmental agreements with private entities or public entities to construct, rebuild, or restore private or public improvements and/or several parcels publicly owned to as "Redevelopment"

Project 5c. Such redevelopment agreements may be needed to support the rehabilitation or construction of affordable private affordable units, in accordance with the Plan; incur costs or reimburse developers for other eligible redevelopment project costs as provided in the Act in implementing the Plan, and provide public improvements and facilities which may include, but are not limited to, utilities, street closures, transit improvements, street-scape enhancements, signalization, parking and surface right-of-way improvements.

Terms of redevelopment as part of this redevelopment project may be incorporated in the appropriate redevelopment agreements. For example, the City may agree to reimburse a developer for incurring certain eligible redevelopment project costs under the Act. Such agreements may contain specific development controls as allowed by the Act.

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

Job Training

To the extent allowable under the Act, job training costs may be directed toward training activities designed to enhance the competitive advantages of the Project Area and to attract additional employers to the Project Area. Working with employers and local community organizations, job training and job readiness programs may be provided that meet employers' hiring needs, as allowed under the Act.

A job readiness/training program is a component of the Plan. The City expects to encourage hiring from the community that maximizes job opportunities for Chicago residents.

Relocation

Relocation assistance may be provided to facilitate redevelopment of portions of the Project Area and to meet other City objectives. Businesses or households locally occupying properties to be acquired by the City may be provided with relocation advisory and financial assistance as determined by the City.

In the event that the implementation of the Plan results in the removal of residential housing units in the Project Area occupied by low-income households or very low-income households, or the displacement of low-income households or very low-income households from such residential housing units, such households could 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 1990 and the regulations thereunder, including the eligibility criteria. Affordable housing may be either existing or newly constructed housing. The City shall make a good faith effort to ensure that this affordable housing is located in or near the Project area.

As used in the above paragraph, "low-income households," "very low-income households," and "affordable housing" shall have the meanings set forth in Section 4 of the Kinross Affordable Housing Act, 33B H.C.S. 668. As of the date of this Plan, these statutory terms are defined as follows: (i) "low-income household" means a single person, family or unit and persons living together whose adjusted income is more than 50 percent but less than 80 percent of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the United States Department of Housing and Urban Development (HUD) for purposes of Section 8 of the United States Housing Act of 1937; (ii) "very low-income household" means a single person, family or unrelated persons living together whose adjusted income is not more than 50 percent of the median income of the area of residence, adjusted for family size, as so determined by HUD; and (iii) "affordable housing" means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30 percent of the maximum allowable income for such households, as applicable.

Analysis, Professional Services and Administrative Activities

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

Provision of Public Improvements and Facilities

Adequate public improvements and facilities may be provided to service the Project Area. Public improvements and facilities may include, but are not limited to, street closures to facilitate assembly of development sites, upgrading streets, signalization improvements, provision of streetscape amenities, parking improvements and utility improvements.

Financing Costs Pursuant to the Act

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

Interest Costs Pursuant to the Act

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

6. REDEVELOPMENT PROJECT DESCRIPTION

The Plan seeks to address the obsolete pattern of land use and street system incongruities resulting from the development of Interstate 57 within an existing neighborhood. In some cases, the original land uses have been affected by the impacts of the interstate highway and should be replaced by more compatible uses. In other cases, older land uses do not take full advantage of the development potential offered by proximity to the highway. The Plan also seeks to encourage redevelopment of residential areas where the local street system has been severed by

The highway and its bridge provides suitable access to residential property. For those areas not impacted by Interstate 57, the Plan seeks to encourage residential infill development on vacant land as well as older, deteriorated commercial and industrial property. The construction of a new bridge over and the enhancement of major throughfare routes along I-57 is seen as an essential part of needed redevelopment.

The Plan recognizes that new investment in residential and commercial property is needed to improve the Project Area. In certain cases, attracting new private investment may require the redevelopment of existing properties. Proposals for infrastructure improvements will target projects that serve and benefit the surrounding residential, commercial and institutional uses. A comprehensive program of aesthetic enhancements will include streetscape improvements, facade renovations and architecturally compatible new development. The components will create the quality environment required to sustain the revitalization of the Project Area.

Based on this assessment, the goals of the redevelopment projects to be undertaken in the Project Area are to: 1) redevelop older, outdated industrial property adjacent to Interstate 57 at 119th Street for new commercial development; 2) redevelop older, small scale, deteriorated industrial and business property near 122nd Street and Ashland Avenue for residential use; 3) encourage infill residential development on scattered vacant lots within existing residential areas; and 4) encourage the redevelopment of older, deteriorated residential property negatively affected by Interstate 57 traffic for more compatible forms of residential or commercial development near the 111th Street interchange area. The major physical improvement elements anticipated as a result of implementing the proposed Plan are outlined below.

Commercial Redevelopment

The Plan recognizes that attractive new commercial redevelopment will help promote investment in residential property. The Plan seeks to promote the redevelopment of obsolete industrial property at Interstate 57 and 119th Street for new commercial development. The plan also seeks to promote commercial redevelopment, where appropriate, of deteriorated residential property near the 111th Street interchange area, both east and west of the highway.

Residential Redevelopment

Residential redevelopment is proposed for the vacant, deteriorated and obsolete industrial and commercial property south of 122nd Street. A mix of single-family, townhouse and low-rise multi-family housing is seen as appropriate for this location. Widespread residential infill development and building rehabilitation is needed within most of the existing residential areas. Single-family residential is most suitable for infill development on vacant lots along local side streets.

Public Improvements

Improvements to public infrastructure and facilities are needed to complement and attract private sector investment. Infrastructure improvements may include:

- Improvement of streetscape conditions along Vincennes Avenue, Astor Avenue, Monterey Avenue, 119th Street and 117th Street to support commercial and residential redevelopment.
- Replating and construction of new streets to provide adequate access to residential redevelopment areas.
- Improvement of other public facilities that meet the needs of the community.

7. GENERAL LAND USE PLAN AND MAP

Figure 5, Land Use Plan (see Appendix A), identifies land use policies to be pursued in the implementation of the Plan. The land use categories planned for the Project Area are: 1) residential; 2) commercial; 3) mixed-use residential/commercial; 4) mixed-use residential/commercial/institutional; 5) institutional; and 6) public use. The Land Use Plan allows for a practical level of flexibility in land use policy to respond to future market forces. This is accomplished through the two mixed-use land use categories. The "residential/commercial" category allows for both residential and commercial uses, while the "residential/commercial/institutional" category allows for residential, commercial and institutional uses. The "institutional" land use category is limited to private non-profit, philanthropic and/or religious organizations. The "public" land use category is limited to governmental uses and facilities, including schools, parks, libraries and public service facilities. The Land Use Plan is intended to serve as a guide for future land use improvements and developments within the Project Area.

The land uses proposed for the Project Area are consistent with the redevelopment goals of this Plan. While proposed land uses for the Project Area are generally consistent with existing zoning, there are two important exceptions. The 2001 Zoning Ordinance Map identifies the northwest corner of Interstate 57 and 119th Street as an M1-1 district, while the Land Use Plan calls for commercial use. Given the site's exposure and access to Interstate 57 at the 119th Street interchange, commercial represents the highest and best use of this site. The other area is located on the south side of 100th Street on Glenroy Avenue and Lawrie's Street. This area is zoned M1-1 but is designated for residential use. Given the relocation of industry out of the Chicago Bridge and Iron Company site immediately to the north, and the potential for residential reuse of this site, residential use is the appropriate land use policy for this area.

The Land Use Plan is intended to serve as a broad guide for land use and redevelopment policy. The plan is general in nature to allow adequate flexibility to respond to shifts in the market and private investment. A more specific discussion of the proposed uses within the Project Area is outlined below.

Residential Use

Residential use is proposed in three distinct portions of the Project Area. One area is located between Vincennes Avenue and Interstate 57 from 107th Street south to Chelsea Place. Another area is located along Winona Place south to 108th Street on the west side of Interstate 57. The third area is located along the corridor from approximately 119th Street and 117th Street to 121st Street. This new wide

the areas of proposed residential use are consistent with existing land use. One exception to this is the area south of 122nd Street, which is currently vacant land and deteriorated industrial and business uses, and has been proposed for residential redevelopment.

Commercial Use

Commercial use is proposed for the area between Interstate 57 and the railroad tracks immediately to the west. This is an area of existing obsolete industrial use that has been proposed for commercial redevelopment. Small, free-standing commercial uses are also located on the north side of 119th Street both east and west of Interstate 57.

Mixed-Use: Residential/Commercial

The residential/commercial mixed-use designation is applied to locations along major streets such as 111th Street (east of Interstate 57), and at certain locations on Ashland Avenue, Vincennes Avenue and 119th Street. This designation allows for the redevelopment of deteriorated residential and commercial property along these major streets and allows for flexibility in establishing edges between residential and commercial uses.

Mixed-Use: Residential/Commercial/Institutional

This land use designation applies to the area from 111th Street to Monterey Avenue west of Interstate 57, where there is an existing mix of residential, commercial and institutional (places of worship) uses. This category will allow for the conservation of all three of these uses as well as the redevelopment of deteriorated property and vacant land.

Institutional

This land use designation has been applied to places of worship in locations where the land use pattern is relatively stable. The largest of these uses is the Christ Universal Temple on the southeast corner of 119th Street and Ashland Avenue.

Public

Properties designated as public use are government-owned service facilities such as schools, parks, libraries and other such uses. Within the Project Area, these uses represent existing facilities. Shoop Elementary School at 111th Street and Bishop Street and Neighborhood Park at 115th Street and Homewood Avenue are the only two public uses within the Project Area.

These land use strategies are intended to direct development toward the most appropriate land use pattern for the various portions of the Project Area and enhance the overall development of the Project Area in accordance with the goals and objectives of the Plan. Locations of specific uses, or public infrastructure improvements, may vary from the Land Use Plan as a result of more detailed planning and site design activities. Such variations are permitted without amendment to the Plan as long as they are consistent with the Plan's goals and objectives and the land uses and zoning approved by the Chicago Plan Commission.

8. REDEVELOPMENT PLAN FINANCING

Tax increment financing is an economic development tool designed to facilitate the redevelopment of blighted areas and to arrest decline in areas that may become blighted without public intervention. It is expected that tax increment financing will be an important means, although not necessarily the only means, of financing improvements and providing development incentives in the Project Area throughout its 23-year life.

Tax increment financing can only be used when private investment would not reasonably be expected to occur without public assistance. The Act sets forth the range of public assistance that may be provided.

It is anticipated that expenditures for redevelopment project costs will be carefully staged in a reasonable and proportional basis to coincide with expenditures for redevelopment by private developers and the projected availability of tax increment revenues.

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

In the event the Act is amended after the date of the approval of this Plan by the City Council of Chicago to (a) include new eligible redevelopment project costs, or (b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as, for example, by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5-11-74.4-2(a)(1)), this Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as Redevelopment Project Costs under the Plan to the extent permitted by the Act. In the event of such amendments 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 amendment to this Plan, as the extent permitted by the Act. In no instance, however, shall such additions or adjustments result in any increase in the total Redevelopment Project Costs without a further amendment to this Plan.

Eligible Project Costs

Redevelopment project costs include the sum total of all reasonable or necessary costs incurred, or estimated to be incurred, and any other costs not denied to the Plan. Some of the costs listed

be as follows: eligible costs under the Act pursuant to an amendment to the Act which becomes effective November 1, 1996. Eligible costs may include, without limitation, the following:

1. Professional services, including costs of studies and analysis, development of plans and specifications, implementation and administration of the Plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial planning and other services (excluding lobbying expenses), provided however that charges for professional services may be based on a percentage of the tax revenues collected and the terms of such contracts do not extend beyond a period of three years. Redevelopment project costs may not include general overhead or administrative costs of the City that would still have been incurred if the City had not designated a redevelopment project area or approved a redevelopment plan.
2. The cost of marketing sites within the Project Area to prospective businesses, developers and investors.
3. 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 and improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land.
4. Costs of rehabilitation, reconstruction, 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.
5. Costs of the construction of public works or improvements, but not including the cost of constructing a new municipal public building, principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building unless the City makes a reasonable determination, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the Plan.
6. Costs of job training and retaining projects including the cost of "welfare to work" programs implemented by businesses located within the Project Area, 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 as provided in the Act, and such proposals featuring a community-based training program which ensures maximum reasonable opportunities for residents of the Morgan Park and West Pullman Community Areas with particular attention to the needs of those residents who have previously experienced inadequate opportunities and development of job-related skills, including residents of public and other assisted housing and people with disabilities.

7. 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 obligation issued under the Act, including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued, and for a period not exceeding 30 months following the completion and including reasonable reserves related thereto.
8. To the extent the City, by written agreement, accepts and approves a loan or a portion of a loan; a district's capital costs resulting from the Redevelopment Project necessarily incurred, or to be incurred, within a taxing district in furtherance of the Plan objectives.
9. An elementary, secondary or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided for in the Act.
10. Relocation costs, to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by state or federal law or in accordance with the requirements of Section 3(d) 3(b) 7 of the Act (see "Relocation" section).
11. Payment in lieu of taxes, as defined in the Act.
12. Interest costs incurred by a developer related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 - such payments in any one year may not exceed 30% of the annual interest costs incurred by the developer with regard to the redevelopment project during that year;
 - if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts to due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - the total of such interest payments paid pursuant to the Act may not exceed 30% of the total (a) cost paid or incurred by the developer for such redevelopment project, plus (b) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act; and
 - up to 75% of the interest cost incurred by a developer for the financing of rehabilitation or new housing units for low income households and very low income households, as defined in Section 3 of the Illinois Affordable Housing Act.
13. Up to 50% of the cost of acquisition, renovation or rehabilitation of all low income 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 income and very low income households, only the low-income and very low income households shall be eligible for benefits under the Act.

- 11 The cost of day care services for children of employees for low-income families working in the area covered within the Project Area and also for children of the cost of operation of day care centers established by Project Area Boards of Commissioners, except from low-income families working in business located in the Project Area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the City, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development.
- 15 Costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs: (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the Project Area; and (ii) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and the taxing district or taxing districts, which agreement describes the program to be undertaken including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40, and 3-40.5 of the Public Community College Act, 110 ILCS 805/3-37, 805/3-38, 805/3-40 and 805/3-40.5, and by school districts of costs pursuant to Sections 10-22, 20a and 10-23.2a of the School Code, 105 ILCS 5/10-22, 20a and 5/10-23.2a.

The cost of constructing new privately-owned buildings is not an eligible redevelopment project cost, unless specifically authorized by the Act.

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.

Estimated Project Costs

A range of activities and expenditures may be required to implement the Plan. The proposed eligible activities and their estimated costs over the life of the Project Area are briefly described below and shown in Table 2, Estimated Redevelopment Project Costs.

1. Professional services, including planning, legal, surveys, real estate marketing costs, fees and other related development costs. This budget element provides for study and survey costs for planning and implementation of the project, including planning and by-d fees, architectural and engineering, development site marketing, financial and general service costs. *(Estimated cost: \$200,000)*
2. Property assembly costs, including acquisition of land and other property, real or personal, or rights or interests therein, and other appropriate and eligible costs needed to prepare the property for redevelopment. These costs may include the reimbursement of acquisition costs incurred by private developers. Land acquisition may include acquisition of both improved and vacant property in order to create development sites, accommodate public rights-of-way or to provide other public facilities needed to achieve the goals and objectives of the Plan. Property assembly costs also include demolition of existing improvements, including clearance of blighted properties or clearance required to prepare sites for new development, site preparation, including grading, and other appropriate and eligible site activities needed to facilitate new construction, and environmental remediation costs associated with property assembly which are required to render the property suitable for redevelopment. *(Estimated cost: \$3,000,000)*
3. Rehabilitation, reconstruction, repair or remodeling of existing public or private buildings and fixtures, and up to 50% of the cost of construction of low-income and very low-income housing units. *(Estimated cost: \$40,000,000)*
4. Construction of public improvements, infrastructure and facilities. These improvements are intended to improve access within the Project Area, stimulate private investment and address other identified public improvement needs, and may include all or a portion of a taxing district's eligible costs, including increased costs of the Chicago Public Schools attributable to assisted housing units within the Project Area in accordance with the requirements of the Act. *(Estimated cost: \$20,000,000)*
5. Costs of job training and retraining projects, advanced vocational education or career education, as provided for in the Act. *(Estimated cost: \$300,000)*
6. Relocation costs, as adjudged by the City to be appropriate or required as further implementation of the Plan. *(Estimated cost: \$250,000)*
7. Interest already associated with redevelopment projects, pursuant to the provisions of the Act. *(Estimated cost: \$1,000,000)*
8. Provision of day care services as provided in the Act. *(Estimated cost: \$250,000)*

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.

Sources of Funds

Funds necessary to pay for redevelopment project costs and secure municipal obligations, which have been issued to pay for such costs, are to be derived principally from incremental real property taxes. 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 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 tax increment revenues, which will be used to fund tax increment obligations and redevelopment project costs, shall be the incremental real property taxes. Incremental real property tax revenue is attributable to the increase in the current equalized assessed value of each taxable lot, block, tract or parcel of real property in the Project Area over and above the initial equalized assessed value of each such property in the Project Area. Other sources of funds, which may be used to pay for redevelopment project costs and secure obligations issued, the proceeds of which are used to pay for such costs, are land disposition proceeds, state and federal grants, investments income, private financing, and other legally permissible funds as the City may, from time to time, deem appropriate. The City may incur project costs (costs for line items listed on Table 2, Estimated 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.

The Project Area may be contiguous to, or be separated only by a public right-of-way from, other redevelopment project areas created under the Act. The City may utilize net incremental property taxes received from the Project Area to pay eligible project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right of way, and vice versa. The amount of revenue from the 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 the 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 Tax Recovery Law (S.D.C.S. §§11-71 to 11-74) et seq. If the City finds that the goals, objectives and financial success of such contiguous redevelopment project areas, or those separated only by a public right of way, are interdependent with those of the Project Area, the City may determine that it is in the best interests of the City, and in furtherance of the purposes of the Plan, that net revenues from the Project Area be made available to support any such redevelopment project areas and vice versa. 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 Tax Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or bonded between the Project Area and such areas. The amount of revenue from the Project Area

made available, when added to all amounts used to pay eligible redevelopment project costs within the Project Area, or other areas described in the preceding paragraph, shall not at any time exceed the total redevelopment project costs described in Table 2, Estimated Redevelopment Project Costs.

Development of the Project Area would not be reasonably expected to occur without the use of the incremental revenues provided by the Act. Redevelopment project costs include those eligible project costs set forth in the Act. Tax increment financing or other public sources will be used only to the extent needed to secure commitments for private redevelopment activity.

Nature and Terms of Obligations to be Issued

The City may issue obligations secured by Incremental Property Taxes pursuant to Section 11-74.4.3 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.

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., assuming City Council approval of the Project Area and Plan in 2002), by 2026. Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more series of obligations may be sold at one or more times in order to implement this Plan. Obligations may be issued on a parity or subordinated basis.

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

Most Recent Equalized Assessed Valuation

The purpose of identifying the most recent equalized assessed valuation ("EAV") of the Project Area is to provide an estimate of the initial EAV, which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Project Area. The 2001 EAV of all taxable parcels within the Project Area is \$15,932,584. This total EAV amount by Parcel Identification Number (PIN) is summarized in Appendix D. 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.

Anticipated Equalized Assessed Valuation

Once the redevelopment project has been completed and the property is to be assessed, the EAV of real property within the Project Area is estimated to be \$50 million. This estimate has been calculated assuming that the Project Area will be developed in accordance with Figure 5, Land Use Plan, of the Plan.

The estimated EAV assumes that the assessed value of property within the Project Area will increase substantially as a result of new development and public improvements. Calculation of the estimated EAV is based on several assumptions, including: 1) redevelopment of the Project Area will occur in a timely manner; 2) the application of a State Multiplier of 2.225 to the projected assessed value of property within the Project Area, and 3) an annual appreciation factor of 2%.

Financial Impact on Taxing Districts

The Act requires an assessment of any financial impact of the Project Area on, or any increased demand for services from, any taxing district affected by the Plan and a description of any program to address such financial impacts or increased demand. The City intends to monitor development in the Project Area and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development.

The following taxing districts presently levy taxes on properties located within the Project Area:

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 services; transit; housing and zoning codes, etc. The City also administers the City of Chicago Library Fund, formerly a separate taxing district from the City.

Chicago Park District. The Park District is responsible for the provision, maintenance and operation of park and recreational facilities throughout the City and for the provision of recreation programs.

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

Board of Education of the City of Chicago. General responsibilities of the Board of Education include the provision, maintenance and operations of educational facilities and the provision of educational services for kindergarten through twelfth grade.

Chicago Community College District 502. The Community College District is a unit of the State of Illinois' system of public community colleges whose objective is to meet the educational needs of residents of the City and other students seeking higher education programs and services.

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

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

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

The proposed revitalization of the Project Area would be expected to create moderate demands on public services. The development of new residential property on vacant and deteriorated land would increase the demand for school services as well as parks and other population-based services. Within the land use designations on the Land Use Plan that allow for residential use, there are roughly 300 "buildable" vacant lots. Presuming that three-bedroom single-family residences were built on each vacant lot in this predominantly single-family community, approximately 220 school age children would be added to the enrollment at local schools. Total population would increase by approximately 870 persons. These projections of school age children and total population increase are based on charts produced by the Illinois School Consulting Service.

The demand for water and sewer services would increase as well. Proposed commercial development would not increase the demand for population-based services, but would increase demand for water and sewer services and similar types of infrastructure, including the Metropolitan Water Reclamation District.

Redevelopment of the Project Area may result in changes to the level of required public services. The required level of these public services will depend upon the uses that are ultimately included within the Project Area. Although the specific nature and timing of the private investment expected to be attracted to the Project Area cannot be precisely quantified at this time, a general assessment of financial impact can be made based upon the level of development and timing anticipated by the proposed Plan.

When completed, developments in the Project Area will generate property tax revenues for all taxing districts. Other revenues may also accrue to the City in the form of sales tax, business fees and licenses, and utility user fees. The costs of some services such as water and sewer service, building inspections, etc. are typically covered by user charges. However, others are not and should be subtracted from the estimate of property tax revenues to assess the net financial impact of the Plan on the affected taxing districts.

from the taxing districts levying taxes on property within the Project Area, increased service demands are expected to be negligible insofar as they are already serving the Project Area. Upon completion of the Plan, all taxing districts are expected to share the benefits of a substantially improved tax base. However, prior to the completion of the Plan, certain taxing districts may experience an increased demand for services.

It is expected that most of the increases in demand for the services and programs of the aforementioned taxing districts associated with the Project Area, can be adequately funded by the existing services and programs maintained by these taxing districts. However, \$3.5 million has been allocated within the Project Budget to "taxing district capital costs" to address potential demands associated with implementing the Plan.

Real estate tax revenues resulting from increases in the EAV, over and above the certified initial EAV established with the adoption of the Plan, will be used to pay eligible redevelopment costs in the Project Area. Following termination of the Project Area, the real estate tax revenues, attributable to the increase in the EAV over the certified initial EAV, will be distributed to all taxing districts levying taxes against property located in the Project Area. Successful implementation of the Plan is expected to result in new development and private investment on a scale sufficient to overcome blighted conditions and substantially improve the long-term economic value of the Project Area.

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

The Plan will be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31st of the year in which the payment to the City Treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Plan is adopted (by December 31, 2026).

9. HOUSING IMPACT STUDY

A Housing Impact Study has been conducted for the Project Area to determine the potential impact of redevelopment on area residents. As set forth in the Act, if the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and the City is unable to certify that no displacement of residents will occur, the municipality shall prepare a housing impact study and incorporate the study as part of the separate feasibility report required by subsection (a) of Section 11-74.4 5 (sic) [Section 11-74.4-4.1] and in the redevelopment project plan. The Project Area contains 713 inhabited residential units. The Plan provides for the development or redevelopment of several portions of the Project Area that may contain occupied residential units. As a result, it is possible that by implementation of this Plan, the displacement of residents from 10 or more inhabited residential units could occur, and therefore, a housing impact study is required. This Housing Impact Study, which is part of the 149th Street/1-57 Redevelopment Plan, fulfills this requirement. It is also integral to the formulation of the goals, objectives, and policies of the Plan.

The Housing Impact Study is organized into two parts. Part I describes the housing survey conducted within the Project Area (Development Overlay) using a questionnaire. Part II describes the potential impact of the Plan. Specific elements of the Housing Impact Study include:

Part I - Housing Survey

- i. Type of residential unit, either single-family or multi-family
- ii. The number and type of rooms within the units, if that information is available
- iii. Whether the units are inhabited (i.e. occupied), as determined not less than 15 days before the date that the ordinance or resolution required by subsection (a) of Section 11-3-017 of the Act is passed
- iv. Data as to the racial and ethnic composition of the residents in the inhabited residential units, which shall be deemed to be fully satisfied if based on data from the most recent federal census

Part II - Potential Housing Impact

- i. The number and location of those units that will be or may be removed
- ii. The tenant priority plans for relocation assistance for those residents in the proposed redevelopment project area whose residences are to be removed
- iii. The availability of replacement housing for those residents whose residences are to be removed, and the identification of the type, location and cost of the replacement housing
- iv. The type and extent of relocation assistance to be provided.

PART I - HOUSING SURVEY

Part I of this study provides, 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.

Number and Type of Residential Units

The number and type of residential units within the Project Area were identified during the building condition and land use survey conducted as part of the eligibility analysis for the area. This survey, completed on April 10, 2002, revealed that the Project Area contains 607 residential or non-residential buildings containing a total of 713 units. The number of residential units by building type is outlined in Table 3, Number and Type of Residential Units.

**Table 3
NUMBER AND TYPE OF RESIDENTIAL UNITS**

Building Type	Total Number of Buildings	Total Number of Units
Single-family	521	521
Multi-family	75	176
Mixed-Use (Residential Above)	11	15
Total	607	713

Source: City of Chicago

Number and Type of Rooms in Residential Units

The distribution of the 713 residential units within the Project Area by number of rooms and by number of bedrooms is detailed in tables A and B in this report. The methodology to determine this information is described below.

Methodology

In order to determine the distribution of residential units by number and type of rooms within the Project Area, Centrus, Ltd. analyzed 1990 United States Census data by Block Group for those Block Groups encompassed by the Project Area. A Block Group, as defined by the U.S. Census, is a combination of census tracts or census blocks (the smallest county for which the Census Bureau collects and tabulates 100% data). The Block Group is the lowest level of geography for which the Census Bureau tabulates sample (or long form) data. In this study, we have relied on 1990 federal census sample data because it is the best available information regarding the housing units within the Project Area, detailed information on housing characteristics from the 2000 Census has not yet been released. The Block Group data available for the Project Area are based on a sample of residential units. Based on this data, a proportional projection was made of the distribution of units by the number of rooms and the number of bedrooms in each unit. The results of this survey are outlined in Table 4, Units By Number of Rooms, and in Table 5, Units By Number of Bedrooms.

Table 4
UNITS BY NUMBER OF ROOMS¹

Number of Rooms	Percentage (1990)	Current Estimate for Project Area
1 Rooms	0.1%	1
2 Rooms	0.5%	4
3 Rooms	4.7%	34
4 Rooms	7.6%	54
5 Rooms	26.0%	185
6 Rooms	32.5%	231
7 Rooms	13.5%	96
8 Rooms	9.5%	68
9+ Rooms	5.6%	40
Total	100.0%	713

Source: U.S. Dept. of Census

- ¹ As defined by the Census Bureau, for each unit, rooms include living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and hot/cold rooms. Excluded are steps, porches, patios, decks, garages, porches, balconies, full or half bathrooms, and closets, including closets on basements, porches, and finished space used for storage. A partially finished room is a separate room only if there is a partition between floors or ceiling, but not if the partition is merely a sheet of plastic or canvas.

**Table 5
UNITS BY NUMBER OF BEDROOMS¹**

Number of Bedrooms	Percentage (15,900)	Current Estimate for Project Area
0 Bedrooms	0.17%	1
1 Bedroom	6.05%	45
2 Bedrooms	19.01%	142
3 Bedrooms	57.35%	372
4 Bedrooms	18.29%	130
5+ Bedrooms	2.93%	23
Total	100.0%	713

Source: US Census Bureau

¹ 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 bedroom unit consisting of only one room will be used to estimate apartment, detached, and detached, single-family housing.

Number of Inhabited Units

A survey of inhabited dwelling units within the Project Area was conducted by Caminos, Ltd. This survey identified 713 residential units, of which 19 (2.7%) were identified as vacant. Therefore, there are approximately 694 total inhabited units within the Project Area. As required by the Act, this information was ascertained as of April 10, 2009, which is a date not less than 45 days prior to the date that the resolution required by subsection (a) of Section 11-74-4.5 of the Act is or will be passed (the resolution setting the public hearing and Joint Review Board meeting date).

Race and Ethnicity of Residents

The racial and ethnic composition of the residents within the Project Area is identified in Table 6, Race and Ethnicity Characteristics, within this section. The methodology to determine this information is described below.

Methodology

As required by the Act, the racial and ethnic composition of the residents in the inhabited residential units was determined. Population projections were made based on data from the 2000 United States Census. Caminos, Ltd. analyzed this data by Census Tract for those Census Tracts encompassed by the Project Area. The Census Tract is the lowest level of geography for which race and ethnicity characteristics have been released from the 2000 Census. Therefore, we have relied on Census Tract data because it is the best available information regarding the residents of the Project Area.

The total population for the Project Area was estimated by multiplying the number of households within the Project Area (713) by the average household size (3.1). Based on the estimated total population, a proportional projection was then made of the race and ethnicity characteristics of the residents. Multiplying these numbers, there are an estimated 2,210 residents living within the Project Area. The race and ethnic composition of these residents is indicated in Table 6, Race and Ethnicity Characteristics.

Table 6
RACE AND ETHNICITY CHARACTERISTICS

Race	Percentage (2000)	Estimated Residents
White	11.4%	282
Black or African American	86.2%	2,016
American Indian and Alaska Native	0.6%	13
Asian	0.5%	7
Native Hawaiian and Other Pacific Islander	0.0%	0
Some Other Race	1.0%	23
Total	100.0%	2,241

Hispanic Origin	Percentage (2000)	Estimated Residents
Hispanic	1.8%	40
Non-Hispanic	98.2%	2,179
Total	100.0%	2,219

Source: US Census Bureau

PART II - POTENTIAL HOUSING IMPACT

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

Number and Location of Units That May Be Removed

The primary objectives of the Plan are to redevelop vacant land, correct obsolete land use patterns through redevelopment, and conserve existing housing units. While the Plan does not propose redevelopment of current residential use areas, some displacement of residential units may occur in the process of redeveloping obsolete commercial (mixed-use) buildings and through the consolidation of vacant lots.

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

Methodology

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

1. Step one counts all inhabited residential units proposed for acquisition. For this purpose, the prior acquisition maps from the two existing Redevelopment Area Designations, the Vincennes Corridor Redevelopment Area Designation (adopted in 1999) and the 12th and 157th Redevelopment Area Designation (adopted in 2001), were reviewed and it was determined that there are 27 inhabited residential units on current acquisition maps. The Plan's acquisition map identifies no additional properties to be acquired. Therefore, the total number of inhabited residential units that may be removed due to identified acquisition is 27.

2. Step two counts the number of unimproved residential units contained in parcels that are slated to be razed by the Act. From the survey conducted by Cameron, Ltd., a total of six buildings containing unimproved residential units have been identified within the Project Area that can be classified as dilapidated. Each of these buildings was identified as having one unimproved dwelling unit. Therefore, the number of dilapidated residential units that may be removed due to demolition of dilapidated buildings is six.
3. Step three counts the number of unimproved residential units that exist where the future land use indicated by the Plan will not include residential uses. After reviewing the [Figure 1.9](#) Plan for the Project Area, we determined that none of the unimproved residential units would be impacted by changes to the existing land use. Therefore, the number of unimproved residential units that may be removed due to future land use change is zero.

Figure 6. [Housing Impact Study Map](#) (see Appendix A) identifies the 13 potential residential units, which is the sum of Steps 1, 2 and 3 that could potentially be removed during the 23-year life of the 11901 Street/57 Redevelopment Project Area.

Replacement Housing

In accordance with Section 11-74.4-5 (a)(7) of the Act, the City shall make a good faith effort to ensure that affordable replacement housing for any qualified displaced resident whose residence is removed is located in or near the Project Area. To promote the development of affordable housing, the Plan requires developers receiving TIF assistance for market-rate housing to set aside at least 20% of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means the affordable for-sale units should be priced at a level that is affordable to persons earning no more than 120% of the area median income, and affordable rental units should be affordable to persons earning no more than 80% of the area median income. If, during the 23-year life of the 11901 Street/57 Redevelopment Project Area, the acquisition plans change, the City shall make every effort to ensure that appropriate replacement housing will be found in either the Project Area or the surrounding Community Areas of Beverly, Morgan Park, Roseland and Washington Heights.

The location, type and cost of a sample of possible replacement housing units located within the surrounding Community Areas were determined through classified advertisements from the *Chicago Sun-Times*, *Chicago Tribune* and *Daily Southtown*, and from Internet listings on Apartments.com and HomeSight.com during the first part of the month of May 2002. The results of this research are presented in Table 7, [Survey of Available Housing Units](#). 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.

Since one of the key goals of the Plan is to develop infill housing on currently vacant lots and rehabilitate existing deteriorated buildings, it is assumed that displacement, if any, caused by activities as part of the Plan will occur concurrently with the development of new housing. As a result, it is anticipated that there will be no net loss of units within the Project Area. Furthermore, there is a likelihood that any displacement of the 13 potential units would occur incrementally over the 23-year life of the Project Area as individual development projects occur. Therefore, it is not anticipated that there would be a need to relocate more than a few households, if any, in any given year during the full life of the Project Area.

Table 7
Survey of Available Housing Units

Location	Unit Count	Rental Price per Month	Amenities	Income & Accepted	Community Area
1 1101 S. Western	1	\$475-\$525			Beverly
2 811 E. 7th St	1	\$1,100		Yes	Roseland
3 1101 S. & King	1	\$700			Beverly
4 97th & Massachusetts	1	\$525			Washington Hts
5 1105 St. & Vernon	1	\$550			Roseland
6 1101 S. King St	1	\$775	includes heat	Yes	Roseland
7	1	\$600	includes utilities		Beverly
8 2021 17th St	1-2	\$650-\$625			Roseland
9 1625 S. Ansonia	1-2	\$550- \$600			Beverly
10 107th St & Ansonia	1-2	\$600-\$550	includes heat		Beverly
11 111th St & Western	2	\$600			Morgan Park
12 1110 S. Hollywood	2	\$600	Includes heat, & gas stove		Morgan Park
13 109th St. & Vernon	1	\$450		Yes	Roseland
14 107th St. & State	1	\$600	Includes heat	Yes	Roseland
15 108th St. & Erie	1	\$600	Includes heat		Beverly
16 111th & Western	2	\$500			Morgan Park
17 1115 S. Vernon	2-3	\$550-\$600		Yes	Roseland
18	1	\$400		Yes	Roseland
19 111th St. & Harvard	1	\$500			Roseland
20 109th S. Wash	1	\$1,000	House	Yes	Roseland

Source: Chicago Fast Track Chicago Tribune Data Service, www.chicagofasttrack.com

Relocation Assistance

While the removal or displacement of housing units is not a goal of the Plan, it is possible that a small number of units may be removed in the process of implementing the Plan. If the removal or displacement of low income, very low income, or very, very low income households is required, such residents will be provided with relocation assistance in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and its regulations thereunder, including the appropriate criteria. The City shall make a good faith effort to ensure that affordable replacement housing for the all mentioned households is located in or near the Project Area.

As used in the above paragraph: "low income households," "very low income households," "very, very low income households," and "affordable" shall have the meanings set forth in section 3 of the Illinois Affordable Housing Act, 215 ILCS 15/3. The meaning of terms have the following meanings:

- a. "low-income household" means a single person, family or unrelated persons living together whose adjusted income is more than 50 percent but less than 80 percent of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the United States Department of Housing and Urban Development (HUD) for purposes of Section 8 of the United States Housing Act of 1937;
- b. "very low income household" 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;
- c. "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
- d. "affordable housing" means residential housing that, so long as the same is occupied by low-income households or very low income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30 percent of the maximum allowable income for such households, as applicable.

In order to estimate the number of moderate-, low-, very low- and very, very low-income households within the Project Area, Corcoran, Ltd. used data available from Claritas, Inc., a national demographic data provider. Claritas, Inc. produced income projections, expressed in "current" dollars for the year 2000, for those Census Tracts encompassed by the Project Area. These projections are based on data from the 1990 United States Census; detailed information on income characteristics from the 2000 Census has not yet been released. We have relied on this data because it is the best available information regarding the income characteristics of the Project Area.

Based on the Claritas data, it is estimated that 13% of the households within the Project Area may be classified as very, very low-income; 12% may be classified as very low-income; 45% may be classified as low-income, and 19% may be classified as moderate-income. Applying these percentages to the 713 inhabited residential units (equivalent to households) identified during the survey completed by Corcoran, Ltd. reveals that 91 households within the Project Area may be classified as very, very low-income; 84 households may be classified as very low-income; 327 households may be classified as low-income; and 139 households may be classified as moderate-income. This information is summarized in Table 3: Household Income.

Table 8
HOUSEHOLD INCOME

Income Category	Annual Income Range (2001 estimate)	Percentage of Households	Number of Households
Very, Very Low- Income	\$0 - \$17,647	12.7%	91
Very Low- Income	\$17,648 - \$29,412	11.8%	84
Low-Income	\$29,413 - \$47,060	15.0%	107
Moderate-Income	\$47,061 - \$70,590	19.5%	139
Above Moderate- Income	\$70,591 or more	41.0%	292
Total		100.0%	713

Source: Claritas, Inc.

As described above, the estimates of the total number of moderate-, low-, very low- and very, very low-income households within the Project Area collectively represent 59% of the total inhabited units, and the number of households in the low-income categories collectively represent 40% of the total inhabited units. Therefore, replacement housing for any displaced households over the course of the 23-year life of the 119th Street/I-57 Redevelopment Project Area should be affordable at these income levels. It should be noted that these income levels are likely to change over the 23-year life of the Project Area as both median income and income levels within the Project Area change.

10. PROVISIONS FOR AMENDING THE PLAN

The Plan may be amended pursuant to the provisions of the Act.

11. CITY OF CHICAGO COMMITMENT TO FAIR EMPLOYMENT PRACTICES AND AFFIRMATIVE ACTION

The City is committed to and will affirmatively implement the following principles in redevelopment agreements with respect to the Plan. The City may implement various neighborhood grant programs imposing these or different requirements.

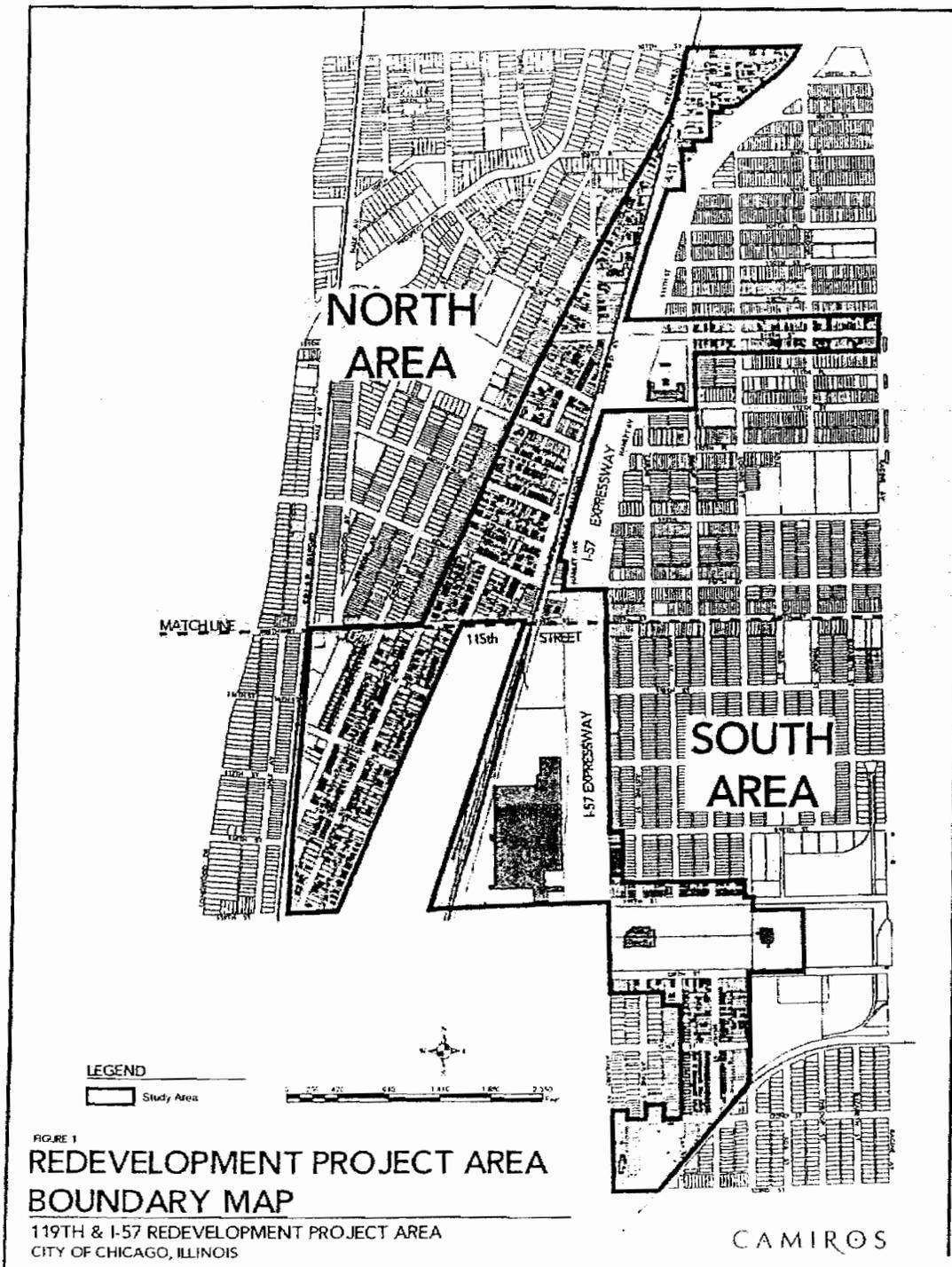
1. The assurance of equal opportunity in all personnel and employment actions, including, but not limited to, hiring, firing, transfer, promotional, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, religion, sex, age, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, source of income, or housing status.
2. Redevelopers must meet the City of Chicago's standards for participation of 25 percent Minority Business Enterprises and 5 percent Woman Business Enterprises and the City Resident Construction Worker Employment Requirement as required in redevelopment agreements.
3. This commitment to affirmative action and equal opportunity will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
4. Redevelopers will meet City standards for the 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 business and residential property owners and developers from the above.
5. The City requires that developers who receive TIF assistance for market-rate housing set aside at least 20% of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means the affordable low-income units should be priced at a level that is affordable to persons earning no more than 120% of the area median income, and affordable rental units should be affordable to persons earning no more than 80% of the area median income.

In order to implement these goals, the City shall require and promote equal employment practices and affirmative action on the part of itself and its contractors and vendors. In particular, parties engaged by the City shall be required to agree to the principles set forth in this section.

See Appendices A, B, C, and D related to this Ordinance for Revised Rental Requirements and Affordability Goals.

(Sub)Appendix "A".
(To Original 119th/I-57 Redevelopment Project Area)

Figures 1 -- 6 And Table 9.



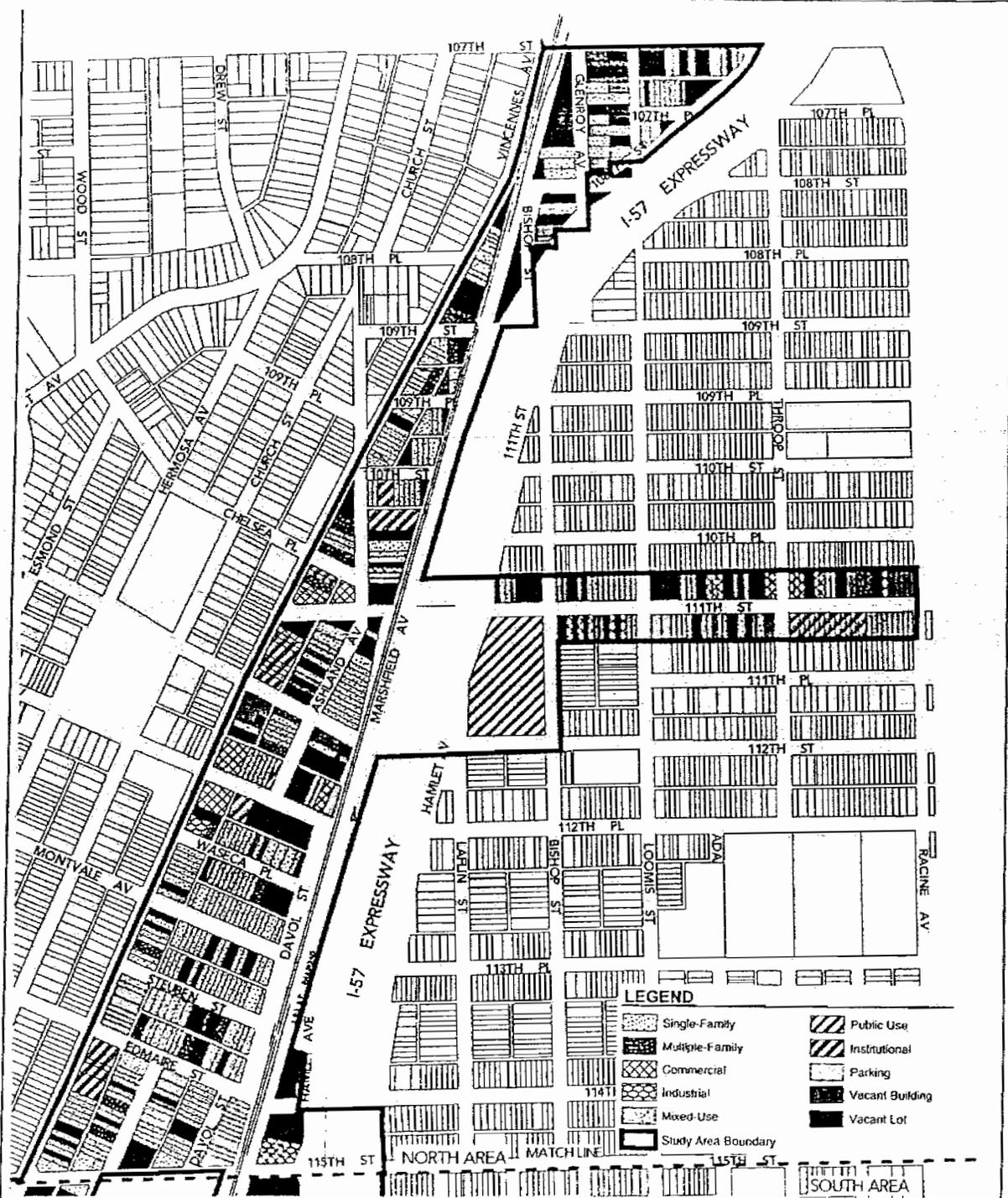
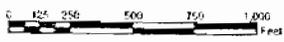


FIGURE 2
EXISTING LAND USE - NORTH AREA

119TH & I-57 REDEVELOPMENT PROJECT AREA
 CITY OF CHICAGO, ILLINOIS



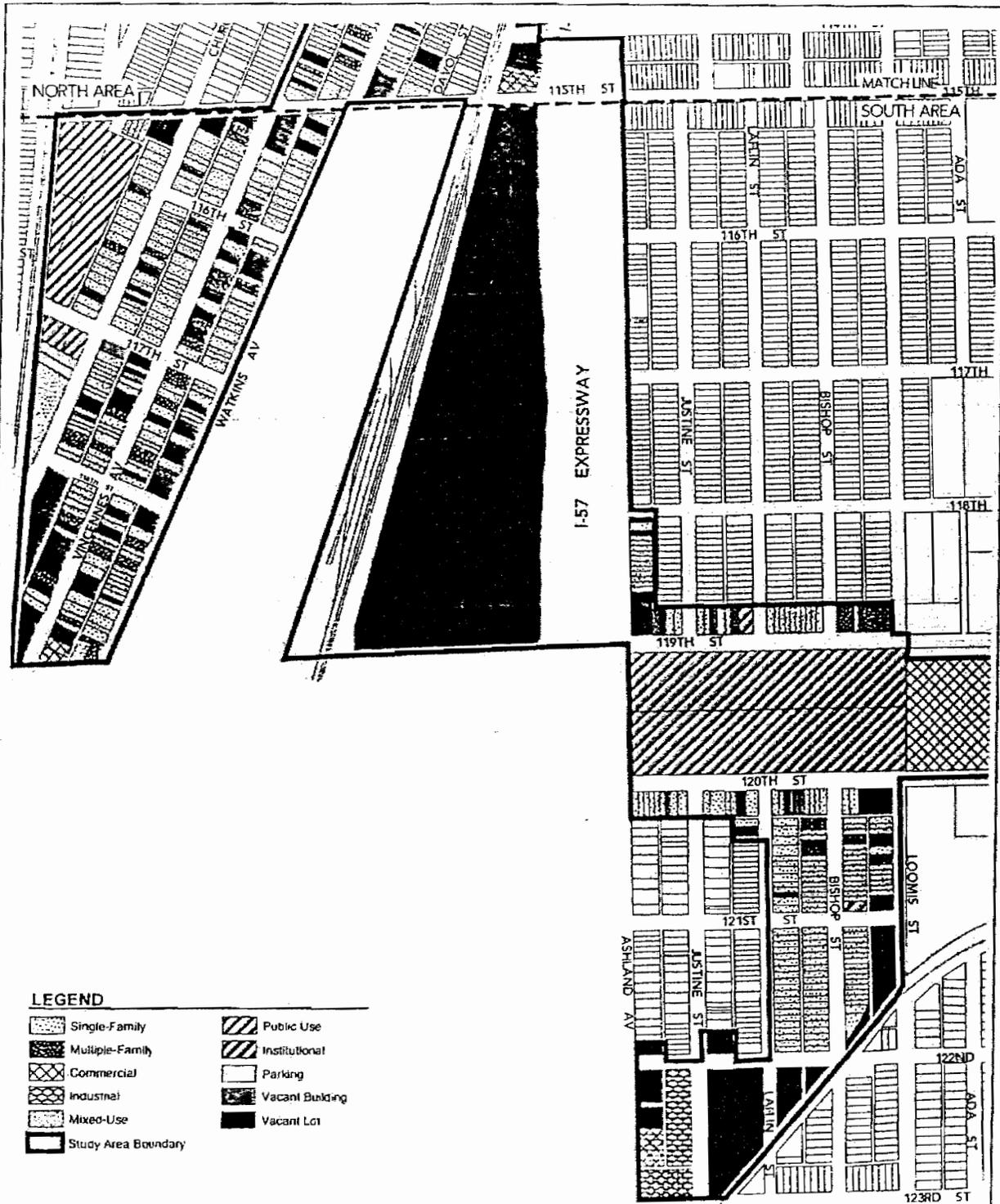
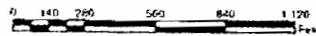
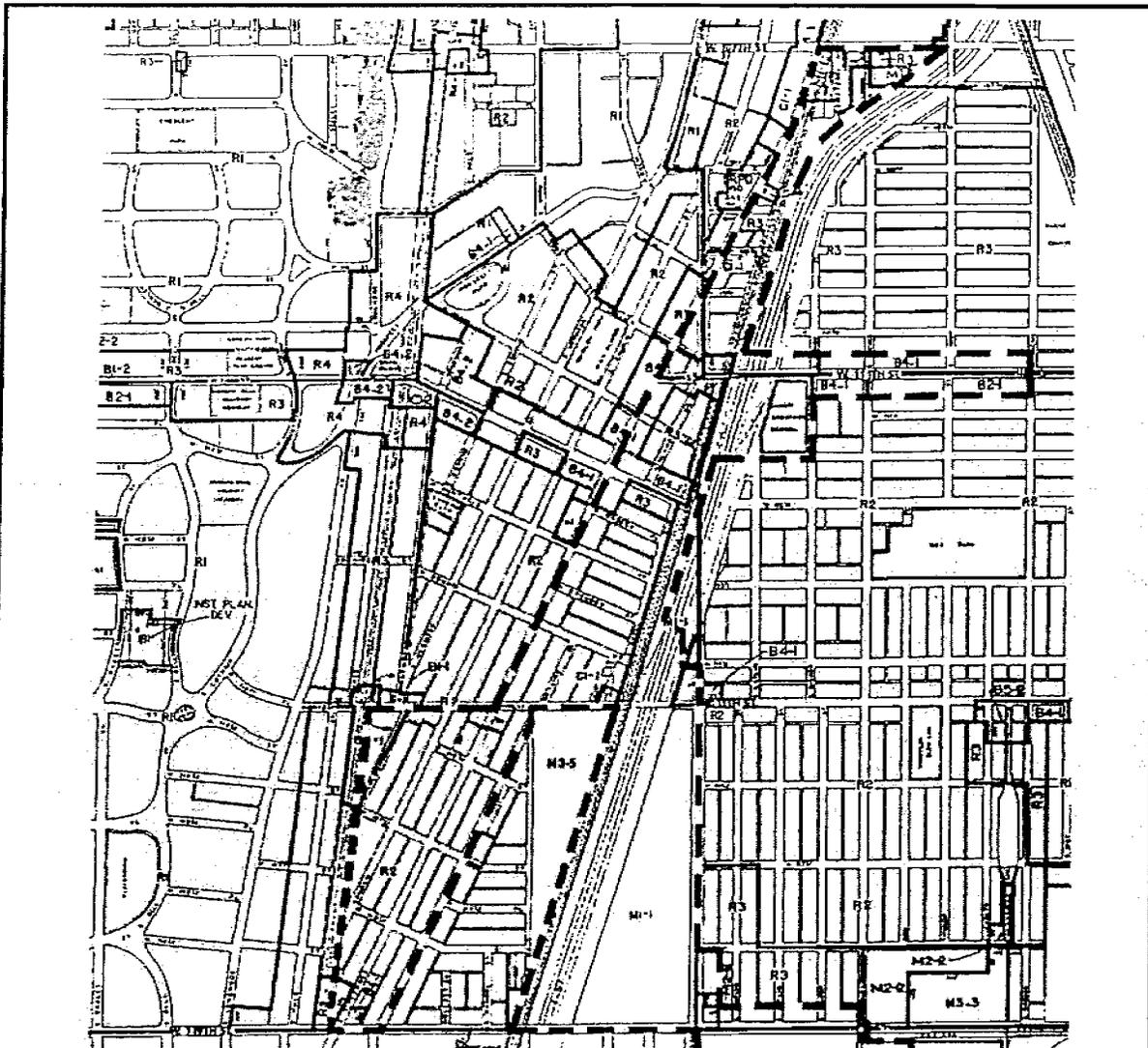


FIGURE 2
EXISTING LAND USE - SOUTH AREA
 119TH & I-57 REDEVELOPMENT PROJECT AREA
 CITY OF CHICAGO, ILLINOIS



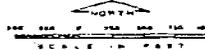


- RESIDENTIAL DISTRICTS**
- R1 SINGLE-FAMILY RESIDENCE DISTRICT
 - R2 SINGLE-FAMILY RESIDENCE DISTRICT
 - R3 GENERAL RESIDENCE DISTRICT
 - R4 GENERAL RESIDENCE DISTRICT
 - R5 GENERAL RESIDENCE DISTRICT
 - R6 GENERAL RESIDENCE DISTRICT
 - R7 GENERAL RESIDENCE DISTRICT
 - R8 GENERAL RESIDENCE DISTRICT

- BUSINESS DISTRICTS**
- B1-1 TO B1-6 LOCAL RETAIL DISTRICTS
 - B2-1 TO B2-8 RESTRICTED RETAIL DISTRICTS
 - B3-1 TO B3-5 GENERAL RETAIL DISTRICTS
 - B4-1 TO B4-10 RESTRICTED SERVICE DISTRICTS
 - B5-1 TO B5-7 RESTRICTED CENTRAL BUSINESS DISTRICTS
 - B6-1 TO B6-7 GENERAL CENTRAL BUSINESS DISTRICTS

- COMMERCIAL DISTRICTS**
- C1-1 TO C1-5 RESTRICTED COMMERCIAL DISTRICTS
 - C2-1 TO C2-5 GENERAL COMMERCIAL DISTRICTS
 - C3-1 TO C3-7 COMMERCIAL/MANUFACTURING DISTRICTS
 - C4 MOTOR FREIGHT TERMINAL DISTRICT

- MANUFACTURING DISTRICTS**
- M1-1 TO M1-5 RESTRICTED MANUFACTURING DISTRICTS
 - M2-1 TO M2-4 GENERAL MANUFACTURING DISTRICTS
 - M3-1 TO M3-5 HEAVY MANUFACTURING DISTRICT



FOR USE AND BULK REGULATIONS, RESIDENCE DISTRICTS, SEE ARTICLE 7
 FOR USE AND BULK REGULATIONS, BUSINESS DISTRICTS, SEE ARTICLE 8
 FOR USE AND BULK REGULATIONS, COMMERCIAL DISTRICTS, SEE ARTICLE 9
 FOR USE AND BULK REGULATIONS, MANUFACTURING DISTRICTS, SEE ARTICLE 10

**FIGURE 3
 EXISTING ZONING**

119TH & I-57 REDEVELOPMENT PROJECT AREA
 CITY OF CHICAGO, ILLINOIS

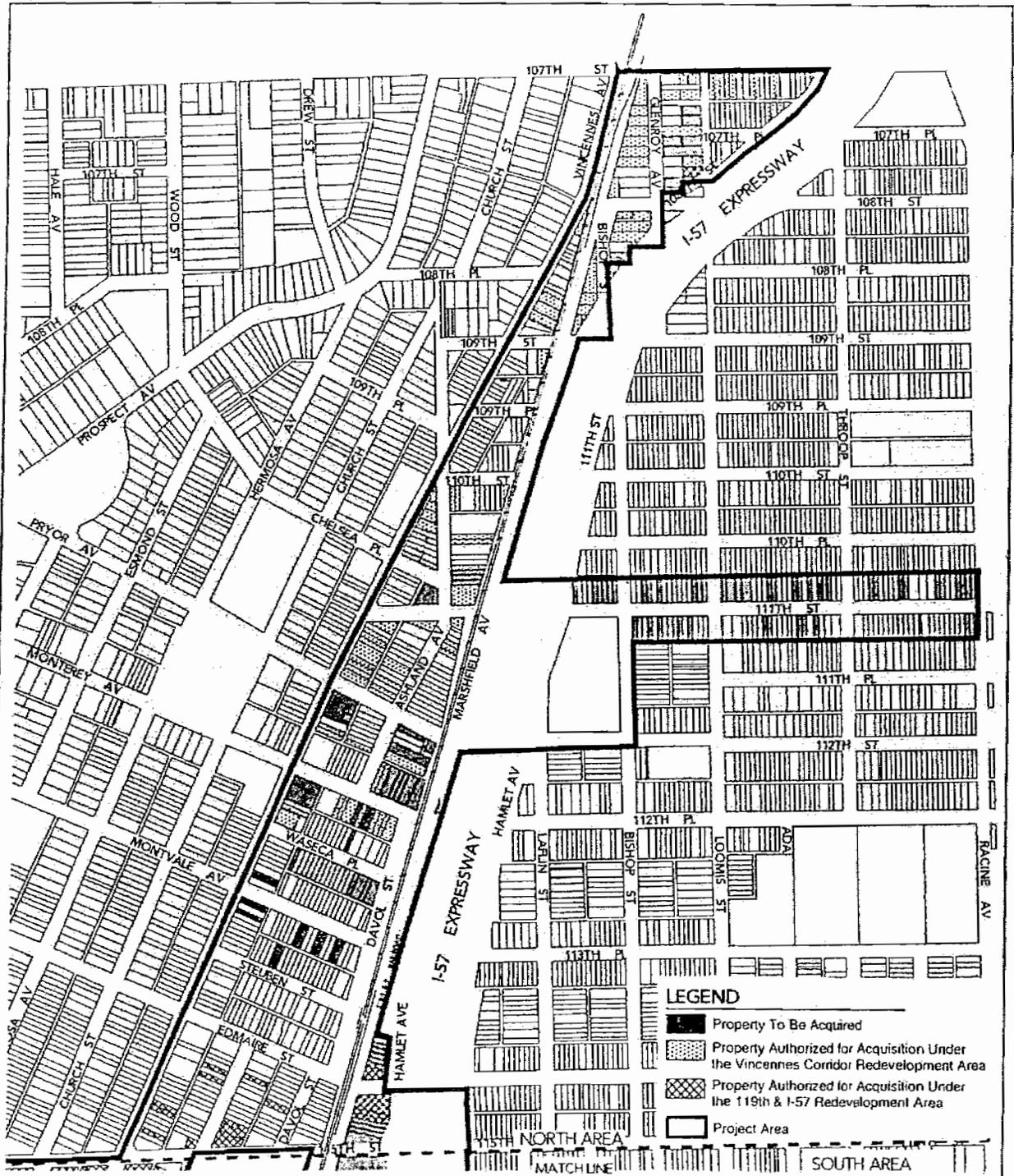


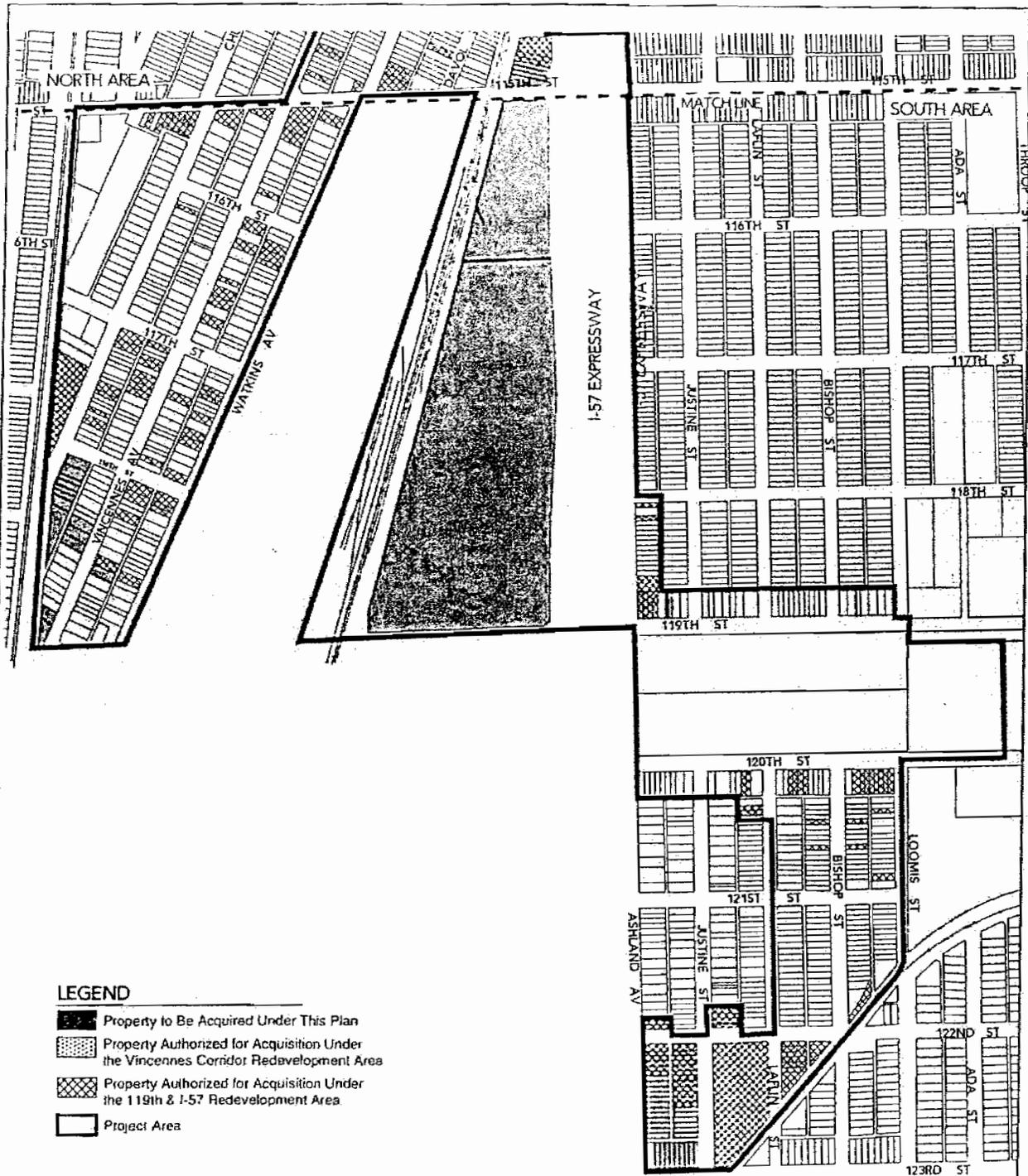
FIGURE 4

ACQUISITION MAP - NORTH AREA

119TH & I-57 REDEVELOPMENT PROJECT AREA
CITY OF CHICAGO, ILLINOIS



CAMIROS
AUGUST 26, 2002



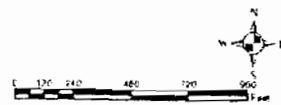
LEGEND

-  Property to Be Acquired Under This Plan
-  Property Authorized for Acquisition Under the Vincennes Corridor Redevelopment Area
-  Property Authorized for Acquisition Under the 119th & I-57 Redevelopment Area
-  Project Area

FIGURE 4

ACQUISITION MAP - SOUTH AREA

119TH & I-57 REDEVELOPMENT PROJECT AREA
CITY OF CHICAGO, ILLINOIS



CAMIROS
AUGUST 26, 2015

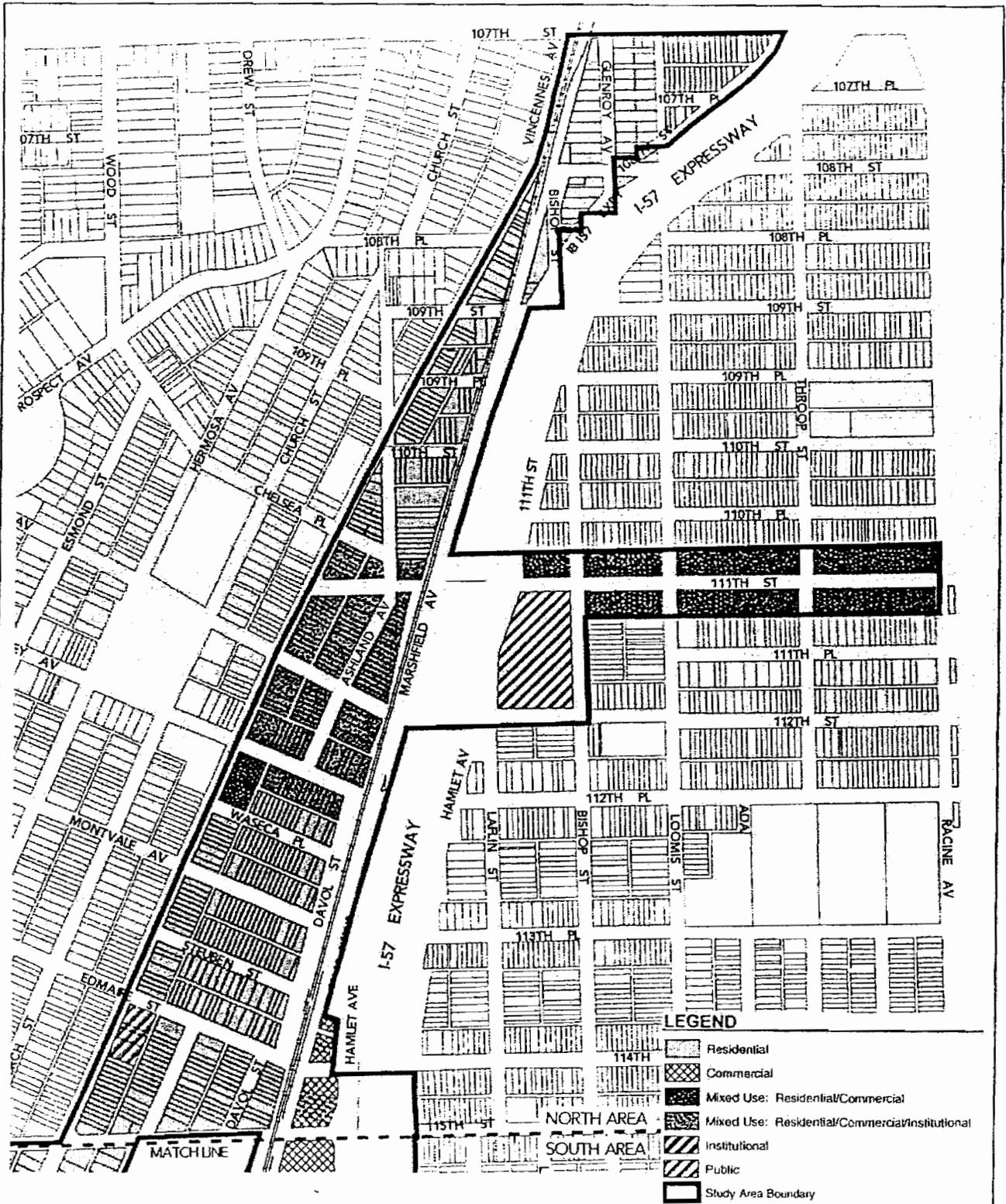
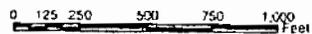
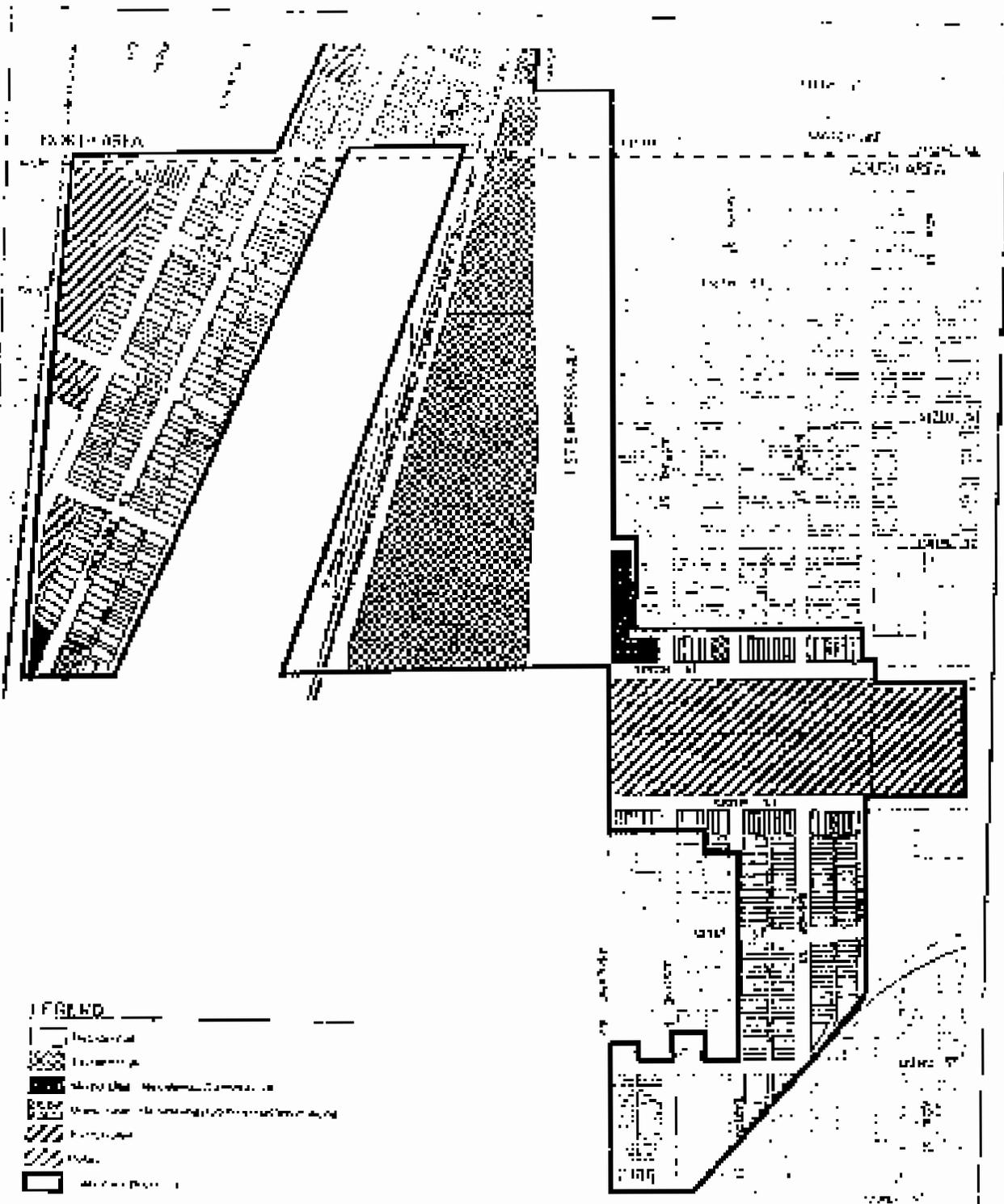


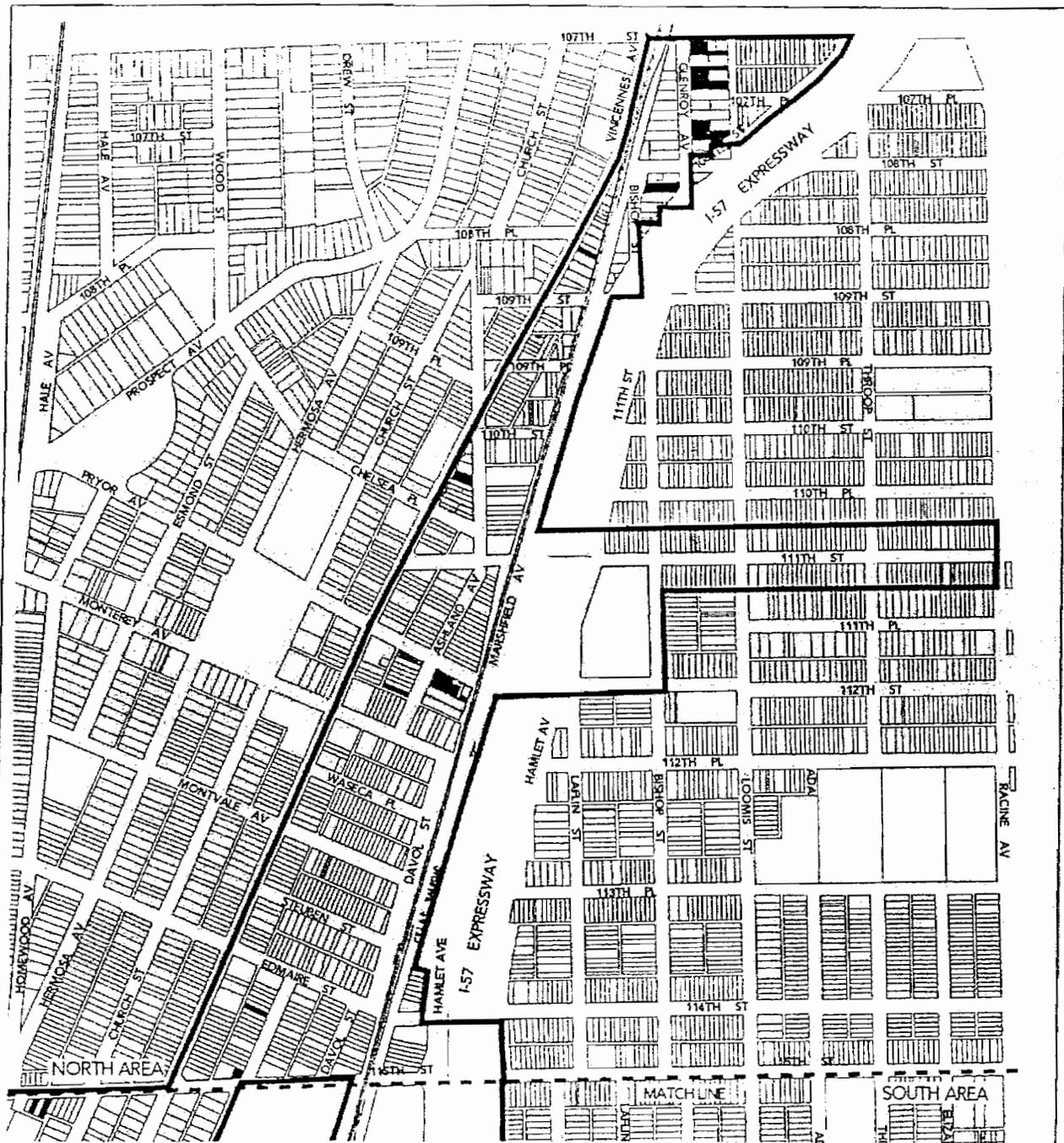
FIGURE 5
LAND USE PLAN - NORTH AREA

119TH & I-57 REDEVELOPMENT PROJECT AREA
 CITY OF CHICAGO, ILLINOIS



CAMIROS





LEGEND

- Inhabited Residential Units To Be Acquired
- Inhabited Residential Units in Dilapidated Buildings
- Study Area

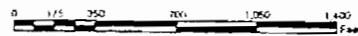


FIGURE 6

HOUSING IMPACT STUDY MAP - NORTH AREA

119TH & I-57 REDEVELOPMENT PROJECT AREA
CITY OF CHICAGO, ILLINOIS

CAMIRCS

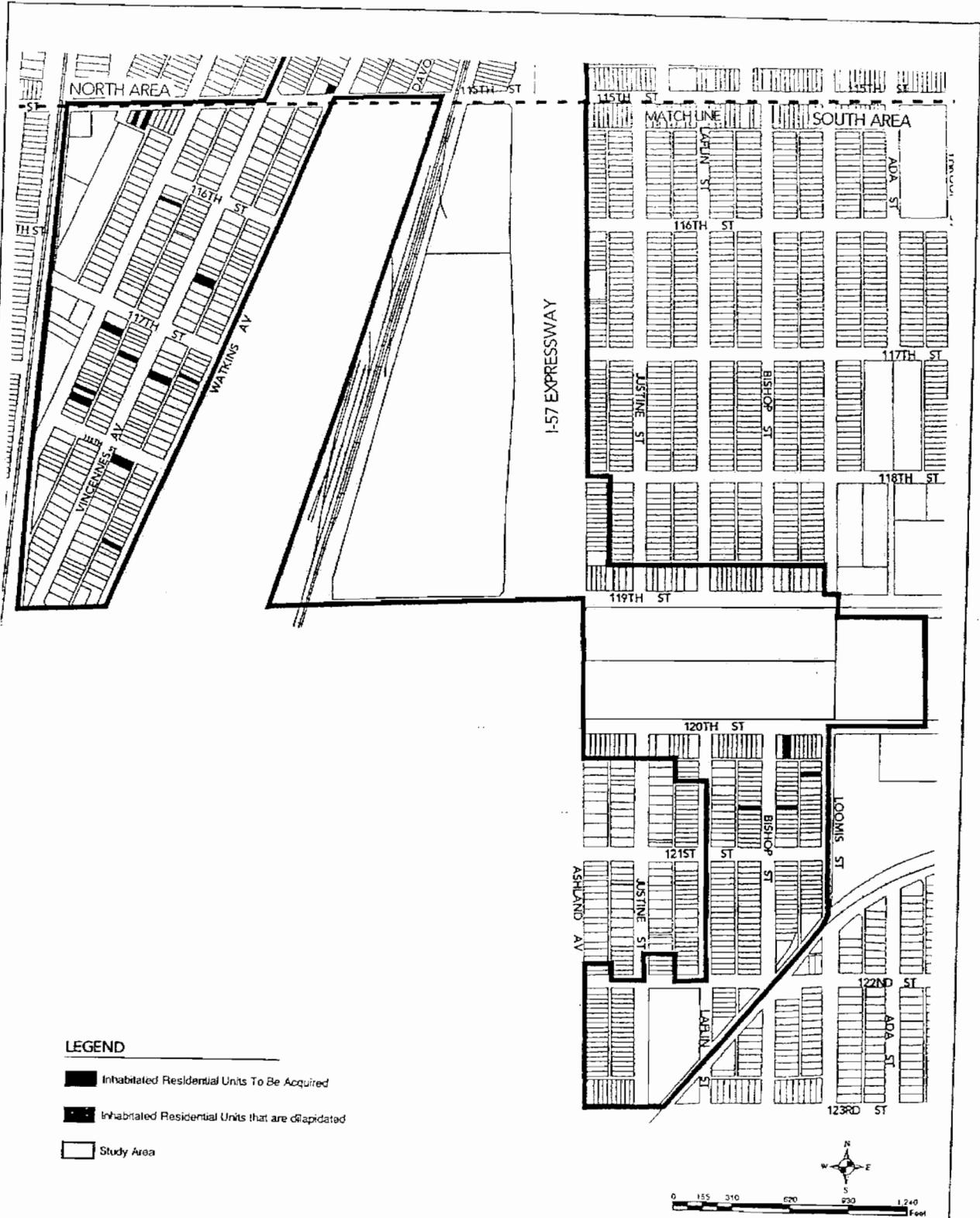


FIGURE 6

HOUSING IMPACT STUDY MAP - SOUTH AREA

119TH & I-57 REDEVELOPMENT PROJECT AREA
CITY OF CHICAGO, ILLINOIS

CAMIROS

Table 9
LAND ACQUISITION BY PARCEL IDENTIFICATION NUMBER AND ADDRESS

The following list of parcels represents those parcels that were identified on prior acquisition maps and those parcels being added to the Acquisition Map of this Plan.

Properties Authorized for Acquisition under the Vincennes Corridor Redevelopment Plan

25-17-302-001-0000	10706 S GLENROY AVE	CHICAGO	IL	60643
25-17-302-002-0000	10724 S GLENROY AVE	CHICAGO	IL	60643
25-17-302-003-0000	10718 S GLENROY AVE	CHICAGO	IL	60643
25-17-302-004-0000	10728 S GLENROY AVE	CHICAGO	IL	60643
25-17-302-005-0000	10728 S GLENROY AVE	CHICAGO	IL	60643
25-17-302-006-0000	10734 S GLENROY AVE	CHICAGO	IL	60643
25-17-302-007-0000	10740 S GLENROY AVE	CHICAGO	IL	60643
25-17-302-009-0000	10757 S GLENROY AVE	CHICAGO	IL	60643
25-17-303-002-0000	1409 W 107TH ST	CHICAGO	IL	60643
25-17-303-003-0000	1403 W 107TH ST	CHICAGO	IL	60643
25-17-303-005-0000	10713 S GLENROY AVE	CHICAGO	IL	60643
25-17-303-006-0000	10726 S LOOMIS ST	CHICAGO	IL	60643
25-17-303-011-0000	10725 S GLENROY AVE	CHICAGO	IL	60643
25-17-303-017-0000	10746 S. LOOMIS	CHICAGO	IL	60643
25-17-303-018-0000	10755 S LOOMIS ST	CHICAGO	IL	60643
25-17-303-021-0000	10734 S LOOMIS ST	CHICAGO	IL	60643
25-17-303-023-0000	10746 S LOOMIS ST	CHICAGO	IL	60643
25-17-304-001-0000	1301 W 107TH ST	CHICAGO	IL	60643
25-17-304-002-0000	1303 W 107TH ST	CHICAGO	IL	60643
25-17-304-003-0000	1350 W 107TH ST	CHICAGO	IL	60643
25-17-304-004-0000	1351 W 107TH ST	CHICAGO	IL	60643
25-17-304-005-0000	1349 W 107TH ST	CHICAGO	IL	60643
25-17-304-008-0000	1339 W 107TH ST	CHICAGO	IL	60643
25-17-304-009-0000	1335 W 107TH ST	CHICAGO	IL	60643
25-17-304-012-0000	1327 W 107TH ST	CHICAGO	IL	60643
25-17-304-013-0000	1325 W 107TH ST	CHICAGO	IL	60643
25-17-304-033-0000	1330 W 107TH PL	CHICAGO	IL	60643
25-17-304-034-0000	1330 W 107TH PL	CHICAGO	IL	60643
25-17-304-035-0000	1328 W 107TH PL	CHICAGO	IL	60643
25-17-304-036-0000	1326 W 107TH PL	CHICAGO	IL	60643
25-17-305-005-0000	1351 W 107TH PL	CHICAGO	IL	60643
25-17-305-006-0000	1347 W 107TH PL	CHICAGO	IL	60643
25-17-309-007-0000	10849 S. VINCENNES	CHICAGO	IL	60643
25-17-309-008-0000	10845 S VINCENNES AVE	CHICAGO	IL	60643
25-17-309-009-0000	10851 S VINCENNES AVE	CHICAGO	IL	60643
25-17-309-010-0000	10853 S VINCENNES AVE	CHICAGO	IL	60643
25-17-309-012-0000	10826 S BISHOP ST	CHICAGO	IL	60643
25-17-309-013-0000	10840 S BISHOP ST	CHICAGO	IL	60643
25-17-309-014-0000	10846 S BISHOP ST	CHICAGO	IL	60643
25-17-309-015-0000	1508 W 109TH ST	CHICAGO	IL	60643
25-17-309-019-0000	1504 W 109TH ST	CHICAGO	IL	60643
25-17-309-020-0000	1504 W 109TH ST	CHICAGO	IL	60643

25-17-309-029-0000	10827 S VINCENNES AVE	CHICAGO	IL	60643
25-17-310-001-0000	10801 S BISHOP ST	CHICAGO	IL	60643
25-17-310-002-0000	10800 S GLENROY AVE	CHICAGO	IL	60643
25-17-310-003-0000	10806 S. GLENROY	CHICAGO	IL	60643
25-17-310-004-0000	10821 S BISHOP ST	CHICAGO	IL	60643
25-17-310-008-0000	10817 S. BISHOP	CHICAGO	IL	60643
25-17-310-010-0000	10825 S BISHOP ST	CHICAGO	IL	60643
25-17-310-011-0000	10827 S BISHOP ST	CHICAGO	IL	60643
25-17-317-010-0000	1507 W 109TH ST	CHICAGO	IL	60643
25-17-322-003-0000	10941 S VINCENNES AVE	CHICAGO	IL	60643
25-17-322-004-0000	10943 S VINCENNES AVE	CHICAGO	IL	60643
25-17-326-001-0000	1543 W. 110TH ST.	CHICAGO	IL	60643
25-17-326-002-0000	1543 W. 110TH ST.	CHICAGO	IL	60643
25-17-326-009-0000	1529 W 110TH ST	CHICAGO	IL	60643
25-17-326-014-0000	1527 W 110TH ST	CHICAGO	IL	60643
25-17-326-015-0000	11027 S ASHLAND AVE	CHICAGO	IL	60643
25-17-326-020-0000	11041 S ASHLAND AVE	CHICAGO	IL	60643
25-17-326-059-0000	11051 S ASHLAND AVE	CHICAGO	IL	60643
25-18-416-001-0000	11002 S ASHLAND AVE	CHICAGO	IL	60643
25-18-416-002-0000	11008 S ASHLAND AVE	CHICAGO	IL	60643
25-18-416-003-0000	11014 S ASHLAND AVE	CHICAGO	IL	60643
25-18-416-004-0000	11030 S. ASHLAND	CHICAGO	IL	60643
25-19-203-004-0000	11103-11105 S. VINCENNES	CHICAGO	IL	60643
25-19-203-005-0000	11106 S VINCENNES AVE	CHICAGO	IL	60643
25-19-203-006-0000	11108 S VINCENNES AVE	CHICAGO	IL	60643
25-19-203-010-0000	11116 S VINCENNES AVE	CHICAGO	IL	60643
25-19-203-011-0000	11118 S VINCENNES AVE	CHICAGO	IL	60643
25-19-203-012-0000	11125 S VINCENNES AVE	CHICAGO	IL	60643
25-19-203-013-0000	11127 S VINCENNES AVE	CHICAGO	IL	60643
25-19-203-014-0000	1601 W 111TH ST	CHICAGO	IL	60643
25-19-203-022-0000	11134 W MONTEREY AVE	CHICAGO	IL	60643
25-19-203-025-0000	11140 S ASHLAND AVE	CHICAGO	IL	60643
25-19-203-027-0000	11144 S ASHLAND AVE	CHICAGO	IL	60643
25-19-203-028-0000	11141 S ASHLAND AVE	CHICAGO	IL	60643
25-19-203-029-0000	11113 S VINCENNES AVE	CHICAGO	IL	60643
25-19-203-030-0000	1611 W 111TH ST	CHICAGO	IL	60643
25-19-204-001-0000	11101 S ASHLAND AVE	CHICAGO	IL	60643
25-19-204-004-0000	11111 S ASHLAND AVE	CHICAGO	IL	60643
25-19-204-005-0000	11113 S ASHLAND AVE	CHICAGO	IL	60643
25-19-204-006-0000	11118 S ASHLAND AVE	CHICAGO	IL	60643
25-19-204-019-0000	11103 S ASHLAND AVE	CHICAGO	IL	60643
25-19-205-008-0000	11155 S VINCENNES AVE	CHICAGO	IL	60643
25-19-205-009-0000	11157 S VINCENNES AVE	CHICAGO	IL	60643
25-19-205-017-0000	11172 S. ASHLAND	CHICAGO	IL	60643
25-19-206-004-0000	1605 W PRYOR AVE	CHICAGO	IL	60643
25-19-206-007-0000	11173 S ASHLAND AVE	CHICAGO	IL	60643
25-19-206-008-0000	1620 W MONTEREY AVE	CHICAGO	IL	60643
25-19-206-009-0000	1616 W MONTEREY AVE	CHICAGO	IL	60643
25-19-212-007-0000	11215 S. VINCENNES	CHICAGO	IL	60643
25-19-212-008-0000	11221 S VINCENNES AVE	CHICAGO	IL	60643

25-19-212-014-0000	1649 W MONTEREY AVE	CHICAGO	IL	60643
25-19-212-018-0000	1639 W MONTEREY AVE	CHICAGO	IL	60643
25-19-212-021-0000	1631 W MONTEREY AVE	CHICAGO	IL	60643
25-19-212-041-0000	1645 W MONTEREY AVE	CHICAGO	IL	60643
25-19-212-042-0000	1643 W MONTEREY AVE	CHICAGO	IL	60643
25-19-212-043-0000	1627 W MONTEREY AVE	CHICAGO	IL	60643
25-19-212-047-0000	1625 W MONTEREY AVE	CHICAGO	IL	60643
25-19-212-048-0000	1621 W MONTEREY AVE	CHICAGO	IL	60643

Properties Authorized for Acquisition under the 119th St. and I-57 Redevelopment Plan

25-19-220-022-0000	11434 S HAMLET AVE	CHICAGO	IL	60643
25-19-220-023-0000	11423 S HAMLET AVE	CHICAGO	IL	60643
25-19-226-017-0000	11443 S VINCENNES AVE	CHICAGO	IL	60643
25-19-226-018-0000	11445 S VINCENNES AVE	CHICAGO	IL	60643
25-19-226-023-0000	11455 S VINCENNES AVE	CHICAGO	IL	60643
25-19-226-030-0000	11416 S WATKINS AVE	CHICAGO	IL	60643
25-19-226-032-0000	11418 S. WATKINS	CHICAGO	IL	60643
25-19-226-045-0000	11454 S. WATKINS	CHICAGO	IL	60643
25-19-227-004-0000	11415 S WATKINS AVE	CHICAGO	IL	60643
25-19-227-013-0000	11437 S WATKINS AVE	CHICAGO	IL	60643
25-19-227-025-0000	11452 S DAVOL ST	CHICAGO	IL	60643
25-19-227-032-0000	11445 S WATKINS AVE	CHICAGO	IL	60643
25-19-227-033-0000	11447 S WATKINS AVE	CHICAGO	IL	60643
25-19-229-004-0000	11458 S HAMLET AVE	CHICAGO	IL	60643
25-19-229-005-0000	11460 S HAMLET AVE	CHICAGO	IL	60643
25-19-229-010-0000	11454 S HAMLET AVE	CHICAGO	IL	60643
25-19-401-002-0000	1925 W. 115TH ST.	CHICAGO	IL	60643
25-19-401-004-0000	1919 W. 115TH ST.	CHICAGO	IL	60643
25-19-401-005-0000	1909 W 115TH ST	CHICAGO	IL	60643
25-19-401-006-0000	1907 W 115TH ST	CHICAGO	IL	60643
25-19-401-007-0000	1905 W 115TH ST	CHICAGO	IL	60643
25-19-401-008-0000	1903 W 115TH ST	CHICAGO	IL	60643
25-19-401-009-0000	1901 W 115TH ST	CHICAGO	IL	60643
25-19-402-001-0000	11503 S CHURCH ST	CHICAGO	IL	60643
25-19-402-008-0000	11500? S. VINCENNES	CHICAGO	IL	60643
25-19-403-001-0000	11534 S VINCENNES AVE	CHICAGO	IL	60643
25-19-403-002-0000	11530 S VINCENNES AVE	CHICAGO	IL	60643
25-19-403-003-0000	11525 S VINCENNES AVE	CHICAGO	IL	60643
25-19-403-011-0000	11506 S WATKINS AVE	CHICAGO	IL	60643
25-19-403-029-0000	11535 S VINCENNES AVE	CHICAGO	IL	60643
25-19-405-003-0000	11539 S. CHURCH	CHICAGO	IL	60643
25-19-406-001-0000	11605 S VINCENNES AVE	CHICAGO	IL	60643
25-19-406-003-0000	11613 S VINCENNES AVE	CHICAGO	IL	60643
25-19-406-008-0000	11635 S. VINCENNES	CHICAGO	IL	60643
25-19-406-009-0000	11643 S VINCENNES AVE	CHICAGO	IL	60643
25-19-406-011-0000	11655 S VINCENNES AVE	CHICAGO	IL	60643
25-19-406-015-0000	11608 S WATKINS AVE	CHICAGO	IL	60643
25-19-406-016-0000	11612 S WATKINS AVE	CHICAGO	IL	60643
25-19-406-017-0000	11616 S WATKINS AVE	CHICAGO	IL	60643

25-19-406-031-0000	11633 S VINCENNES AVE	CHICAGO	IL	60643
25-19-408-016-0000	11706 S VINCENNES AVE	CHICAGO	IL	60643
25-19-409-001-0000	11643 S. CHURCH	CHICAGO	IL	60643
25-19-409-002-0000	11665 S. CHURCH	CHICAGO	IL	60643
25-19-409-007-0000	11737 S CHURCH ST	CHICAGO	IL	60643
25-19-409-011-0000	11715 S. CHURCH	CHICAGO	IL	60643
25-19-409-013-0000	11753 S CHURCH ST	CHICAGO	IL	60643
25-19-409-017-0000	11702 S VINCENNES AVE	CHICAGO	IL	60643
25-19-409-020-0000	11708 S VINCENNES AVE	CHICAGO	IL	60643
25-19-409-021-0000	11712 S. VINCENNES	CHICAGO	IL	60643
25-19-409-023-0000	11718 S. VINCENNES	CHICAGO	IL	60643
25-19-409-024-0000	11720 S VINCENNES AVE	CHICAGO	IL	60643
25-19-409-025-0000	11724 S VINCENNES AVE	CHICAGO	IL	60643
25-19-409-026-0000	11728 S VINCENNES AVE	CHICAGO	IL	60643
25-19-409-043-0000	11739 S CHURCH ST	CHICAGO	IL	60643
25-19-410-005-0000	11723 S. VINCENNES	CHICAGO	IL	60643
25-19-410-017-0000	11712 S WATKINS AVE	CHICAGO	IL	60643
25-19-410-018-0000	11714 S WATKINS AVE	CHICAGO	IL	60643
25-19-410-019-0000	11718 S. WATKINS	CHICAGO	IL	60643
25-19-410-023-0000	11726 S WATKINS AVE	CHICAGO	IL	60643
25-19-410-025-0000	11736 S WATKINS AVE	CHICAGO	IL	60643
25-19-410-026-0000	11740 S WATKINS AVE	CHICAGO	IL	60643
25-19-410-030-0000	11754 S WATKINS AVE	CHICAGO	IL	60643
25-19-410-037-0000	11761 S VINCENNES AVE	CHICAGO	IL	60643
25-19-414-001-0000	11801 S. VINCENNES	CHICAGO	IL	60643
25-19-414-002-0000	11809 S VINCENNES AVE	CHICAGO	IL	60643
25-19-414-004-0000	11817 S VINCENNES AVE	CHICAGO	IL	60643
25-19-414-010-0000	11841 S VINCENNES AVE	CHICAGO	IL	60643
25-19-414-020-0000	11804 S WATKINS AVE	CHICAGO	IL	60643
25-19-414-021-0000	11806 S WATKINS AVE	CHICAGO	IL	60643
25-19-414-022-0000	11808 S WATKINS AVE	CHICAGO	IL	60643
25-19-414-033-0000	11842/44 S. WATKINS	CHICAGO	IL	60643
25-19-414-034-0000	11846 S WATKINS AVE	CHICAGO	IL	60643
25-20-321-003-0000	11807 S ASHLAND AVE	CHICAGO	IL	60643
25-20-321-032-0000	11855 S ASHLAND AVE	CHICAGO	IL	60643
25-20-321-033-0000	11855 S ASHLAND AVE	CHICAGO	IL	60643
25-20-321-034-0000	1550 W 119TH ST	CHICAGO	IL	60643
25-20-321-035-0000	1548 W 119TH ST	CHICAGO	IL	60643
25-20-321-046-0000	11801 S ASHLAND AVE	CHICAGO	IL	60643
25-20-321-053-0000	11841 S ASHLAND AVE	CHICAGO	IL	60643
25-29-103-007-0000	1509 W 120TH ST	CHICAGO	IL	60643
25-29-103-008-0000	1507 W 120TH ST	CHICAGO	IL	60643
25-29-103-028-0000	12018 S. LAFLIN	CHICAGO	IL	60643
25-29-103-029-0000	12020 S. LAFLIN	CHICAGO	IL	60643
25-29-104-003-0000	1451 W 120TH ST	CHICAGO	IL	60643
25-29-104-004-0000	1447 W. 120TH ST.	CHICAGO	IL	60643
25-29-104-005-0000	1447 W. 120TH ST.	CHICAGO	IL	60643
25-29-104-006-0000	1447 W. 120TH ST.	CHICAGO	IL	60643
25-29-104-033-0000	12026 S. BISHOP	CHICAGO	IL	60643
25-29-104-038-0000	12040 S. BISHOP	CHICAGO	IL	60643

25-29-105-004-0000	1417 W 120TH ST	CHICAGO	IL	60643
25-29-105-005-0000	1415 W 120TH ST	CHICAGO	IL	60643
25-29-105-006-0000	1413 W 120TH ST	CHICAGO	IL	60643
25-29-105-007-0000	1409 W 120TH ST	CHICAGO	IL	60643
25-29-105-008-0000	1407 W 120TH ST	CHICAGO	IL	60643
25-29-105-009-0000	1405 W 120TH ST	CHICAGO	IL	60643
25-29-105-010-0000	1401 W 120TH ST	CHICAGO	IL	60643
25-29-105-015-0000	12027 S BISHOP ST	CHICAGO	IL	60643
25-29-105-020-0000	12037 S. BISHOP	CHICAGO	IL	60643
25-29-105-031-0000	12018 S. LOOMIS	CHICAGO	IL	60643
25-29-105-043-0000	12054 S LOOMIS ST	CHICAGO	IL	60643
25-29-105-049-0000	1425 W. 120TH ST.	CHICAGO	IL	60643
25-29-106-023-0000	12155 S ASHLAND AVE	CHICAGO	IL	60643
25-29-106-024-0000	12159 S ASHLAND AVE	CHICAGO	IL	60643
25-29-107-021-0000	12151 S JUSTINE ST	CHICAGO	IL	60643
25-29-107-022-0000	12153 S JUSTINE ST	CHICAGO	IL	60643
25-29-107-023-0000	12155 S JUSTINE ST	CHICAGO	IL	60643
25-29-107-024-0000	12157 S JUSTINE ST	CHICAGO	IL	60643
25-29-109-043-0000	12153 S BISHOP ST	CHICAGO	IL	60643
25-29-110-001-0000	12201 S ASHLAND AVE	CHICAGO	IL	60643
25-29-110-002-0000	12203 S ASHLAND AVE	CHICAGO	IL	60643
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25-29-110-006-0000	12213 S ASHLAND AVE	CHICAGO	IL	60643
25-29-110-019-0000	12200 S JUSTINE ST	CHICAGO	IL	60643
25-29-110-020-0000	12202 S JUSTINE ST	CHICAGO	IL	60643
25-29-110-021-0000	12204 S JUSTINE ST	CHICAGO	IL	60643
25-29-110-022-0000	12208 S JUSTINE ST	CHICAGO	IL	60643
25-29-110-023-0000	12210 S JUSTINE ST	CHICAGO	IL	60643
25-29-110-024-0000	12212 S JUSTINE ST	CHICAGO	IL	60643
25-29-110-025-0000	12214 S JUSTINE ST	CHICAGO	IL	60643
25-29-110-026-0000	12218 S JUSTINE ST	CHICAGO	IL	60643
25-29-110-027-0000	12220 S JUSTINE ST	CHICAGO	IL	60643
25-29-110-028-0000	12222 S JUSTINE ST	CHICAGO	IL	60643
25-29-110-029-0000	12224 S JUSTINE ST	CHICAGO	IL	60643
25-29-110-030-0000	12228 S JUSTINE ST	CHICAGO	IL	60643
25-29-111-001-0000	12201 S JUSTINE ST	CHICAGO	IL	60643
25-29-112-001-0000	12201 S LAFLIN ST	CHICAGO	IL	60643
25-29-112-002-0000	12203 S LAFLIN ST	CHICAGO	IL	60643
25-29-112-003-0000	12207 S LAFLIN ST	CHICAGO	IL	60643
25-29-112-004-0000	12209 S LAFLIN ST	CHICAGO	IL	60643
25-29-112-005-0000	12211 S LAFLIN ST	CHICAGO	IL	60643
25-29-112-006-0000	12213 S LAFLIN ST	CHICAGO	IL	60643
25-29-112-007-0000	12219 S LAFLIN ST	CHICAGO	IL	60643
25-29-112-011-0000	1441 W 122ND ST	CHICAGO	IL	60643

Properties to be Acquired under this Plan

25-17-303-009-0000	10716 S LOOMIS ST	CHICAGO	IL	60643
25-17-303-013-0000	10735 S GLENROY AVE	CHICAGO	IL	60643
25-17-303-016-0000	10751 S GLENROY AVE	CHICAGO	IL	60643
25-17-303-024-0000	10731 S GLENROY AVE	CHICAGO	IL	60643
25-17-303-025-0000	10730 S LOOMIS ST	CHICAGO	IL	60643
25-17-303-027-0000	10722 S LOOMIS ST	CHICAGO	IL	60643
25-17-326-021-0000	11043 S ASHLAND AVE	CHICAGO	IL	60643
25-17-326-022-0000	11045 S ASHLAND AVE	CHICAGO	IL	60643
25-17-326-023-0000	11047 S ASHLAND AVE	CHICAGO	IL	60643
25-17-331-026-0000	1454 W 111TH ST	CHICAGO	IL	60643
25-17-331-027-0000	1452 W 111TH ST	CHICAGO	IL	60643
25-17-331-028-0000	1448 W 111TH ST	CHICAGO	IL	60643
25-17-331-029-0000	1446 W 111TH ST	CHICAGO	IL	60643
25-17-331-030-0000	1444 W 111TH ST	CHICAGO	IL	60643
25-17-331-032-0000	1464 W 111TH ST	CHICAGO	IL	60643
25-17-332-016-0000	1426 W 111TH ST	CHICAGO	IL	60643
25-17-332-017-0000	1424 W 111TH ST	CHICAGO	IL	60643
25-17-332-019-0000	1426 W. 111TH ST.	CHICAGO	IL	60643
25-17-332-026-0000	1406 W 111TH ST	CHICAGO	IL	60643
25-17-332-027-0000	1402 W 111TH ST	CHICAGO	IL	60643
25-17-332-028-0000	1400 W 111TH ST	CHICAGO	IL	60643
25-17-333-024-0000	1356 W 111TH ST	CHICAGO	IL	60643
25-17-333-025-0000	1352 W 111TH ST	CHICAGO	IL	60643
25-17-333-026-0000	1348 W 111TH ST	CHICAGO	IL	60643
25-17-333-027-0000	1348 W 111TH ST	CHICAGO	IL	60643
25-17-333-031-0000	1334 W 111TH ST	CHICAGO	IL	60643
25-17-333-032-0000	1332 W 111TH ST	CHICAGO	IL	60643
25-17-333-036-0000	1322 W 111TH ST	CHICAGO	IL	60643
25-17-333-037-0000	1318 W 111TH ST	CHICAGO	IL	60643
25-17-333-039-0000	1314 W 111TH ST	CHICAGO	IL	60643
25-17-333-041-0000	1308 W 111TH ST	CHICAGO	IL	60643
25-17-333-042-0000	1306 W 111TH ST	CHICAGO	IL	60643
25-17-333-043-0000	1304 W 111TH ST	CHICAGO	IL	60643
25-17-334-027-0000	1250 W 111TH ST	CHICAGO	IL	60643
25-17-334-028-0000	1246 W 111TH ST	CHICAGO	IL	60643
25-17-334-033-0000	1234 W 111TH ST	CHICAGO	IL	60643
25-17-334-034-0000	1232 W 111TH ST	CHICAGO	IL	60643
25-17-334-038-0000	1216 W 111TH ST	CHICAGO	IL	60643
25-17-334-039-0000	1214 W 111TH ST	CHICAGO	IL	60643
25-17-334-042-0000	1206 W 111TH ST	CHICAGO	IL	60643
25-17-334-043-0000	1204 W 111TH ST	CHICAGO	IL	60643
25-17-334-044-0000	1202 W 111TH ST	CHICAGO	IL	60643
25-17-334-045-0000	1200 W 111TH ST	CHICAGO	IL	60643
25-18-422-010-0000	1607 W CHELSEA PL	CHICAGO	IL	60643
25-19-205-036-0000	11145 S VINCENNES AVE	CHICAGO	IL	60643
25-19-205-037-0000	11147 S VINCENNES AVE	CHICAGO	IL	60643
25-19-206-006-0000	11169 S ASHLAND AVE	CHICAGO	IL	60643
25-19-206-010-0000	1614 W MONTEREY AVE	CHICAGO	IL	60643

25-19-206-011-0000	1622 W MONTEREY AVE	CHICAGO	IL	60643
25-19-206-012-0000	1622 W MONTEREY AVE	CHICAGO	IL	60643
25-19-206-015-0000	1600 W MONTEREY AVE	CHICAGO	IL	60643
25-19-206-017-0000	1601 W PRYOR AVE	CHICAGO	IL	60643
25-19-206-019-0000	1612 W PRYOR AVE	CHICAGO	IL	60643
25-19-206-020-0000	11159 S ASHLAND AVE	CHICAGO	IL	60643
25-19-206-021-0000	1606 W PRYOR AVE	CHICAGO	IL	60643
25-19-206-022-0000	1622 W MONTEREY AVE	CHICAGO	IL	60643
25-19-212-017-0000	1641 W MONTEREY AVE	CHICAGO	IL	60643
25-19-212-019-0000	1635 W MONTEREY AVE	CHICAGO	IL	60643
25-19-212-020-0000	1633 W MONTEREY AVE	CHICAGO	IL	60643
25-19-212-035-0000	1648 W WASECA PL	CHICAGO	IL	60643
25-19-212-045-0000	11201-11205, 11207 S. VINCENNES	CHICAGO	IL	60643
25-19-213-011-0000	1705 W WASECA PL	CHICAGO	IL	60643
25-19-213-024-0000	1641 W WASECA PL	CHICAGO	IL	60643
25-19-213-025-0000	1639 W WASECA PL	CHICAGO	IL	60643
25-19-213-026-0000	1631 W WASECA PL	CHICAGO	IL	60643
25-19-213-027-0000	1633 W WASECA PL	CHICAGO	IL	60643
25-19-213-049-0000	11257 S VINCENNES AVE	CHICAGO	IL	60643
25-19-218-001-0000	11301 S VINCENNES AVE	CHICAGO	IL	60643
25-19-218-003-0000	11307 S VINCENNES AVE	CHICAGO	IL	60643
25-19-218-017-0000	1703 W MONTVALE AVE	CHICAGO	IL	60643
25-19-218-018-0000	1701 W MONTVALE AVE	CHICAGO	IL	60643
25-19-218-021-0000	1659 W MONTVALE AVE	CHICAGO	IL	60643
25-19-218-022-0000	1657 W MONTVALE AVE	CHICAGO	IL	60643
25-19-218-025-0000	1649 W MONTVALE AVE	CHICAGO	IL	60643
25-19-218-033-0000	1744 W STEUBEN ST	CHICAGO	IL	60643
25-19-218-034-0000	1742 W STEUBEN ST	CHICAGO	IL	60643
25-19-220-017-0000	11413 S HAMLET AVE	CHICAGO	IL	60643
25-19-220-018-0000	11415 S HAMLET AVE	CHICAGO	IL	60643
25-19-220-019-0000	11417 S HAMLET AVE	CHICAGO	IL	60643
25-19-220-020-0000	11419 S HAMLET AVE	CHICAGO	IL	60643
25-19-220-021-0000	11421 S HAMLET AVE	CHICAGO	IL	60643
25-19-229-006-0000	1640 W 115TH ST	CHICAGO	IL	60643
25-19-229-007-0000	1640 W 115TH ST	CHICAGO	IL	60643
25-19-229-008-0000	1640 W 115TH ST	CHICAGO	IL	60643
25-19-229-009-0000	11470 S HAMLET AVE	CHICAGO	IL	60643
25-19-413-001-0000	11805 S CHURCH ST	CHICAGO	IL	60643
25-19-413-002-0000	11809 S CHURCH ST	CHICAGO	IL	60643
25-19-413-003-0000	11813 S CHURCH ST	CHICAGO	IL	60643
25-19-413-004-0000	11815 S CHURCH ST	CHICAGO	IL	60643
25-19-413-005-0000	11817 S CHURCH ST	CHICAGO	IL	60643
25-19-413-006-0000	11819 S CHURCH ST	CHICAGO	IL	60643
25-19-413-007-0000	11827 S CHURCH ST	CHICAGO	IL	60643
25-19-413-008-0000	11835 S CHURCH ST	CHICAGO	IL	60643
25-19-413-014-0000	11826 S VINCENNES AVE	CHICAGO	IL	60643
25-19-413-015-0000	11832 S VINCENNES AVE	CHICAGO	IL	60643
25-19-413-016-0000	11828 S VINCENNES AVE	CHICAGO	IL	60643
25-19-413-038-0000	11874 S VINCENNES AVE	CHICAGO	IL	60643
25-19-413-039-0000	11876 S VINCENNES AVE	CHICAGO	IL	60643

25-19-414-011-0000	11849 S VINCENNES AVE	CHICAGO	IL	60643
25-19-417-015-0000	1700 W 119TH ST	CHICAGO	IL	60643
25-19-417-016-0000	1700 W 119TH ST	CHICAGO	IL	60643
25-20-102-001-0000	1421 W 111TH ST	CHICAGO	IL	60643
25-20-102-002-0000	1433 W 111TH ST	CHICAGO	IL	60643
25-20-102-004-0000	1429 W 111TH ST	CHICAGO	IL	60643
25-20-102-006-0000	1425 W 111TH ST	CHICAGO	IL	60643
25-20-102-010-0000	1413 W 111TH ST	CHICAGO	IL	60643
25-20-102-012-0000	1409 W 111TH ST	CHICAGO	IL	60643
25-20-103-009-0000	1339 W 111TH ST	CHICAGO	IL	60643
25-20-103-010-0000	1335 W 111TH ST	CHICAGO	IL	60643
25-20-103-016-0000	1321 W 111TH ST	CHICAGO	IL	60643
25-20-103-017-0000	1319 W 111TH ST	CHICAGO	IL	60643
25-20-103-019-0000	1313 W 111TH ST	CHICAGO	IL	60643
25-20-105-022-0000	1205 W 111TH ST	CHICAGO	IL	60643
25-20-105-023-0000	1201 W 111TH ST	CHICAGO	IL	60643
25-20-321-038-0000	1542 W 119TH ST	CHICAGO	IL	60643
25-29-110-007-0000	12215 S ASHLAND AVE	CHICAGO	IL	60643
25-29-110-008-0000	12219 S ASHLAND AVE	CHICAGO	IL	60643
25-29-110-009-0000	12221 S ASHLAND AVE	CHICAGO	IL	60643
25-29-110-010-0000	12223 S ASHLAND AVE	CHICAGO	IL	60643
25-29-110-011-0000	12225 S ASHLAND AVE	CHICAGO	IL	60643
25-29-110-012-0000	12235 S. ASHLAND	CHICAGO	IL	60643
25-29-110-013-0000	12235 S. ASHLAND	CHICAGO	IL	60643
25-29-110-014-0000	12235 S. ASHLAND	CHICAGO	IL	60643
25-29-110-015-0000	12235 S. ASHLAND	CHICAGO	IL	60643
25-29-110-016-0000	12235 S. ASHLAND	CHICAGO	IL	60643
25-29-110-017-0000	12235 S. ASHLAND	CHICAGO	IL	60643
25-29-110-018-0000	12235 S. ASHLAND	CHICAGO	IL	60643
25-29-110-031-0000	12230 S JUSTINE ST	CHICAGO	IL	60643
25-29-110-032-0000	12232 S JUSTINE ST	CHICAGO	IL	60643
25-29-110-033-0000	12234 S JUSTINE ST	CHICAGO	IL	60643
25-29-110-034-0000	12238 S JUSTINE ST	CHICAGO	IL	60643
25-29-110-035-0000	12240 S JUSTINE ST	CHICAGO	IL	60643
25-29-110-036-0000	12242 S JUSTINE ST	CHICAGO	IL	60643
25-29-110-037-0000	1556 W 123RD ST	CHICAGO	IL	60643
25-29-110-038-0000	1552 W 123RD ST	CHICAGO	IL	60643
25-29-110-039-0000	1550 W 123RD ST	CHICAGO	IL	60643
25-29-110-040-0000	1548 W 123RD ST	CHICAGO	IL	60643
25-29-110-041-0000	1544 W 123RD ST	CHICAGO	IL	60643
25-29-110-042-0000	1542 W 123RD ST	CHICAGO	IL	60643
25-29-110-043-0000	1540 W 123RD ST	CHICAGO	IL	60643
25-29-110-044-0000	1538 W 123RD ST	CHICAGO	IL	60643
25-29-110-045-0000	1536 W 123RD ST	CHICAGO	IL	60643
25-29-110-046-0000	1534 W 123RD ST	CHICAGO	IL	60643

(Sub)Appendix "B".
(To Original 119th/I-57 Redevelopment Project Area)

Legal Description.

ALL THAT PART OF SECTIONS 17, 18, 19, 20 AND 29 IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTH ALONG THE WEST LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29, SAID WEST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29 BEING ALSO THE CENTER LINE OF SOUTH ASHLAND AVENUE AND THE LIMITS OF THE CITY CHICAGO, TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 27 IN BLOCK 12 OF WILLIAM R. KERR'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 27 IN BLOCK 12 OF WILLIAM R. KERR'S SUBDIVISION TO THE EAST LINE OF SAID LOT 27, SAID EAST LINE OF LOT 27 BEING ALSO THE WEST LINE OF THE ALLEY EAST OF SOUTH ASHLAND AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF THE ALLEY EAST OF SOUTH ASHLAND AVENUE TO THE NORTH LINE OF WEST 122ND STREET;

THENCE EAST ALONG SAID NORTH LINE OF WEST 122ND STREET TO THE WEST LINE OF SOUTH JUSTINE STREET;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH JUSTINE STREET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 28 IN BLOCK 11 OF AFORESAID WILLIAM R. KERR'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF LOT 28 IN BLOCK 11 OF WILLIAM R. KERR'S SUBDIVISION TO THE EAST LINE OF SAID LOT 28, SAID EAST LINE OF LOT 28 BEING ALSO THE WEST LINE OF THE ALLEY EAST OF SOUTH JUSTINE STREET;

THENCE SOUTH ALONG SAID WEST LINE OF THE ALLEY EAST OF SOUTH JUSTINE STREET TO THE NORTH LINE OF WEST 122ND STREET;

THENCE EAST ALONG SAID NORTH LINE OF WEST 122ND STREET TO THE WEST LINE OF SOUTH LAFLIN STREET;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH LAFLIN STREET TO THE SOUTH LINE OF LOT 43 IN BLOCK 6 OF WILLIAM R. KERR'S SUBDIVISION OF THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 43 IN BLOCK 6 OF WILLIAM R. KERR'S SUBDIVISION OF THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29 AND ALONG THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF LOTS 14 AND 15 IN SAID BLOCK 6 OF WILLIAM R. KERR'S SUBDIVISION OF THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29, SAID EAST LINE OF LOTS 14 AND 15 BEING ALSO THE WEST LINE OF THE ALLEY EAST OF SOUTH JUSTINE STREET;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY EAST OF SOUTH JUSTINE STREET TO THE NORTH LINE OF LOT 11 IN SAID BLOCK 6 OF WILLIAM R. KERR'S SUBDIVISION OF THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29, SAID NORTH LINE OF LOT 11 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF WEST 120TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF WEST 120TH STREET AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID WEST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29 BEING ALSO THE CENTER LINE OF SOUTH ASHLAND AVENUE AND THE LIMITS OF THE CITY OF CHICAGO;

THENCE NORTH ALONG SAID WEST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29 TO THE NORTHWEST CORNER OF SAID WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29, SAID NORTHWEST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29 BEING ALSO THE SOUTHEAST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19, SAID SOUTH LINE BEING ALSO THE CENTER LINE OF WEST 119TH STREET AND A LIMIT OF THE CITY OF CHICAGO, TO THE WESTERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY, AS SAID RAILROAD RIGHT OF WAY IS LYING IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY AS SAID RAILROAD RIGHT OF WAY IS LYING IN THE WEST HALF AND THE EAST HALF OF THE SOUTHEAST

QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TO THE SOUTH LINE OF WEST 115TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF WEST 115TH STREET TO THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF SOUTH WATKINS AVENUE, AS SAID WATKINS AVENUE IS OPENED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY EXTENSION AND THE SOUTHEASTERLY LINE OF SOUTH WATKINS AVENUE AND ALONG THE SOUTHWESTERLY EXTENSION THEREOF TO THE SOUTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE BEING ALSO THE CENTER LINE OF WEST 119TH ST AND A LIMIT OF THE CITY OF CHICAGO;

THENCE WEST ALONG SAID SOUTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND ALONG THE SOUTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 19 TO THE EASTERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY, AS SAID RIGHT OF WAY IS LYING IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 19, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTHERLY ALONG SAID EASTERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY, AS SAID RIGHT OF WAY IS LYING IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 19, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TO THE NORTH LINE OF WEST 115TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF WEST 115TH STREET TO THE NORTHWESTERLY LINE OF SOUTH VINCENNES AVENUE;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF SOUTH VINCENNES AVENUE TO THE SOUTH LINE OF WEST 107TH STREET;

THENCE EAST ALONG SAID SOUTH LINE OF WEST 107TH STREET TO THE EAST LINE OF LOT 5 IN BLOCK 2 OF HILDEBRAND'S SUBDIVISION OF BLOCKS 2 AND 3 OF STREET'S SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTH ALONG SAID EAST LINE OF LOT 5 IN BLOCK 2 OF HILDEBRAND'S SUBDIVISION AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE NORTH LINE OF LOTS 44 AND 45 IN SAID BLOCK 2 OF HILDEBRAND'S

SUBDIVISION, SAID NORTH LINE OF LOTS 44 AND 45 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF WEST 107TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF WEST 107TH STREET TO THE WEST LINE OF LOT 37 IN SAID BLOCK 2 OF HILDEBRAND'S SUBDIVISION;

THENCE SOUTH ALONG SAID WEST LINE OF LOT 37 IN BLOCK 2 OF HILDEBRAND'S SUBDIVISION AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF WEST 107TH PLACE;

THENCE WEST ALONG SAID SOUTH LINE OF WEST 107TH PLACE TO THE WEST LINE OF LOT 20 IN BLOCK 3 IN SAID HILDEBRAND'S SUBDIVISION;

THENCE SOUTH ALONG SAID WEST LINE OF LOT 20 IN BLOCK 3 IN HILDEBRAND'S SUBDIVISION, A DISTANCE OF 75 FEET, MORE OR LESS TO A NORTHWESTERLY LINE OF THE RIGHT OF WAY OF THE NATIONAL SYSTEM OF INTERSTATE HIGHWAYS ROUTE 57 EXPRESSWAY, SAID RIGHT OF WAY LINE BEING ALSO THE SOUTHEASTERLY LINE OF THE PARCELS OF PROPERTY BEARING PINS 25-17-305-002 AND 25-17-305-051;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF THE RIGHT OF WAY OF THE NATIONAL SYSTEM OF INTERSTATE HIGHWAYS ROUTE 57 EXPRESSWAY TO THE NORTH LINE OF THE ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1 THROUGH 24, BOTH INCLUSIVE, IN SAID BLOCK 3 IN HILDEBRAND'S SUBDIVISION;

THENCE WEST ALONG SAID NORTH LINE OF THE ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1 THROUGH 24, BOTH INCLUSIVE, IN BLOCK 3 IN HILDEBRAND'S SUBDIVISION TO THE SOUTHWEST CORNER OF LOT 24 IN SAID BLOCK 3 IN HILDEBRAND'S SUBDIVISION, SAID SOUTHWEST CORNER BEING ALSO A POINT ON THE EAST LINE OF SOUTH LOOMIS STREET;

THENCE WEST ALONG A STRAIGHT LINE TO A POINT ON THE EAST LINE OF LOT 10 IN WILLIS M. HITT'S SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17 AND PART OF THE SOUTHEAST QUARTER OF SECTION 18, ALL IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID POINT BEING 22 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 10 AS MEASURED ALONG THE EAST LINE OF SAID LOT 10;

THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE TO A POINT ON THE SOUTH LINE OF SAID LOT 10 IN WILLIS M. HITT'S SUBDIVISION, SAID POINT BEING 36.00 FEET, MORE OR LESS, WEST OF THE SOUTHEAST CORNER OF SAID LOT 10, SAID STRAIGHT LINE BEING ALSO THE SOUTHEASTERLY LINE OF THE PARCEL OF PROPERTY BEARING PIN 25-17-303-023;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 10 IN WILLIS M. HITT'S SUBDIVISION TO A LINE 100 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOTS 1 THROUGH 12, BOTH INCLUSIVE, IN SAID WILLIS M. HITT'S SUBDIVISION;

THENCE SOUTH ALONG SAID LINE 100 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOTS 1 THROUGH 12, BOTH INCLUSIVE, IN WILLIS M. HITT'S SUBDIVISION TO THE SOUTH LINE OF LOT 11 IN SAID WILLIS M. HITT'S SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 11 IN WILLIS M. HITT'S SUBDIVISION TO THE EAST LINE OF SOUTH GLENROY AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH GLENROY AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 33 IN SAID WILLIS M. HITT'S SUBDIVISION;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF LOT 33 IN WILLIS M. HITT'S SUBDIVISION TO A LINE 100 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 33;

THENCE SOUTH ALONG SAID LINE 100 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 33 IN WILLIS M. HITT'S SUBDIVISION TO A POINT 12.5 FEET, MORE OR LESS, NORTH OF THE SOUTH LINE OF SAID LOT 33;

THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE TO A POINT ON THE SOUTH LINE OF LOT 29 IN WOODARD'S RESUBDIVISION OF LOTS 25 TO 32, BOTH INCLUSIVE, IN AFORESAID WILLIS M. HITT'S SUBDIVISION, SAID POINT BEING 67 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 29, AS MEASURED ALONG THE SOUTH LINE THEREOF, SAID STRAIGHT LINE BEING ALSO THE SOUTHEASTERLY LINE OF THE PARCEL OF PROPERTY BEARING PIN 25-17-310-005 AND ITS SOUTHWESTERLY EXTENSION;

THENCE CONTINUING SOUTHWESTERLY ALONG THE SOUTHWESTERLY EXTENSION OF THE LAST DESCRIBED LINE TO THE NORTH LINE OF LOT 28 IN SAID WOODARD'S RESUBDIVISION OF LOTS 25 TO 32, BOTH INCLUSIVE, IN AFORESAID WILLIS M. HITT'S SUBDIVISION, SAID NORTH LINE OF LOT 28 BEING ALSO THE SOUTH LINE OF THE ALLEY NORTH OF WEST 109TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY NORTH OF WEST 109TH STREET TO THE EAST LINE OF SOUTH BISHOP STREET;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH BISHOP STREET TO THE NORTH LINE OF WEST 109TH STREET;

THENCE WEST ALONG SAID NORTH LINE OF WEST 109TH STREET TO THE EASTERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT

OF WAY AS SAID RIGHT OF WAY IS LYING IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY TO THE SOUTH LINE OF LOT 17 IN BLOCK 11 OF WEAGE'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 17 IN BLOCK 11 OF WEAGE'S SUBDIVISION TO THE WESTERLY LINE OF SOUTH LAFLIN STREET;

THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF SOUTH LAFLIN STREET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 14 IN BLOCK 13 OF SAID WEAGE'S SUBDIVISION, SAID SOUTH LINE OF LOT 14 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF WEST 111TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF WEST 111TH STREET TO THE EAST LINE OF SOUTH RACINE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH RACINE AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 48 IN BLOCK 1 OF GRIFFIN'S SUBDIVISION OF BLOCK 1, 2, 3 AND 4 OF STREET'S SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 48 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF WEST 111TH STREET;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND ALONG THE SOUTH LINE OF THE ALLEY SOUTH OF WEST 111TH STREET TO THE EAST LINE OF SOUTH BISHOP STREET;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH BISHOP STREET TO THE SOUTH LINE OF WEST 112TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF WEST 112TH STREET TO THE EASTERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY, AS SAID RAILROAD RIGHT OF WAY IS LYING IN THE WEST OF THE NORTHWEST QUARTER OF SECTION 20 AND THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, ALL IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 16 IN BLOCK 2 OF BELLE VIEW ADDITION TO WASHINGTON HEIGHTS, BEING A SUBDIVISION OF THE EAST HALF OF THE

SOUTHEAST QUARTER OF SECTION 19 AND A RESUBDIVISION OF BLOCK 79 AND 80 IN WASHINGTON HEIGHTS IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WASHINGTON HEIGHTS BEING A RESUBDIVISION OF SUNDRY LOTS AND BLOCKS AND ALIQUOT PARTS IN SECTIONS 18 , 19 AND 20, ALL IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 16 IN BLOCK 2 OF BELLE VIEW ADDITION TO WASHINGTON HEIGHTS TO A POINT ON THE SOUTH LINE OF SAID LOT 16, 87 FEET WESTERLY OF THE SOUTHEAST CORNER OF SAID LOT 16, AS MEASURED ALONG THE SOUTH LINE OF SAID LOT 16;

THENCE SOUTHERLY ALONG A STRAIGHT LINE TO A POINT ON THE NORTH LINE OF LOT 19 IN SAID BLOCK 2 OF BELLE VIEW ADDITION TO WASHINGTON HEIGHTS, SAID POINT BEING 77 FEET WESTERLY OF THE NORTHEAST CORNER OF SAID LOT 19, AS MEASURED ALONG THE NORTH LINE OF SAID LOT 19, SAID STRAIGHT LINE BEING ALSO THE EAST LINE OF THE PARCELS OF PROPERTY BEARING PINS 25-19-220-017 AND 25-19-220-018;

THENCE EASTERLY ALONG THE NORTH LINE OF LOT 19 IN BLOCK 2 OF BELLE VIEW ADDITION TO WASHINGTON HEIGHTS TO THE EAST LINE THEREOF;

THENCE SOUTHERLY ALONG SAID EAST LINE OF LOT 19 IN BLOCK 2 OF BELLE VIEW ADDITION TO WASHINGTON HEIGHTS TO THE SOUTH LINE THEREOF;

THENCE WESTERLY ALONG SAID SOUTH LINE OF LOT 19 IN BLOCK 2 OF BELLE VIEW ADDITION TO WASHINGTON HEIGHTS A DISTANCE OF 70 FEET;

THENCE SOUTHERLY ALONG A STRAIGHT LINE TO A POINT ON THE SOUTH LINE OF LOT 21 IN SAID BLOCK 2 OF BELLE VIEW ADDITION TO WASHINGTON HEIGHTS, SAID POINT BEING 57 FEET WESTERLY OF THE SOUTHEAST CORNER OF SAID LOT 21 AS MEASURED ALONG THE SOUTH LINE OF SAID LOT 21, SAID STRAIGHT LINE BEING ALSO THE EAST LINE OF THE PARCELS OF PROPERTY BEARING PINS 25-19-220-020 AND 25-19-220-021;

THENCE WESTERLY ALONG SAID SOUTH LINE OF LOT 21 TO THE EAST LINE OF THE PARCEL OF PROPERTY BEARING PIN 25-19-220-022;

THENCE SOUTH ALONG SAID EAST LINE OF THE PARCEL OF PROPERTY BEARING PIN 25-19-220-022 AND ALONG THE EAST LINE OF THE PARCEL OF PROPERTY BEARING PIN 25-19-220-023 AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF WEST 114TH STREET;

THENCE EAST ALONG SAID SOUTH LINE OF WEST 114TH STREET TO THE EAST LINE OF SOUTH ASHLAND AVENUE AS WIDENED;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH ASHLAND AVENUE TO THE NORTH LINE OF 118TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF 118TH STREET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 41 IN BLOCK 22 OF FREDERICK H. BARTLETT'S GREATER CALUMET SUBDIVISION OF CHICAGO, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID WEST LINE OF LOT 41 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH ASHLAND AVENUE;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF THE ALLEY EAST OF SOUTH ASHLAND AVENUE TO THE SOUTH LINE OF LOT 28 IN SAID BLOCK 22 OF FREDERICK H. BARTLETT'S GREATER CALUMET SUBDIVISION OF CHICAGO, SAID SOUTH LINE OF LOT 28 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF 119TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF 119TH STREET TO THE WEST LINE OF SOUTH LOOMIS AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF SOUTH LOOMIS AVENUE TO THE SOUTH LINE OF WEST 119TH STREET;

THENCE EAST ALONG SAID SOUTH LINE OF WEST 119TH STREET TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTH ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 29 TO A LINE 55 FEET, MORE OR LESS, SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID 119TH STREET, SAID LINE BEING ALSO THE SOUTH LINE OF THE PARCEL OF PROPERTY BEARING PIN 25-29-101-016;

THENCE EAST ALONG SAID LINE 55 FEET, MORE OR LESS, SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF 119TH STREET TO A LINE 400 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID LINE BEING ALSO THE EAST LINE OF THE PARCEL OF PROPERTY BEARING PIN 25-29-101-021;

THENCE SOUTH ALONG SAID LINE 400 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TO THE NORTH LINE OF WEST 120TH STREET;

THENCE WEST ALONG SAID NORTH LINE OF WEST 120TH STREET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN BLOCK 8 OF WILLIAM R.

KERR'S SUBDIVISION OF THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 1 BEING ALSO THE WEST LINE OF SOUTH LOOMIS STREET;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE WEST LINE OF SOUTH LOOMIS STREET TO THE NORTHERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD TO THE SOUTH LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29, SAID SOUTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29 BEING ALSO THE CENTER LINE OF WEST 123RD STREET AND A LIMIT OF THE CITY OF CHICAGO;

THENCE WEST ALONG SAID SOUTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29 TO THE POINT OF BEGINNING, ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

Attachment 1.1
(To Original 1107154 Redevelopment Project Area)
Equity Study

The purpose of this study is to determine whether a portion of the City of Chicago identified as the 119th Street/57th Redevelopment Project Area qualifies for designation as a tax increment financing district within the definitions set forth under 65 ILCS 5/11-74.4 contained in the "Tax Increment Allocation Redevelopment Act" (65 ILCS 5/11-74.1 et seq.), as amended. This legislation focuses on the elimination of blighted or rapidly deteriorating areas through the implementation of a redevelopment plan. The Act authorizes the use of tax increment revenues derived in a project area for the payment or reimbursement of eligible redevelopment project costs.

The area proposed for designation as the 119th Street/57th Redevelopment Project Area, hereinafter referred to as the "Study Area," is shown in Figure A, Study Area Boundary Map. The Study Area is approximately 31.5 acres in size and includes 1,232 tax parcels, all of which are considered improved, with 697 parcels containing buildings. There are 321 vacant parcels within the Study Area. It should be noted that although a significant amount of vacant land exists within the Study Area, it is scattered and under a variety of ownership.

This study summarizes the analyses and findings of the consultant's work, which, unless otherwise noted, is solely the responsibility of Curran, Ltd. and its subconsultants and does not necessarily reflect the views and opinions of potential developers or the City of Chicago. Curran, Ltd. has prepared this report with the understanding that the City would rely on the findings and conclusions of this report in proceeding with the designation of the Study Area as a redevelopment project area under the Act, and based on the fact that Curran, Ltd. has obtained the necessary information to conclude that the Study Area can be designated as a redevelopment project area in compliance with the Act.

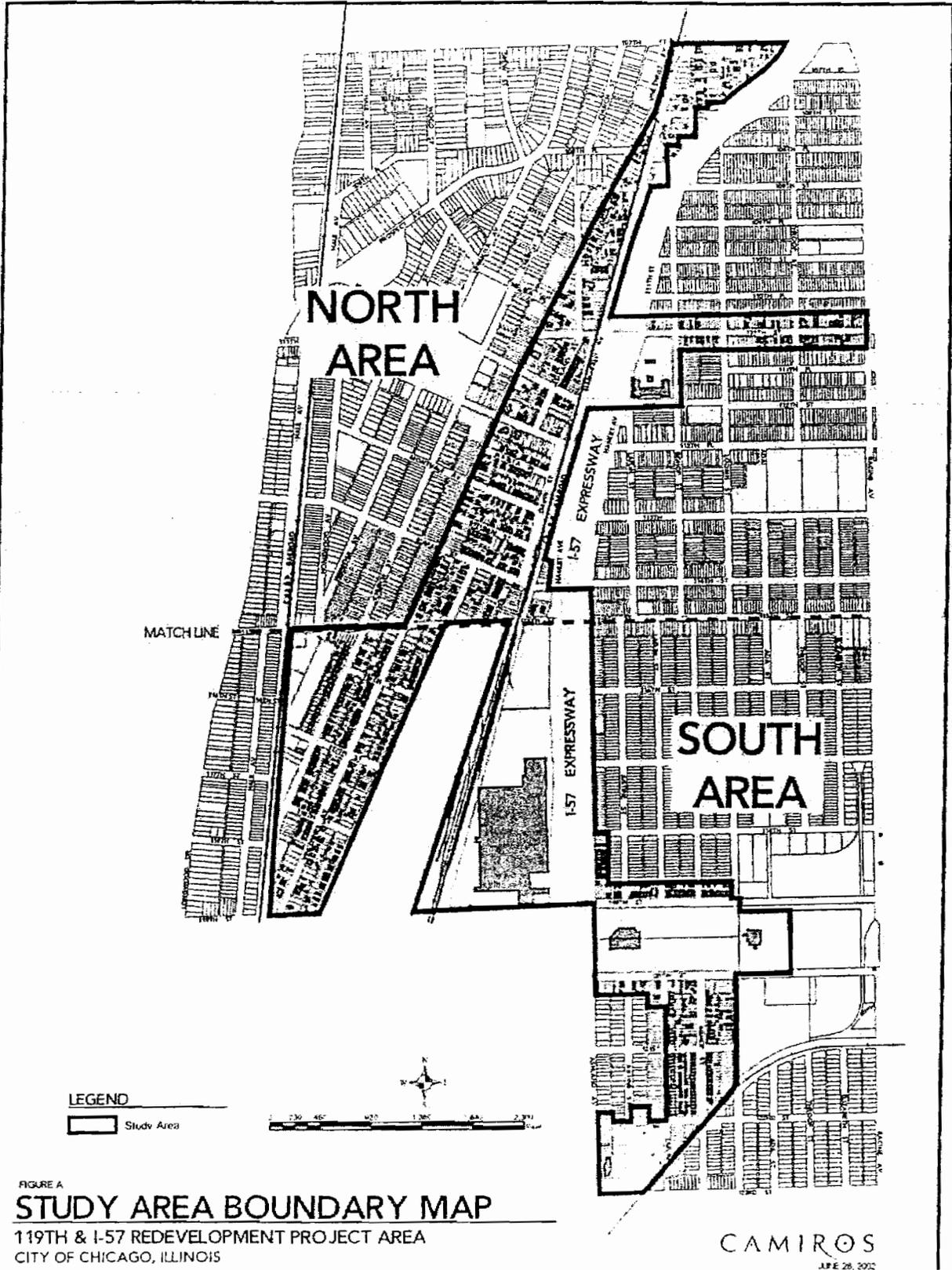


FIGURE A
STUDY AREA BOUNDARY MAP
119TH & I-57 REDEVELOPMENT PROJECT AREA
CITY OF CHICAGO, ILLINOIS

1. INTRODUCTION

The Tax Incremental Allocation Redevelopment Act (the "Act") permits municipalities to induce redevelopment of eligible "blighted," "conservation" or "industrial park conservation areas" in accordance with an adopted redevelopment plan. The Act stipulates specific procedures, which must be adhered to, in designating a redevelopment project area. One of these procedures is the determination that the area meets the statutory eligibility requirements. Under 65 ILCS 5/11-74.3(p), the Act defines a "redevelopment project area" as:

"...an area designated by the municipality, which is not less in the aggregate than 1-1/2 acres, and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area, conservation area or industrial park conservation area, or combination of both blighted and conservation areas."

In adopting the Act, the Illinois State Legislature found that

1. There exists in many municipalities within this State blighted, conservation and industrial park conservation areas. (as 65 ILCS 5/11-74 4-2(a)); and
2. ...the eradication of blighted areas and treatment and improvement of conservation areas by redevelopment projects is essential to the public interest. (as 65 ILCS 5/11-74 4-2(b)).

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

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

Blighted Areas

If the property under consideration is improved, a combination of five or more of the following factors must be present for designation as a blighted area.

- Obsolescence
- Dilapidation
- Deterioration
- Presence of structures below minimum code standards
- Illegal use of individual structures

- Excessive vacancies
- Lack of ventilation, light or sanitary facilities
- Inadequate utilities
- Excessive land coverage and overcrowding of structures and community facilities
- Lack of community planning
- Deteriorous land use or layout
- Environmental clean-up requirements
- Stagnant or declining equalized assessed value

If the property is vacant, a combination of two or more of the following factors qualifies the area as blighted:

- Obsolete planning of vacant land
- Diversity of ownership of vacant land
- Tax or special assessment delinquencies on such land
- Environmental clean-up requirements
- Declining or stagnant equalized assessed value
- Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land

Vacant property also qualifies as blighted if any one of the following factors is present:

- The area consists of an unused quarry or quarries
- The area consists of unused railyards, tracks or rights of way
- The area is subject to flooding
- The area consists of an unused disposal site containing debris from construction, demolition, etc.
- The area is between 50 or 100 acres, 75 percent vacant, shows deteriorous qualities and was designated as a town center before 1982, but not developed for that purpose
- The area qualified as blighted immediately before it became vacant

The Act defines blighted areas and recent amendments to the Act also provide guidance as to when the factors present qualify an area for such designation. Where any of the factors defined in the Act are found to be present in the Study Area, they must be: 1) documented to be present to a meaningful extent so that the municipality may reasonably find that the factor is clearly present within the intent of the Act; and 2) reasonably distributed throughout the Study Area.

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

2. ELIGIBILITY STUDIES AND ANALYSIS

An analysis was undertaken to determine whether any or all of the blighting factors listed in the Act are present in the Study Area, and if so, to what extent and in which locations.

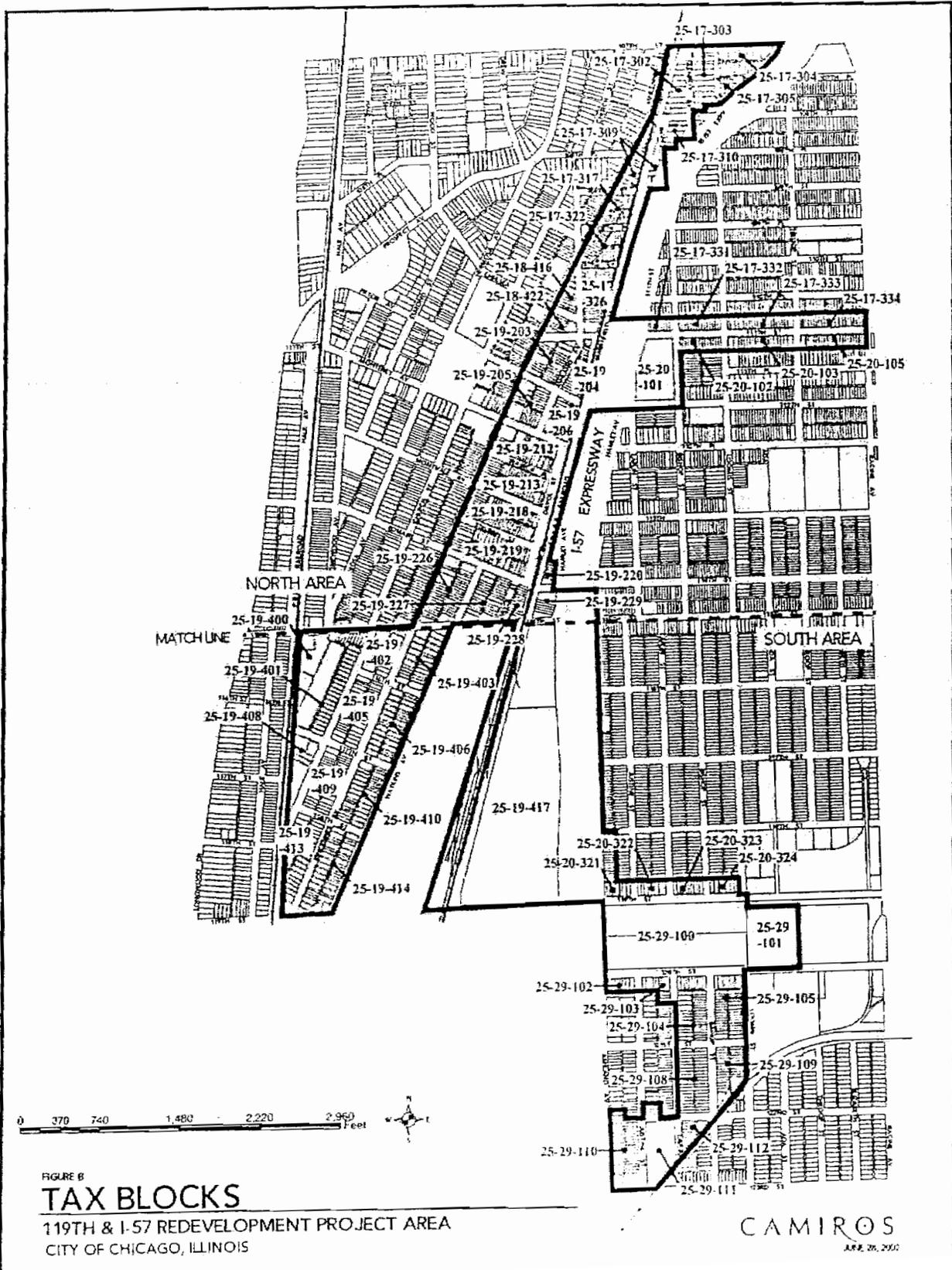
In order to accomplish this evaluation, the following tasks were undertaken:

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

The exterior building condition survey and site conditions survey of the Study Area were undertaken in April 2002. The analysis of site conditions was organized by tax block as shown in Figure D, Tax Blocks, with the corresponding existing land use shown in Figure C, Existing Land Use.

Where a factor is described as being present to a major extent, the factor is present throughout significant portions of the Study Area. The presence of such conditions has a major adverse impact or influence on adjacent and nearby property. A factor described as being present to a minor extent indicates that the factor is present, but that the distribution of impact of the condition is more limited. A statement that the factor is not present indicates that either no information was available or that no evidence was documented as a result of the various surveys and analyses. Factors whose presence could not be determined with certainty were not considered in establishing eligibility.

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



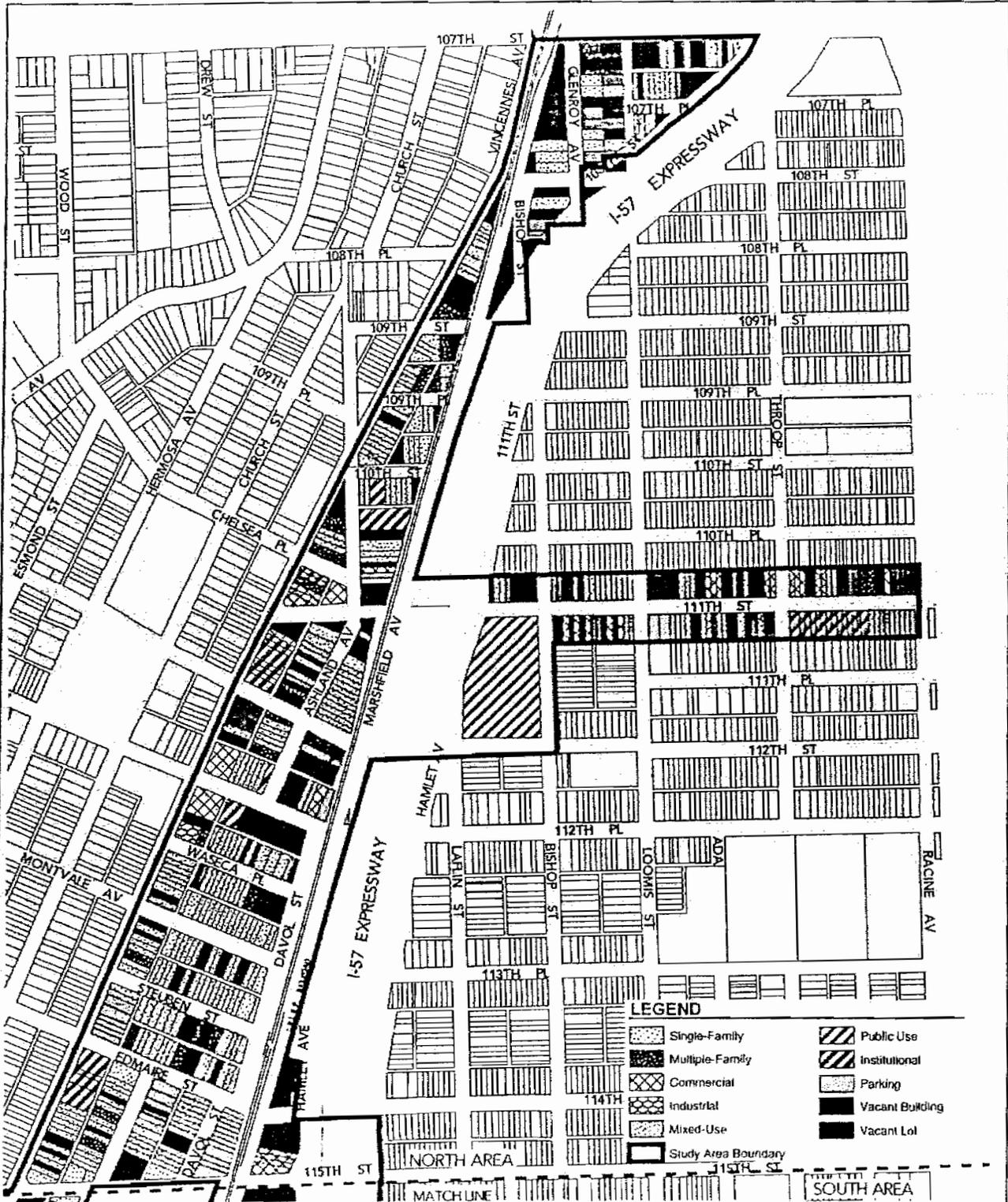
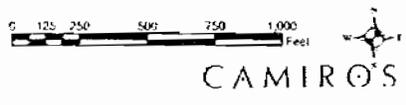


FIGURE C
EXISTING LAND USE - NORTH AREA
 119TH & I-57 REDEVELOPMENT PROJECT AREA
 CITY OF CHICAGO



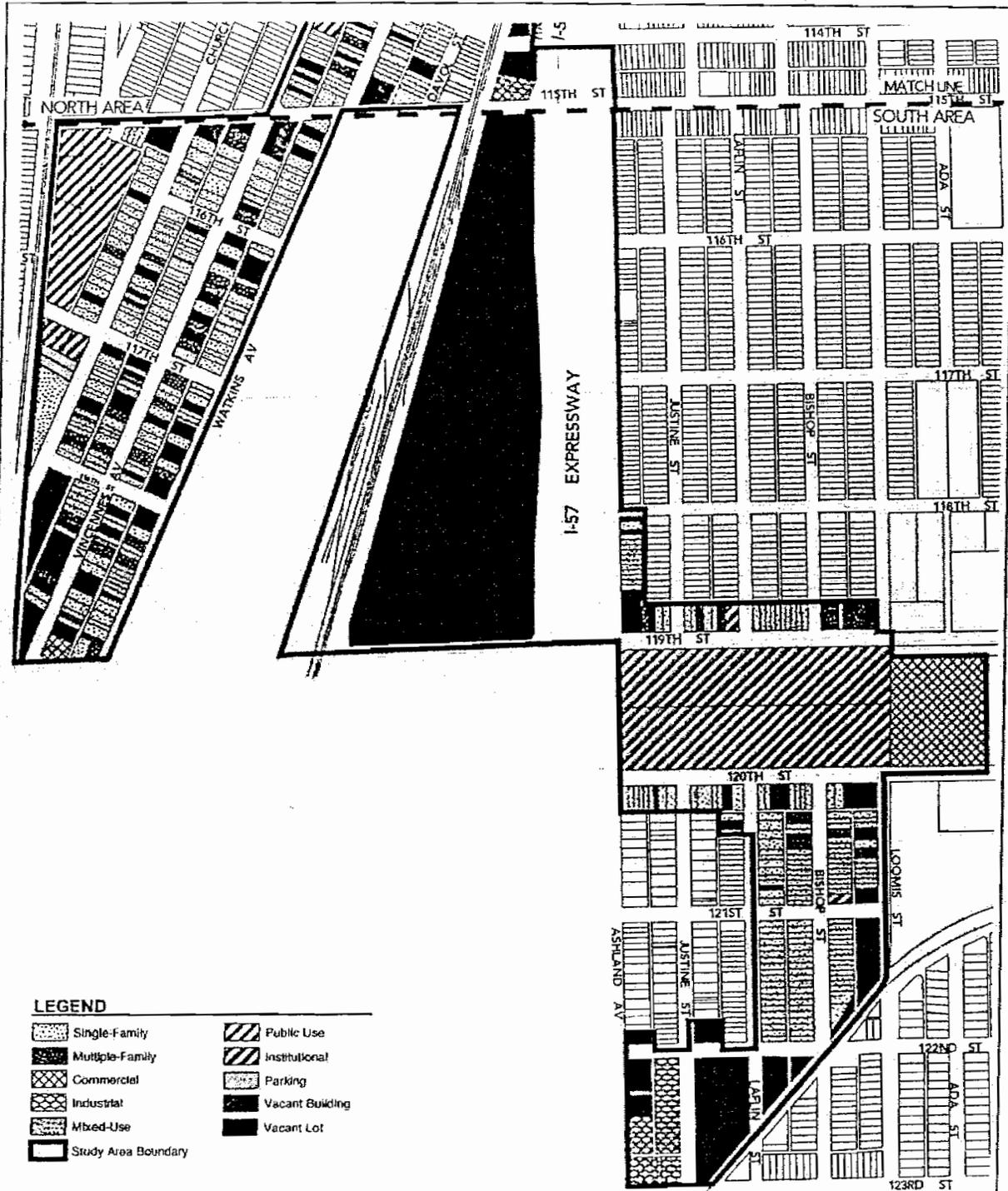


FIGURE C
EXISTING LAND USE - SOUTH AREA
 119TH & I-57 REDEVELOPMENT PROJECT AREA
 CITY OF CHICAGO, ILLINOIS

3. PRESENCE AND DISTRIBUTION OF ELIGIBILITY FACTORS

The Act establishes different eligibility factors for improved property versus vacant land. Property within the Study Area consists primarily of developed property. Consequently, the character of property within the Study Area is predominantly improved. For this reason, the analysis of eligibility was based on factors for improved property. Improved property includes parcels that contain buildings, structures, parking or other physical improvements. Improved property may include single parcels or multiple parcels under single or common ownership. Landscaped yards, open space or other auxiliary functions may also be classified as improved property for the purposes of the eligibility analysis if they are obviously accessible to an adjacent building (primary use).

In order to establish the eligibility of the improved property of a redevelopment project area under the blighted criteria established in the Act, at least five of 13 eligibility factors must be meaningfully present and reasonably distributed throughout the Study Area. This Study finds that the improved property within the Study Area meets the qualifications for designation as blighted. Eight of the conditions cited in the Act are meaningfully present within the Study Area. The six conditions present to a major extent are: deterioration, presence of structures below minimum code standards, excessive vacancies, lack of community planning, deterioration land use or layout, and stagnant or declining equalized assessed value. The two conditions present to a minor extent are: obsolescence and dilapidation. All of these factors are well distributed throughout the Study Area, as indicated in Table B, Distribution of Blighting Factors.

Improved Property

Of the 61 tax blocks within the Study Area, all were characterized as improved property. While a significant number of vacant lots exist within these blocks, the vacant lots are scattered among the improved property, and the overall character of these blocks is of improved property.

Factors Present To A Major Extent***Deterioration***

This condition is present when there are physical deficiencies in buildings or surface improvements requiring treatment or repair. Any deficiency beyond normal maintenance qualities is deterioration. Moderate levels of deterioration may be present in basically sound buildings having defects that can be corrected. More advanced deterioration that is not easily correctable may also be evident. Advanced deterioration is clearly a greater blighting influence. Consequently, advanced deterioration need not be widespread to qualify as being present to a major extent. Examples that indicate deterioration are buildings that are not weather-tight, loose or missing materials, defects in exterior walls, rusted support beams and columns, and deteriorated roofs requiring replacement or major repair. Such defects may involve either primary building components (foundations, walls and roofs) or major defects in secondary building components (doors, windows, porches, facade materials, gutters and downspouts). In terms of surface improvements, including sidewalks, off-street parking and surface storage areas, deterioration may take the form of surface cracking, loose paving material, depressions, streets with pitted pavements/potholes, crumbling curbs, crumbled or heaved sidewalks and pavement, and weeds protruding through paved surfaces. Building deterioration is considered to be present to a major extent if deteriorated buildings account for at least 20% of the total number of buildings on the block.

Deterioration was found to be present within the Study Area to a major extent. Of the 672 buildings within the Study Area, 148 buildings were found to be in deteriorated condition. Evidence of deterioration included major cracks in masonry walls, deteriorated window frames, damaged doors and door frames requiring major repair or replacement, missing mortar requiring tuckpointing, and rusted gutters and downspouts. Of the 61 tax blocks of improved property within the Study Area, deterioration was present to a major extent on 27 blocks and to a minor extent on 12 blocks. Deterioration to a major extent can also exist among a smaller number of deteriorated buildings if combined with deteriorated site conditions and/or a preponderance of buildings requiring maintenance. Extensive deterioration of surface improvements and deferred building maintenance is also present in the Study Area. The 44 blocks affected by deterioration are evenly distributed within the Study Area.

Presence of Structures Below Minimum Code Standards

This factor is present when structures do not conform to local standards of building, fire, zoning, subdivision or other applicable governmental codes, but not including housing and property maintenance codes. The principal purposes of such codes are to require that buildings be constructed in such a way that they can sustain the demands expected of a certain type of occupancy, and meet safety standards for resistance against fire and similar hazards, and/or establish minimum standards for safe and sanitary conditions. Buildings below minimum code are characterized by defects or deficiencies that threaten public and safety.

To determine the presence of structures both with minimum code or the Study Area, building code violations issued over the course of the previous five-year period were compiled, based on data from the City of Chicago. This factor was determined to be present to a major extent when the number of violations equaled 25% or more of the buildings on the block.

Presence of structures below minimum code standards was found to be present within the Study Area to a major extent. There were 164 code violations issued to property owners within the Study Area from 1997 to 2001. Of the 61 tax blocks of improved property within the Study Area, this factor was present to major extent on 76 blocks and to a minor extent on 19 blocks.

Excessive Vacancies

This condition is present when buildings are vacant, or partially vacant, and they are underutilized and have an adverse influence on the Study Area because of the frequency, extent or duration of the vacancies. Vacant lots can also indicate excessive vacancies. The presence of buildings or sites which are unoccupied or underutilized generally signifies a lack of economic viability of the property and, by extension, of the surrounding area. Excessive vacancies include abandoned properties which show no sign of occupancy or utilization. A relatively small amount of vacant property can affect the value and perceived viability of the surrounding area. Consequently, the presence of this condition would represent a significant blighting influence. This condition was considered to be present to a major extent if the number of vacant properties represented 25% or more of the total parcels on the block.

Excessive vacancies were found to be present within the Study Area to a major extent. Thirty-nine buildings and 321 parcels were identified as vacant, partially vacant or underutilized, accounting for 79% of the total number of parcels. Of the 61 tax blocks of improved property within the Study Area, this factor was present to major extent on 33 blocks and to a minor extent on 15 blocks.

Lack of Community Planning

This factor is present if the proposed redevelopment project area was developed prior to the institution of, or without the benefit and guidance of, a community plan. This means that the area was developed prior to the adoption of a comprehensive or other community plan by the municipality or that the plan was not followed at the time of the area's development. The presence of this condition must be documented by evidence of adverse or incompatible land use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet modern development standards, or other indicators demonstrating an absence of effective community planning.

In addition, this factor is present when public utilities, or plans for utility improvements, are inadequate to keep pace with the development and use identified in the municipality's comprehensive plan or zoning ordinance, or other economic development plans for the area. This factor is also present if public improvements serving the site, including streets, streetrights and other utility systems, do not meet current municipal standards. Similarly, there is a lack of community planning if private improvements, including parking lots, screening and organization of buildings within the site, do not meet accepted community development standards.

Lack of community planning was found to be present within the Study Area to a major extent. Most of the Project Area lies within the Morgan Park community. It was incorporated as the Village of Morgan Park in 1882 and later annexed into the City of Chicago in 1914. Much of the area was developed prior to annexation to the City of Chicago. No comprehensive plan, or other community plan, was identified during the research and analysis of the Study Area. Furthermore, the construction of Interstate 57 in the 1960s negatively impacted the original pattern of development. In the area from 107th Street to 113th Street, the development of Interstate 57 disrupted the local street system and severed blocks and individual lots, creating a pattern of circulation that is discontinuous and inadequate to meet current traffic patterns. It also created a pattern of land division that inhibits the rational and harmonious development of property. In addition, the development of interchanges at 111th Street and 119th Street created traffic congestion in the surrounding areas. This congestion negatively impacted the original residential uses on the streets surrounding these interchanges, causing deterioration, disinvestments, and increasing land and building vacancies. Significant portions of the Study Area have not recovered from the lack of community planning and the denial of infrastructure improvements needed to address the impact of Interstate 57. Lack of community planning was found to be present to a major extent on 25 of the 61 tax blocks of improved property within the Study Area.

Deteriorous Land Use and Layout

This factor is characterized by inappropriate or incompatible land use relationships, inappropriate mixed uses within buildings, or uses considered to be noxious, offensive or unsuitable for the surrounding area.

Deteriorous land use or layout was found to be present within the Study Area to a major extent. Of the 61 tax blocks of improved property within the Study Area, 34 contained deteriorous land use or layout. The high proportion of vacant and/or abandoned lots within these tax blocks is an indicator of deteriorous land use or layout, in addition to being an indicator of another eligibility factor (excessive vacancies). Vacant property that is secured and maintained in a respectable manner might not necessarily negatively impact adjacent property or the community at large; however, the vacant lots within the Study Area clearly represents a noxious and offensive use of property when there are: 1) a general lack of maintenance; 2) the presence of litter, debris and periodic ad hoc dumping; 3) overgrown vegetation; 4) an increased (area of crime); and 5) loitering and other unauthorized uses of property. The high proportion of vacant lots within the Study Area magnifies the blighting influence of this condition. In addition to vacant property, this factor is also represented by deteriorous land uses such as: 1) a poorly operated liquor store; 2) an outdoor material storage operation located in a residentially zoned area; and 3) an automobile repair facility located in residentially zoned area.

Stagnant or Declining Equalized Assessed Value

This factor is present when the Study Area can be described by one of the following three conditions: 1) the total equalized assessed value ("EAV") has declined in three of the last five years; 2) the total EAV is increasing at an annual rate that is less than the balance of the municipality for three of the last five years; or 3) the total EAV is increasing at an annual rate that is less than the constant price index for all Urban Consumers for three of the last five years.

Significant variations in EAV may tend to be present within the Study Area as a major cause. A significant declining EAV is indicative of economic and functional obsolescence. This condition relates to the lack of growth and private investment in an area resulting in economic and physical decline. Table A, Comparative Increase in Equalized Assessed Value, shows that the EAV for the Study Area has either declined or grown at a lesser rate than for the City as a whole in all of the last five years.

**Table A
COMPARATIVE INCREASE IN EQUALIZED ASSESSED VALUE**

	2001	2000*	1999	1998	1997*
Property within the Study Area	\$18,902,584	\$18,075,242	\$18,899,253	\$18,483,415	\$18,521,619
City of Chicago	8.75%	7.68%	3.97%	4.02%	4.40%
	9.71%	21.50%	4.20%	1.70%	5.40%

*Recessional year

Source: Cook County Tax Department/CTE

Factors Present to a Minor Extent

Obsolescence

Obsolescence refers to the condition, or process, of a structure falling into disuse after it has become ill-suited for its original use. Obsolescence can be found in buildings limited by design to a single, or specific, purpose or use, buildings of a size that is inadequate to accommodate alternative uses, or buildings using a type of construction that limits long-term use and marketability. Site improvements such as water and sewer lines, public utility lines, roadways, parking areas, parking structures, sidewalks, curbs and gutters, and lighting may be inadequate or obsolete in relation to contemporary standards for such improvements. Functional obsolescence includes poor design or layout, improper orientation of the building on the site, inadequate loading facilities, and height or other factors that detract from the overall usefulness or desirability of the property. Inherently, functional obsolescence results in a loss of property value.

Obsolescence was found to be present within the Study Area to a minor extent. Obsolescence is considered present to a minor extent when more than 25% of the buildings on a block meet the definitions described in the preceding paragraph. Of the 61 tax blocks of improved property within the Study Area, this factor was present on seven tax blocks. This condition is represented by obsolete commercial development near Monterey Avenue and Vincennes Avenue, commercial and industrial uses in residentially zoned areas, and outdated industrial development.

Dilapidation

Dilapidation exists when buildings are in an advanced state of disrepair and go without necessary repairs to the primary structural components of buildings. Further major repairs or demolition are needed to correct this condition.

Dilapidation was found to be present within the Study Area to a minor extent. Due to the long-term nature of dilapidation, this factor would not be considered present to a major extent if it represents 25% or more of the buildings on a block. Of the 61 tax blocks of improved property

within the Study Area, this factor was present to a minor extent on eight tax blocks and to a minor extent on seven tax blocks.

Factors Found Not To Be Present

Excessive Land Coverage and Overcrowding of Structures and Community Facilities

This factor refers to the over-intensive use of property and the crowding of buildings and necessary facilities onto a site. This condition is present when buildings occupy all, or most, of the lot, leaving little or no space for off-street parking, off-street loading and open space amenities. Problem conditions include buildings that are improperly situated on the parcel, the presence of multiple buildings on a single parcel, or buildings that are located on parcels of inadequate size and shape in relation to contemporary standards of development for health or safety. Excessive land coverage is present if parcels exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of the spread of fires due to the close proximity of nearby buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service. Excessive land coverage frequently has an adverse or blighting influence on nearby development.

This factor was found not to be present within the Study Area. The presence of a high proportion of vacant land within the Study Area reduces the land coverage of the area as a whole. In addition, the high proportion of single-family land use minimizes the potential for excessive land coverage. Therefore, this factor is not present in the Study Area.

Illegal Use of Structures

This factor was found not to be present within the Study Area. There is an illegal use of a structure when structures are used in violation of federal, state or local laws. Based on the surveys conducted, all structures in the Study Area are used legally.

Factors Whose Presence Could Not Be Determined

Lack of Ventilation, Light or Sanitary Facilities

Conditions, such as lack of indirect plumbing or lack of adequate windows or other means of providing ventilation or light, can negatively influence the health and welfare of a building's residents or users. Typical requirements for ventilation, light, and sanitary facilities include:

- Adequate mechanical ventilation for air circulation in rooms without windows, such as bathrooms, and dust, odor or smoke producing activity areas.
- Adequate natural light and ventilation by means of skylights or windows for interior rooms with proper window sizes and openings by room area to window area ratios.
- Adequate sanitary facilities, including garbage storage, bathroom facilities, hot water and kitchens.

The presence of this factor could not be assessed to a sufficient degree through the external building condition survey and other available information that would warrant its inclusion as a blighting factor present within the Study Area.

Inadequate Utilities

This factor exists in the absence of one or more of the following utilities serving the site: gas, electricity, telephone, water, sanitary sewer, storm sewer or storm drainage. This factor is also present when the existing utilities are inadequate to accommodate the level of development permitted under current zoning or envisioned under the comprehensive plan, or adopted redevelopment plan, for the area.

This factor does not appear to be present within the Study Area since all property is presently served by the appropriate utilities. As it could not be determined with certainty, it is not considered to be a blighting factor present within the Study Area.

Environmental Clean-Up Requirements

This factor is considered present when property has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for the clean-up of hazardous waste, hazardous substances or underground storage tanks required by state or federal law, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for such clean-up. In order for this factor to apply, the remediation costs must constitute a material impediment to the development, or redevelopment, of the redevelopment project area.

No existing environmental surveys were found that identify sites within the Study Area as environmentally contaminated, nor were any such surveys conducted as part of this Study. Therefore, the presence of environmental contamination could not be determined.

**Table B:
DISTRIBUTION OF BLIGHTING FACTORS**

Tax Block	Eligibility Factors												
	("X": factor present to major extent; ".": factor present to minor extent)												
	1	2	3	4	5	6	7	8	9	10	11	12	13
25-17-302			X			X				X		X	X
25-17-303	.		X	X		X				X		X	X
25-17-304	.		X	.		X				X		X	X
25-17-305						X				X		X	X
25-17-309				.		X				X		X	X
25-17-310	X		X	X		X				X		X	X
25-17-317			.			.						X	X
25-17-322	.		X	.		.						X	X
25-17-326			.	.		X				X		X	X
25-17-331	X		X	X		X				X		X	X
25-17-332	X		X	X		X				X		X	X
25-17-333			X	X		X				X		X	X
25-17-334	X		X	.		X				X		X	X
25-18-416			X	X		.				X		X	X
25-18-422			X	X						X		X	X
25-19-203		X	.	.		X				X		X	X
25-19-204			.	X		X				X		X	X
25-19-205	.	X	X	.		.						X	X
25-19-206	X	X	X	X		X				X		X	X
25-19-212			X	X		X				X		X	X
25-19-213			.	.		.							X
25-19-218	.		.	.		.				X			X
25-19-219			X	X		.							X
25-19-220						X				X			X
25-19-226			.	.		.				X			X
25-19-227			X	.		.				X			X
25-19-228				X						X			X
25-19-229			X			X							X
25-19-400													X
25-19-401			X	X		.				X			X
25-19-402			.	X		.							X
25-19-403			.	.		X				X			X
25-19-405			.	.		.				X			X
25-19-406			.	X		X				X			X
25-19-408						.				X			X
25-19-409	.		X	X		X				X			X
25-19-410			X	.		X							X
25-19-413			.	X		X							X
25-19-414			X	X		X							X
25-19-417		X		X						X			X
25-20-101										X		X	X
25-20-102	X		X	X		X						X	X
25-20-103	X		X	X		X						X	X

Table B cont.

Tax Block	Eligibility Factors												
	("X": factor present to major extent; ".": factor present to minor extent)												
	1	2	3	4	5	6	7	8	9	10	11	12	13
25-20-105	X		X	X								X	X
25-20-321			.	.		X						X	X
25-20-322				X								X	X
25-20-323			.	.								X	X
25-20-324				.						X		X	X
25-29-100				X									X
25-29-101													X
25-29-102													X
25-29-103			X			X							X
25-29-104	.		.	.		.							X
25-29-105			X	X		X							X
25-29-106						X							X
25-29-107						X							X
25-29-108			.										X
25-29-109			.	.		X							X
25-29-110		X	X	X		.				X			X
25-29-111		X				X				X			X
25-29-112		X				X				X			X

Total: Major Presence	8	7	27	26	0	33	-	-	0	35	-	28	61
Total: Minor Presence	7	0	17	19	0	15	-	-	0	0	-	0	0

<i>Legend of Eligibility Factors</i>	
1	Dilapidation
2	Obsolescence
3	Deterioration
4	Presence of structures below code standards
5	Illegal use of structures
6	Excessive vacancies
7	Lack of ventilation, light or sanitary facilities
8	Inadequate utilities
9	Excessive land coverage or overcrowding of community facilities
10	Deleterious land use or layout
11	Environmental contamination
12	Lack of community planning
13	Stagnant or declining EAV

(Sub)Appendix "D".
(To Original 119th/I-57 Redevelopment Project Area)

Initial Equalized Assessed Value (EAV).

Parcel Identification Number	Parcel Address	2001 EAV
25-17-302-001-0000	10706 S GLENROY AVE	9,893
25-17-302-002-0000	10724 S GLENROY AVE	2,571
25-17-302-003-0000	10718 S GLENROY AVE	3,049
25-17-302-004-0000	10728 S GLENROY AVE	34,354
25-17-302-005-0000	10728 S GLENROY AVE	4,001
25-17-302-006-0000	10734 S GLENROY AVE	4,476
25-17-302-007-0000	10740 S GLENROY AVE	4,955
25-17-302-008-0000	10746 S GLENROY AVE	15,281
25-17-302-009-0000	10757 S GLENROY AVE	3,596
25-17-302-010-0000	10750 S GLENROY AVE	6,127
25-17-302-011-0000	10758 S GLENROY AVE	6,468
25-17-303-001-0000	1415 W 107TH ST	18,439
25-17-303-002-0000	1409 W 107TH ST	2,104
25-17-303-003-0000	1403 W 107TH ST	2,765
25-17-303-004-0000	10707 S GLENROY AVE	15,760
25-17-303-005-0000	10713 S GLENROY AVE	4,329
25-17-303-006-0000	10726 S LOOMIS ST	exempt
25-17-303-007-0000	10713 S GLENROY AVE	15,289
25-17-303-008-0000	10717 S GLENROY AVE	10,579
25-17-303-009-0000	10716 S LOOMIS ST	10,454
25-17-303-011-0000	10725 S GLENROY AVE	5,888
25-17-303-013-0000	10735 S GLENROY AVE	14,914
25-17-303-016-0000	10751 S GLENROY AVE	12,648
25-17-303-020-0000	10741 S GLENROY AVE	10,812
25-17-303-021-0000	10734 S LOOMIS ST	exempt
25-17-303-022-0000	10747 S GLENROY AVE	8,255
25-17-303-023-0000	10746 S LOOMIS ST	4,014
25-17-303-024-0000	10731 S GLENROY AVE	27,367
25-17-303-025-0000	10730 S LOOMIS ST	11,367
25-17-303-026-0000	10723 S GLENROY AVE	5,299
25-17-303-027-0000	10722 S LOOMIS ST	9,068
25-17-304-001-0000	1301 W 107TH ST	exempt
25-17-304-002-0000	1303 W 107TH ST	exempt
25-17-304-003-0000	1350 W 107TH ST	exempt
25-17-304-004-0000	1351 W 107TH ST	exempt
25-17-304-005-0000	1349 W 107TH ST	3,386
25-17-304-006-0000	1345 W 107TH ST	6,485
25-17-304-007-0000	1341 W 107TH ST	1,935
25-17-304-008-0000	1339 W 107TH ST	2,541
25-17-304-009-0000	1335 W 107TH ST	2,541
25-17-304-010-0000	1333 W 107TH ST	5,388
25-17-304-011-0000	1331 W 107TH ST	2,541
25-17-304-012-0000	1327 W 107TH ST	2,541
25-17-304-013-0000	1325 W 107TH ST	2,541
25-17-304-014-0000	1321 W 107TH ST	13,683
25-17-304-015-0000	1319 W 107TH ST	14,635
25-17-304-016-0000	1315 W 107TH ST	2,257
25-17-304-017-0000	1313 W 107TH ST	1,444

Parcel Identification Number	Parcel Address	2001 EAV
25-17-304-018-0000	1311 W 107TH ST	14,866
25-17-304-023-0000	1356 W 107TH PL	10,327
25-17-304-024-0000	1354 W 107TH PL	2,541
25-17-304-025-0000	1352 W 107TH PL	9,595
25-17-304-026-0000	1350 W 107TH PL	1,848
25-17-304-027-0000	1348 W 107TH PL	11,618
25-17-304-028-0000	1346 W 107TH PL	6,994
25-17-304-029-0000	1346 W 107TH PL	6,088
25-17-304-030-0000	1336 W 107TH PL	2,541
25-17-304-031-0000	1300 E 97TH PL	3,404
25-17-304-032-0000	1300 W 97TH PL	2,541
25-17-304-033-0000	1330 W 107TH PL	2,365
25-17-304-034-0000	1330 W 107TH PL	9,084
25-17-305-001-0000	1359 W 107TH PL	11,301
25-17-305-002-0000	1357 W 107TH PL	12,775
25-17-305-051-0000	1353 W 107TH PL	9,142
25-17-309-004-0000	10829 S VINCENNES AVE	5,158
25-17-309-005-0000	10843 S VINCENNES AVE	7,948
25-17-309-006-0000	10835 S VINCENNES AVE	1,619
25-17-309-007-0000	10837 S VINCENNES AVE	22,724
25-17-309-008-0000	10845 S VINCENNES AVE	4,878
25-17-309-009-0000	10851 S VINCENNES AVE	5,132
25-17-309-010-0000	10853 S VINCENNES AVE	5,259
25-17-309-012-0000	10826 S BISHOP ST	10,503
25-17-309-013-0000	10840 S BISHOP ST	4,139
25-17-309-014-0000	10846 S BISHOP ST	3,317
25-17-309-015-0000	1508 W 109TH ST	exempt
25-17-309-017-0000	1502 W 109TH ST	exempt
25-17-309-018-0000	1500 W 109TH ST	exempt
25-17-309-019-0000	1504 W 109TH ST	exempt
25-17-309-020-0000	1504 W 109TH ST	exempt
25-17-309-021-0000	10869 S VINCENNES AVE	18,562
25-17-309-022-0000	10873 S VINCENNES AVE	14,096
25-17-309-023-0000	10833 S VINCENNES AVE	15,032
25-17-309-024-0000	10831 S VINCENNES AVE	19,580
25-17-309-025-0000	10829 S VINCENNES AVE	14,900
25-17-309-026-0000	10827 S VINCENNES AVE	12,585
25-17-309-027-0000	10825 S VINCENNES AVE	19,294
25-17-309-028-0000	10825 S VINCENNES AVE	2,374
25-17-309-029-0000	10827 S VINCENNES AVE	4,446
25-17-310-001-0000	10801 S BISHOP ST	2,446
25-17-310-002-0000	10800 S GLENROY AVE	4,809
25-17-310-003-0000	10806 S GLENROY AVE	20,099
25-17-310-004-0000	10821 S BISHOP ST	5,465
25-17-310-005-0000	10817 S BISHOP ST	16,236
25-17-317-001-0000	10903 S VINCENNES AVE	16,174
25-17-317-002-0000	10905 S VINCENNES AVE	19,229
25-17-317-003-0000	10907 S VINCENNES AVE	17,399

Parcel Identification Number	Parcel Address	2001 EAV
25-17-317-004-0000	10911 S VINCENNES AVE	4,308
25-17-317-009-0000	1511 W 109TH ST	16,211
25-17-317-010-0000	1507 W 109TH ST	4,001
25-17-317-020-0000	1506 W 109TH PL	21,490
25-17-317-021-0000	1504 W 109TH PL	2,194
25-17-317-022-0000	1502 W 109TH PL	1,760
25-17-317-023-0000	1500 W 109TH PL	17,552
25-17-317-041-0000	1108 W 109TH PL	15,457
25-17-317-042-0000	1512 W 109TH PL	15,441
25-17-317-043-0000	10925 S VINCENNES AVE	10,916
25-17-317-044-0000	10923 S VINCENNES AVE	10,793
25-17-317-045-0000	10921 S VINCENNES AVE	10,793
25-17-317-046-0000	10919 S VINCENNES AVE	15,323
25-17-317-047-0000	10915 S VINCENNES AVE	10,687
25-17-322-001-0000	10939 S VINCENNES AVE	2,358
25-17-322-002-0000	10939 S VINCENNES AVE	16,469
25-17-322-003-0000	10941 S VINCENNES AVE	2,541
25-17-322-004-0000	10943 S VINCENNES AVE	2,541
25-17-322-005-0000	10945 S VINCENNES AVE	12,893
25-17-322-006-0000	10947 S VINCENNES AVE	6,387
25-17-322-007-0000	10947 S VINCENNES AVE	6,387
25-17-322-008-0000	10951 S VINCENNES AVE	12,893
25-17-322-009-0000	10955 S VINCENNES AVE	1,848
25-17-322-010-0000	10959 S VINCENNES AVE	12,459
25-17-322-011-0000	10963 S VINCENNES AVE	3,354
25-17-322-012-0000	10963 S VINCENNES AVE	4,863
25-17-322-013-0000	1511 W 109TH PL	9,834
25-17-322-014-0000	1509 W 109TH PL	2,541
25-17-322-015-0000	1507 W 109TH PL	6,585
25-17-322-016-0000	1505 W 109TH PL	15,963
25-17-322-029-0000	1534 W 110TH ST	2,215
25-17-322-030-0000	1532 W 110TH ST	2,629
25-17-322-031-0000	1530 W 110TH ST	6,012
25-17-322-032-0000	1528 W 110TH ST	2,541
25-17-322-033-0000	1526 W 110TH ST	12,997
25-17-322-034-0000	1524 W 110TH ST	13,436
25-17-326-001-0000	1553 W 110TH ST	2,541
25-17-326-002-0000	1551 W 110TH ST	2,541
25-17-326-003-0000	1547 W 110TH ST	exempt
25-17-326-004-0000	1541 W 110TH ST	13,343
25-17-326-005-0000	1537 W 110TH ST	5,968
25-17-326-006-0000	1535 W 110TH ST	13,556
25-17-326-007-0000	1533 W 110TH ST	17,393
25-17-326-008-0000	1527 W 110TH ST	17,178
25-17-326-009-0000	1529 W 110TH ST	exempt
25-17-326-014-0000	11025 S ASHLAND	3,042
25-17-326-015-0000	11027 S ASHLAND AVE	3,005
25-17-326-016-0000		not found

Parcel Identification Number	Parcel Address	2001 EAV
25-17-326-017-0000		not found
25-17-326-018-0000	11035 S ASHLAND AVE	14,156
25-17-326-019-0000	11037 S ASHLAND AVE	11,942
25-17-326-020-0000	11041 S ASHLAND AVE	2,825
25-17-326-021-0000	11043 S ASHLAND AVE	30,850
25-17-326-022-0000	11045 S ASHLAND AVE	13,025
25-17-326-023-0000	11047 S ASHLAND AVE	4,054
25-17-326-056-0000	11034 S LAFLIN ST	exempt
25-17-326-058-0000	11015 S ASHLAND AVE	exempt
25-17-326-059-0000	11051 S ASHLAND AVE	17,002
25-17-326-060-0000	11029 S ASHLAND AVE	17,325
25-17-331-018-0000	1466 W 111TH ST	exempt
25-17-331-023-0000	1462 W 111TH ST	3,460
25-17-331-024-0000	1460 W 111TH ST	16,362
25-17-331-025-0000	1456 W 111TH ST	15,633
25-17-331-026-0000	1454 W 111TH ST	2,541
25-17-331-027-0000	1452 W 111TH ST	3,446
25-17-331-028-0000	1448 W 111TH ST	2,541
25-17-331-029-0000	1446 W 111TH ST	2,541
25-17-331-030-0000	1444 W 111TH ST	2,541
25-17-331-032-0000	1464 W 111TH ST	exempt
25-17-331-033-0000	1468 W 111TH ST	exempt
25-17-332-014-0000	1436 W 111TH ST	22,425
25-17-332-015-0000	1434 W 111TH ST	22,023
25-17-332-016-0000	1426 W 111TH ST	3,811
25-17-332-017-0000	1424 W 111TH ST	3,811
25-17-332-018-0000	1426 W 111TH ST	11,706
25-17-332-019-0000	1426 W 111TH ST	2,772
25-17-332-020-0000	1420 W 111TH ST	4,126
25-17-332-021-0000	1416 W 111TH ST	10,283
25-17-332-022-0000	1414 W 111TH ST	3,811
25-17-332-023-0000	1412 W 111TH ST	3,811
25-17-332-024-0000	1410 W 111TH ST	7,091
25-17-332-025-0000	1408 W 111TH ST	exempt
25-17-332-026-0000	1406 W 111TH ST	exempt
25-17-332-027-0000	1402 W 111TH ST	exempt
25-17-332-028-0000	1400 W 111TH ST	exempt
25-17-333-024-0000	1356 W 111TH ST	exempt
25-17-333-025-0000	1352 W 111TH ST	exempt
25-17-333-026-0000	1348 W 111TH ST	12,103
25-17-333-027-0000	1348 W 111TH ST	13,154
25-17-333-028-0000	1342 W 111TH ST	2,958
25-17-333-029-0000	1340 W 111TH ST	7,516
25-17-333-030-0000	1338 W 111TH ST	3,811
25-17-333-031-0000	1334 W 111TH ST	3,811
25-17-333-032-0000	1332 W 111TH ST	3,811
25-17-333-033-0000	1330 W 111TH ST	10,304
25-17-333-034-0000	1326 W 111TH ST	6,978

Parcel Identification Number	Parcel Address	2001 EAV
25-17-333-035-0000	1324 W 111TH ST	31,335
25-17-333-036-0000	1322 W 111TH ST	3,811
25-17-333-037-0000	1318 W 111TH ST	3,811
25-17-333-038-0000	1316 W 111TH ST	31,642
25-17-333-039-0000	1314 W 111TH ST	3,811
25-17-333-040-0000	1310 W 111TH ST	28,108
25-17-333-041-0000	1308 W 111TH ST	3,811
25-17-333-042-0000	1306 W 111TH ST	3,811
25-17-333-043-0000	1304 W 111TH ST	3,811
25-17-333-044-0000	1302 W 111TH ST	3,811
25-17-333-045-0000	1300 W 111TH ST	28,547
25-17-334-024-0000	1256 W 111TH ST	46,298
25-17-334-025-0000	1254 W 111TH ST	46,607
25-17-334-026-0000	1252 W 111TH ST	25,930
25-17-334-027-0000	1250 W 111TH ST	3,811
25-17-334-028-0000	1246 W 111TH ST	7,692
25-17-334-029-0000	1244 W 111TH ST	25,011
25-17-334-030-0000	1242 W 111TH ST	71,098
25-17-334-031-0000	1240 W 111TH ST	8,052
25-17-334-032-0000	1236 W 111TH ST	3,811
25-17-334-033-0000	1234 W 111TH ST	3,811
25-17-334-034-0000	1232 W 111TH ST	3,811
25-17-334-035-0000	1226 W 111TH ST	17,113
25-17-334-036-0000	1224 W 111TH ST	11,308
25-17-334-037-0000	1220 W 111TH ST	10,586
25-17-334-038-0000	1216 W 111TH ST	3,811
25-17-334-039-0000	1214 W 111TH ST	3,811
25-17-334-040-0000	1210 W 111TH ST	33,742
25-17-334-041-0000	1208 W 111TH ST	6,405
25-17-334-042-0000	1206 W 111TH ST	9,387
25-17-334-043-0000	1204 W 111TH ST	9,387
25-17-334-044-0000	1202 W 111TH ST	9,387
25-17-334-045-0000	1200 W 111TH ST	9,387
25-17-500-002-0000	(RR)	exempt
25-18-416-001-0000	11002 S ASHLAND AVE	2,970
25-18-416-002-0000	11008 S ASHLAND AVE	5,560
25-18-416-003-0000	11014 S ASHLAND AVE	exempt
25-18-416-004-0000	11016 S ASHLAND AVE	exempt
25-18-416-005-0000	11024 S ASHLAND AVE	5,398
25-18-416-006-0000	11028 S ASHLAND AVE	18,208
25-18-416-007-0000	11030 S ASHLAND AVE	16,582
25-18-416-008-0000	11027 S VINCENNES AVE	15,838
25-18-416-009-0000	11029 S VINCENNES AVE	24,511
25-18-416-012-0000	11031 S VINCENNES AVE	12,056
25-18-416-013-0000	11033 S VINCENNES AVE	11,617
25-18-416-014-0000	11038 S ASHLAND AVE	15,351
25-18-416-015-0000	11040 S ASHLAND AVE	10,775
25-18-422-001-0000	11043 S VINCENNES AVE	17,668

Parcel Identification Number	Parcel Address	2001 EAV
25-18-422-002-0000	11045 S VINCENNES AVE	19,534
25-18-422-003-0000	11051 S VINCENNES AVE	34,933
25-18-422-004-0000	11053 S VINCENNES AVE	5,370
25-18-422-005-0000	11055 S VINCENNES AVE	25,149
25-18-422-006-0000	11055 S VINCENNES AVE	16,594
25-18-422-010-0000	1607 W CHELSEA PL	72,581
25-19-203-003-0000	11101 S VINCENNES AVE	4,698
25-19-203-004-0000	11103 S VINCENNES AVE	34,148
25-19-203-005-0000	11106 S VINCENNES AVE	4,698
25-19-203-006-0000	11108 S VINCENNES AVE	4,698
25-19-203-010-0000	11116 S VINCENNES AVE	4,698
25-19-203-011-0000	11118 S VINCENNES AVE	4,698
25-19-203-012-0000	11125 S VINCENNES AVE	4,698
25-19-203-013-0000	11127 S VINCENNES AVE	9,399
25-19-203-014-0000	1601 W 111TH ST	exempt
25-19-203-017-0000	11114 S ASHLAND AVE	14,850
25-19-203-018-0000	11120 S ASHLAND AVE	12,733
25-19-203-019-0000	11122 S ASHLAND AVE	13,306
25-19-203-020-0000	11124 S ASHLAND AVE	19,252
25-19-203-021-0000	11126 S ASHLAND AVE	8,139
25-19-203-022-0000	11134 W MONTEREY AVE	exempt
25-19-203-023-0000	11136 S ASHLAND AVE	0
25-19-203-024-0000	11138 S ASHLAND AVE	10,685
25-19-203-025-0000	11140 S ASHLAND AVE	2,684
25-19-203-026-0000	11142 S ASHLAND AVE	0
25-19-203-027-0000	11144 S ASHLAND AVE	2,684
25-19-203-028-0000	11141 S ASHLAND AVE	10,064
25-19-203-029-0000	11113 S VINCENNES AVE	14,099
25-19-203-030-0000	1611 W 111TH ST	3,756
25-19-203-031-0000	11109 S ASHLAND AVE	10,662
25-19-204-001-0000	11101 S ASHLAND AVE	6,285
25-19-204-003-0000	11107 S ASHLAND AVE	1,952
25-19-204-004-0000	11111 S ASHLAND AVE	2,035
25-19-204-005-0000	11113 S ASHLAND AVE	2,116
25-19-204-006-0000	11118 S ASHLAND AVE	exempt
25-19-204-007-0000	11119 S ASHLAND AVE	9,489
25-19-204-008-0000	11126 S ASHLAND AVE	4,504
25-19-204-009-0000	11125 S ASHLAND AVE	13,389
25-19-204-010-0000	11127 S ASHLAND AVE	17,284
25-19-204-011-0000	11131 S ASHLAND AVE	9,359
25-19-204-012-0000	11133 S ASHLAND AVE	10,402
25-19-204-013-0000	11135 S ASHLAND AVE	19,243
25-19-204-014-0000	11137 S ASHLAND AVE	14,493
25-19-204-015-0000	11141 S ASHLAND AVE	17,612
25-19-204-016-0000	11143 S ASHLAND AVE	13,073
25-19-204-017-0000	11145 S ASHLAND AVE	13,251
25-19-204-018-0000	11149 S ASHLAND AVE	13,731
25-19-204-019-0000	11103 S ASHLAND AVE	1,397

Parcel Identification Number	Parcel Address	2001 EAV
25-19-204-020-0000	11105 S ASHLAND AVE	9,627
25-19-205-008-0000	11155 S VINCENNES AVE	4,698
25-19-205-009-0000	11157 S VINCENNES AVE	4,698
25-19-205-010-0000	11156 S ASHLAND AVE	9,707
25-19-205-011-0000	11160 S ASHLAND AVE	7,109
25-19-205-012-0000	11162 S ASHLAND AVE	17,324
25-19-205-013-0000	11162 S ASHLAND AVE	2,684
25-19-205-014-0000	11166 S ASHLAND AVE	9,747
25-19-205-015-0000	11170 S ASHLAND AVE	10,459
25-19-205-016-0000	11172 S ASHLAND AVE	3,191
25-19-205-017-0000	11174 S ASHLAND AVE	1,952
25-19-205-023-0000	1662 W MONTEREY AVE	17,044
25-19-205-024-0000	1662 W MONTEREY AVE	2,906
25-19-205-025-0000	1656 W MONTEREY AVE	5,667
25-19-205-026-0000	1656 W MONTEREY AVE	3,984
25-19-205-027-0000	1654 W MONTEREY AVE	3,984
25-19-205-028-0000	1652 W MONTEREY AVE	3,977
25-19-205-029-0000	1650 W MONTEREY AVE	13,595
25-19-205-033-0000	11153 S VINCENNES AVE	35,610
25-19-205-035-0000	1670 W MONTEREY AVE	227,638
25-19-205-036-0000	11145 S VINCENNES AVE	78,653
25-19-205-037-0000	11147 S VINCENNES AVE	31,478
25-19-206-002-0000	11161 S ASHLAND AVE	10,115
25-19-206-003-0000	11165 S ASHLAND AVE	20,042
25-19-206-004-0000	1605 W PRYOR AVE	8,950
25-19-206-006-0000	11169 S ASHLAND AVE	5,964
25-19-206-007-0000	11173 S ASHLAND AVE	6,040
25-19-206-008-0000	1620 W MONTEREY AVE	4,698
25-19-206-009-0000	1616 W MONTEREY AVE	4,689
25-19-206-010-0000	1614 W MONTEREY AVE	9,362
25-19-206-011-0000	1622 W MONTEREY AVE	37,770
25-19-206-012-0000	1622 W MONTEREY AVE	4,668
25-19-206-015-0000	1600 W MONTEREY AVE	8,659
25-19-206-017-0000	1601 W PRYOR AVE	2,365
25-19-206-018-0000	1601 W PRYOR AVE	120
25-19-206-019-0000	1612 W PRYOR AVE	2,654
25-19-206-020-0000	11159 S ASHLAND AVE	1,334
25-19-206-021-0000	1606 W PRYOR AVE	416
25-19-206-022-0000	1622 W MONTEREY AVE	94,970
25-19-212-006-0000	11213 S VINCENNES AVE	41,897
25-19-212-007-0000	11215 S VINCENNES AVE	2,804
25-19-212-008-0000	11221 S VINCENNES AVE	13,559
25-19-212-009-0000	1710 W WASECA PL	17,330
25-19-212-014-0000	1649 W MONTEREY AVE	2,545
25-19-212-017-0000	1641 W MONTEREY AVE	2,545
25-19-212-018-0000	1639 W MONTEREY AVE	2,545
25-19-212-019-0000	1635 W MONTEREY AVE	2,545
25-19-212-020-0000	1633 W MONTEREY AVE	2,545

Parcel Identification Number	Parcel Address	2001 EAV
25-19-212-021-0000	1631 W MONTEREY AVE	2,545
25-19-212-026-0000	1704 W WASECA PL	7,463
25-19-212-027-0000	1704 W WASECA PL	7,463
25-19-212-028-0000	1704 W WASECA PL	1,850
25-19-212-029-0000	1666 W WASECA PL	18,589
25-19-212-030-0000	1664 W WASECA PL	6,700
25-19-212-031-0000	1660 W WASECA PL	1,850
25-19-212-032-0000	1658 W WASECA PL	1,803
25-19-212-033-0000	1652 W WASECA PL	10,886
25-19-212-034-0000	1654 W WASECA PL	5,335
25-19-212-035-0000	1648 W WASECA PL	10,237
25-19-212-036-0000	1646 W WASECA PL	1,211
25-19-212-037-0000	1642 W WASECA PL	14,325
25-19-212-038-0000	1636 W WASECA PL	11,459
25-19-212-039-0000	1632 W WASECA PL	5,356
25-19-212-040-0000	1630 W WASECA PL	9,537
25-19-212-041-0000	1645 W MONTEREY AVE	2,040
25-19-212-042-0000	1643 W MONTEREY AVE	5,594
25-19-212-043-0000	1627 W MONTEREY AVE	2,933
25-19-212-045-0000	11201 S VINCENNES AVE	177,691
25-19-212-046-0000	1621 S VINCENNES AVE	exempt
25-19-212-047-0000	1625 W MONTEREY AVE	2,545
25-19-212-048-0000	1621 W MONTEREY AVE	4,751
25-19-213-001-0000	11235 S VINCENNES AVE	18,746
25-19-213-002-0000	11241 S VINCENNES AVE	2,077
25-19-213-003-0000	11245 S VINCENNES AVE	11,052
25-19-213-004-0000	11243 S VINCENNES AVE	17,769
25-19-213-005-0000	11247 S VINCENNES AVE	7,781
25-19-213-006-0000	11251 S VINCENNES AVE	7,781
25-19-213-010-0000	11259 S VINCENNES AVE	41,493
25-19-213-011-0000	1705 W WASECA PL	8,140
25-19-213-012-0000	1703 W WASECA PL	2,545
25-19-213-013-0000	1701 W WASECA PL	12,152
25-19-213-014-0000	1667 W WASECA PL	2,545
25-19-213-015-0000	1718 W MONTVALE	14,986
25-19-213-016-0000	1661 W WASECA PL	11,955
25-19-213-017-0000	1659 W WASECA PL	17,441
25-19-213-018-0000	1657 W WASECA PL	17,451
25-19-213-019-0000	1653 W WASECA PL	4,968
25-19-213-020-0000	1651 W WASECA PL	9,842
25-19-213-021-0000	1649 W WASECA PL	6,062
25-19-213-022-0000	1647 W WASECA PL	7,994
25-19-213-023-0000	1643 W WASECA PL	2,545
25-19-213-024-0000	1641 W WASECA PL	2,545
25-19-213-025-0000	1639 W WASECA PL	5,091
25-19-213-026-0000	1631 W WASECA PL	exempt
25-19-213-027-0000	1633 W WASECA PL	4,541
25-19-213-028-0000	1720 W MONTVALE AVE	10,055

Parcel Identification Number	Parcel Address	2001 EAV
25-19-213-031-0000	1712 W MONTVALE AVE	9,989
25-19-213-032-0000	1710 W MONTVALE AVE	8,358
25-19-213-033-0000	1708 W MONTVALE AVE	7,335
25-19-213-034-0000	1706 W MONTVALE AVE	1,850
25-19-213-035-0000	1704 W MONTVALE AVE	18,178
25-19-213-036-0000	1700 W MONTVALE AVE	2,545
25-19-213-037-0000	1664 W MONTVALE AVE	2,464
25-19-213-038-0000	1662 W MONTVALE AVE	13,843
25-19-213-039-0000	1660 W MONTVALE AVE	10,188
25-19-213-040-0000	1656 W MONTVALE AVE	5,705
25-19-213-041-0000	1654 W MONTVALE AVE	1,625
25-19-213-042-0000	1652 W MONTVALE AVE	17,136
25-19-213-043-0000	1648 W MONTVALE AVE	12,407
25-19-213-044-0000	1644 W MONTVALE AVE	5,004
25-19-213-045-0000	1642 W MONTVALE AVE	10,243
25-19-213-046-0000	1640 W MONTVALE AVE	1,781
25-19-213-047-0000	1718 W MONTVALE AVE	16,515
25-19-213-048-0000	11255 S VINCENNES AVE	4,026
25-19-213-049-0000	11257 S VINCENNES AVE	4,026
25-19-218-001-0000	11301 S VINCENNES AVE	3,275
25-19-218-002-0000	11305 S VINCENNES AVE	9,597
25-19-218-003-0000	11307 S VINCENNES AVE	2,684
25-19-218-004-0000	11309 S VINCENNES AVE	6,441
25-19-218-005-0000	11313 S VINCENNES AVE	8,069
25-19-218-006-0000	11315 S VINCENNES AVE	2,684
25-19-218-007-0000	11317 S VINCENNES AVE	5,619
25-19-218-008-0000	11321 S VINCENNES AVE	2,684
25-19-218-009-0000	11323 S VINCENNES AVE	11,685
25-19-218-010-0000	11325 S VINCENNES AVE	11,583
25-19-218-011-0000	1721 W MONTVALE AVE	8,310
25-19-218-012-0000	1717 W MONTVALE AVE	12,258
25-19-218-013-0000	1713 W MONTVALE AVE	2,157
25-19-218-014-0000	1711 W MONTVALE AVE	3,960
25-19-218-015-0000	1709 W MONTVALE AVE	2,215
25-19-218-016-0000	1707 W MONTVALE AVE	2,581
25-19-218-017-0000	1703 W MONTVALE AVE	2,545
25-19-218-018-0000	1701 W MONTVALE AVE	2,545
25-19-218-019-0000	1665 W MONTVALE AVE	15,163
25-19-218-020-0000	1661 W MONTVALE AVE	2,545
25-19-218-021-0000	1659 W MONTVALE AVE	2,545
25-19-218-022-0000	1657 W MONTVALE AVE	2,545
25-19-218-023-0000	1655 W MONTVALE AVE	13,674
25-19-218-024-0000	1653 W MONTVALE AVE	11,580
25-19-218-025-0000	1649 W MONTVALE AVE	5,091
25-19-218-026-0000	1645 W MONTVALE AVE	18,804
25-19-218-027-0000	1643 W MONTVALE AVE	14,780
25-19-218-028-0000	1641 W MONTVALE AVE	14,066
25-19-218-029-0000	1752 W STEUBEN ST	2,545

Parcel Identification Number	Parcel Address	2001 EAV
25-19-218-030-0000	1750 W STEUBEN ST	9,909
25-19-218-031-0000	1748 W STEUBEN ST	10,202
25-19-218-032-0000	1746 W STEUBEN ST	1,850
25-19-218-033-0000	1744 W STEUBEN ST	16,688
25-19-218-034-0000	1742 W STEUBEN ST	2,545
25-19-218-035-0000	1738 W STEUBEN ST	11,186
25-19-218-036-0000	1736 W STEUBEN ST	9,295
25-19-218-037-0000	1732 W STEUBEN ST	2,545
25-19-218-038-0000	1730 W STEUBEN ST	2,545
25-19-218-039-0000	1728 W STEUBEN ST	18,832
25-19-218-040-0000	1726 W STEUBEN ST	16,501
25-19-218-041-0000	1724 W STEUBEN ST	2,545
25-19-218-042-0000	1720 W STEUBEN ST	17,220
25-19-218-043-0000	1718 W STEUBEN ST	6,552
25-19-218-044-0000	1716 W STEUBEN ST	2,545
25-19-218-045-0000	1712 W STEUBEN ST	12,618
25-19-218-046-0000	1710 W STEUBEN ST	13,036
25-19-218-049-0000	1708 W STEUBEN ST	7,360
25-19-218-050-0000	11328 S DAVOL ST	10,983
25-19-219-001-0000	11333 S VINCENNES AVE	8,173
25-19-219-002-0000	11335 S VINCENNES AVE	17,467
25-19-219-003-0000	11339 S VINCENNES AVE	exempt
25-19-219-004-0000	11345 S VINCENNES AVE	exempt
25-19-219-005-0000	11349 S VINCENNES AVE	exempt
25-19-219-006-0000	11353 S VINCENNES AVE	exempt
25-19-219-007-0000	11355 S VINCENNES AVE	exempt
25-19-219-008-0000	11357 S VINCENNES AVE	exempt
25-19-219-009-0000	1753 W STEUBEN ST	9,292
25-19-219-010-0000	1751 W STEUBEN ST	11,759
25-19-219-011-0000	1745 W STEUBEN ST	6,649
25-19-219-012-0000	1743 W STEUBEN ST	10,637
25-19-219-013-0000	1739 W STEUBEN ST	11,032
25-19-219-014-0000	1735 W STEUBEN ST	11,450
25-19-219-015-0000	1731 W STEUBEN ST	exempt
25-19-219-016-0000	1725 W STEUBEN ST	3,818
25-19-219-017-0000	1725 W STEUBEN ST	1,850
25-19-219-020-0000	1713 W STEUBEN ST	13,778
25-19-219-023-0000	1707 W STEUBEN ST	9,259
25-19-219-024-0000	1703 W STEUBEN ST	9,128
25-19-219-025-0000	1701 W STEUBEN ST	5,103
25-19-219-026-0000	1756 W EDMAIRE ST	2,607
25-19-219-027-0000	1756 W EDMAIRE ST	6,570
25-19-219-028-0000	1752 W EDMAIRE ST	10,241
25-19-219-029-0000	1750 W EDMAIRE ST	7,097
25-19-219-030-0000	1748 W EDMAIRE ST	13,868
25-19-219-031-0000	1742 W EDMAIRE ST	18,252
25-19-219-032-0000	1740 W EDMAIRE ST	4,481
25-19-219-033-0000	1740 W EDMAIRE ST	4,481

Parcel Identification Number	Parcel Address	2001 EAV
25-19-219-034-0000	1732 W EDMAIRE ST	9,052
25-19-219-037-0000	1722 W EDMAIRE ST	5,091
25-19-219-038-0000	1716 W EDMAIRE ST	14,660
25-19-219-039-0000	1714 W EDMAIRE ST	9,276
25-19-219-042-0000	1708 W EDMAIRE ST	12,323
25-19-219-044-0000	1711 W STEUBEN ST	10,010
25-19-219-045-0000	1737 W STEUBEN ST	exempt
25-19-219-046-0000	1730 W EDMAIRE ST	11,066
25-19-219-047-0000	1728 W EDMAIRE ST	17,779
25-19-219-048-0000	1704 W EDMAIRE ST	12,847
25-19-219-049-0000	1700 W EDMAIRE ST	7,122
25-19-219-050-0000	1721 W STEUBEN ST	9,781
25-19-220-017-0000	11413 S HAMLET AVE	exempt
25-19-220-018-0000	11415 S HAMLET AVE	exempt
25-19-220-019-0000	11417 S HAMLET AVE	exempt
25-19-220-020-0000	11419 S HAMLET AVE	exempt
25-19-220-021-0000	11421 S HAMLET AVE	exempt
25-19-220-022-0000	11434 S HAMLET AVE	1,284
25-19-220-023-0000	11423 S HAMLET AVE	3,465
25-19-226-005-0000	11411 S VINCENNES AVE	exempt
25-19-226-006-0000	11415 S VINCENNES AVE	exempt
25-19-226-011-0000	11429 S VINCENNES AVE	3,412
25-19-226-012-0000	11431 S VINCENNES AVE	14,626
25-19-226-013-0000	11433 S VINCENNES AVE	10,980
25-19-226-014-0000	11437 S VINCENNES AVE	11,349
25-19-226-015-0000	11437 S VINCENNES AVE	6,792
25-19-226-016-0000	11439 S VINCENNES AVE	17,529
25-19-226-017-0000	11443 S VINCENNES AVE	2,629
25-19-226-018-0000	11445 S VINCENNES AVE	2,629
25-19-226-019-0000	11449 S VINCENNES AVE	7,255
25-19-226-020-0000	11451 S VINCENNES AVE	7,892
25-19-226-021-0000	11453 S VINCENNES AVE	12,680
25-19-226-022-0000	11457 S VINCENNES AVE	11,982
25-19-226-023-0000	11455 S VINCENNES AVE	2,629
25-19-226-024-0000	11461 S VINCENNES AVE	10,529
25-19-226-025-0000	11465 S VINCENNES AVE	14,267
25-19-226-026-0000	11402 S WATKINS AVE	8,071
25-19-226-027-0000	11408 S WATKINS AVE	12,456
25-19-226-028-0000	11410 S WATKINS AVE	2,534
25-19-226-029-0000	11412 S WATKINS AVE	10,353
25-19-226-030-0000	11416 S WATKINS AVE	2,629
25-19-226-031-0000	11418 S WATKINS AVE	5,811
25-19-226-032-0000	11420 S WATKINS AVE	2,629
25-19-226-033-0000	11424 S WATKINS AVE	14,600
25-19-226-034-0000	11424 S WATKINS AVE	14,600
25-19-226-035-0000	11428 S WATKINS AVE	15,182
25-19-226-036-0000	11430 S WATKINS AVE	1,913
25-19-226-037-0000	11432 S WATKINS AVE	2,629

Parcel Identification Number	Parcel Address	2001 EAV
25-19-226-038-0000	11436 S WATKINS AVE	5,332
25-19-226-039-0000	11438 S WATKINS AVE	18,051
25-19-226-040-0000	11444 S WATKINS AVE	12,133
25-19-226-041-0000	11444 S WATKINS AVE	6,301
25-19-226-042-0000	11448 S WATKINS AVE	12,193
25-19-226-043-0000	11450 S WATKINS AVE	10,585
25-19-226-044-0000	11454 S WATKINS AVE	5,830
25-19-226-045-0000	11452 S WATKINS AVE	7,042
25-19-226-046-0000	11421 S VINCENNES AVE	exempt
25-19-226-047-0000	11405 S VINCENNES AVE	exempt
25-19-227-001-0000	11401 S WATKINS AVE	exempt
25-19-227-002-0000	11405 S WATKINS AVE	exempt
25-19-227-003-0000	11411 S WATKINS AVE	4,929
25-19-227-004-0000	11415 S WATKINS AVE	2,629
25-19-227-005-0000	11417 S WATKINS AVE	2,393
25-19-227-006-0000	11419 S WATKINS AVE	10,117
25-19-227-007-0000	11421 S WATKINS AVE	11,475
25-19-227-008-0000	11425 S WATKINS AVE	12,198
25-19-227-009-0000	11439 S WATKINS AVE	9,237
25-19-227-010-0000	11431 S WATKINS AVE	2,629
25-19-227-011-0000	11433 S WATKINS AVE	2,629
25-19-227-012-0000	11437 S WATKINS AVE	2,648
25-19-227-013-0000	11437 S WATKINS AVE	2,629
25-19-227-017-0000	11432 S DAVOL ST	13,978
25-19-227-018-0000	11434 S DAVOL ST	2,610
25-19-227-019-0000	11438 S DAVOL ST	17,751
25-19-227-020-0000	11440 S DAVOL ST	14,394
25-19-227-021-0000	11442 S DAVOL ST	14,500
25-19-227-022-0000	11444 S DAVOL ST	17,695
25-19-227-023-0000	11448 S DAVOL ST	19,430
25-19-227-024-0000	11450 S DAVOL ST	11,534
25-19-227-025-0000	11452 S DAVOL ST	3,943
25-19-227-026-0000	11451 S DAVOL ST	exempt
25-19-227-027-0000	11460 S DAVOL ST	13,355
25-19-227-028-0000	11462 S DAVOL ST	8,574
25-19-227-029-0000	11464 S DAVOL ST	1,913
25-19-227-030-0000	11468 S DAVOL ST	7,599
25-19-227-031-0000	11470 S DAVOL ST	8,134
25-19-227-032-0000	11445 S WATKINS AVE	3,943
25-19-227-033-0000	11447 S WATKINS AVE	7,068
25-19-228-001-0000	11435 S DAVOL ST	17,839
25-19-228-002-0000	11437 S DAVOL ST	16,922
25-19-228-003-0000	11439 S DAVOL ST	4,287
25-19-228-004-0000	11441 S DAVOL ST	4,412
25-19-228-005-0000	11443 S DAVOL ST	4,511
25-19-228-006-0000	11445 S DAVOL ST	4,663
25-19-228-007-0000	11447 S DAVOL ST	4,791
25-19-228-008-0000	11449 S DAVOL ST	4,858

Parcel Identification Number	Parcel Address	2001 EAV
25-19-228-011-0000	11455 S DAVOL ST	4,955
25-19-228-012-0000	11457 S DAVOL ST	4,918
25-19-228-013-0000	11459 S DAVOL ST	8,625
25-19-228-014-0000	11453 S DAVOL ST	9,764
25-19-229-004-0000	11458 S HAMLET AVE	2,381
25-19-229-005-0000	11460 S HAMLET AVE	2,381
25-19-229-006-0000	1640 W 115TH ST	31,434
25-19-229-007-0000	1640 W 115TH ST	31,434
25-19-229-008-0000	1640 W 115TH ST	31,434
25-19-229-009-0000	11470 S HAMLET AVE	13,219
25-19-229-010-0000	11454 S HAMLET AVE	8,361
25-19-230-006-0000	11400 S VINCENNES AVE	exempt
25-19-230-007-0000	11404 S VINCENNES AVE	exempt
25-19-230-008-0000	11406 S VINCENNES AVE	exempt
25-19-230-009-0000	11410 S VINCENNES AVE	exempt
25-19-230-016-0000	11414 S VINCENNES AVE	exempt
25-19-230-017-0000	11407 S HAMLET AVE	exempt
25-19-230-018-0000	11420 S VINCENNES AVE	exempt
25-19-400-015-0000	11701 W 115TH ST	exempt
25-19-400-016-0000	11703 W 115TH ST	exempt
25-19-400-017-0000	11750 S HOMEWOOD AVE	exempt
25-19-401-001-0000	1925 W 115TH ST	10,712
25-19-401-002-0000	1915 W 115TH ST	1,919
25-19-401-003-0000	1919 W 115TH ST	7,187
25-19-401-004-0000	1911 W 115TH ST	2,365
25-19-401-005-0000	1909 W 115TH ST	2,164
25-19-401-006-0000	1907 W 115TH ST	2,386
25-19-401-007-0000	1905 W 115TH ST	2,599
25-19-401-008-0000	1903 W 115TH ST	2,799
25-19-401-009-0000	1901 W 115TH ST	2,917
25-19-401-030-0000	11520 S CHURCH ST	8,075
25-19-401-031-0000	11524 S CHURCH ST	6,099
25-19-401-032-0000	11528 S CHURCH ST	13,129
25-19-401-033-0000	11532 S CHURCH ST	12,621
25-19-401-034-0000	11532 S CHURCH ST	7,929
25-19-401-035-0000	11540 S CHURCH ST	13,175
25-19-401-036-0000	11542 S CHURCH ST	3,853
25-19-401-037-0000	11610 S CHURCH ST	13,492
25-19-401-038-0000	11550 S CHURCH ST	18,056
25-19-401-039-0000	11554 S CHURCH ST	6,762
25-19-401-040-0000	11558 S CHURCH ST	17,894
25-19-401-041-0000	115662 S CHURCH ST	5,628
25-19-401-042-0000	11602 S CHURCH ST	13,440
25-19-401-043-0000	11604 S CHURCH ST	7,744
25-19-401-044-0000	11608 S CHURCH ST	17,552
25-19-401-045-0000	11612 S CHURCH ST	18,707
25-19-401-046-0000	11616 S CHURCH ST	11,775
25-19-401-047-0000	11620 S CHURCH ST	12,911

Parcel Identification Number	Parcel Address	2001 EAV
25-19-401-048-0000	11624 S CHURCH ST	19,054
25-19-401-049-0000	11628 S CHURCH ST	10,411
25-19-401-050-0000	11632 S CHURCH ST	11,775
25-19-401-081-0000	11515 S HOMEWOOD AVE	exempt
25-19-402-001-0000	11503 S CHURCH ST	5,712
25-19-402-002-0000	11509 S CHURCH ST	13,351
25-19-402-003-0000	11513 S CHURCH ST	3,696
25-19-402-004-0000	11515 S CHURCH ST	0
25-19-402-005-0000	11517 S CHURCH ST	6,155
25-19-402-007-0000	11525 S CHURCH ST	13,418
25-19-402-008-0000	11503 S VINCENNES AVE	3,973
25-19-402-009-0000	11514 S VINCENNES AVE	19,448
25-19-402-010-0000	11514 S VINCENNES AVE	7,712
25-19-402-011-0000	11518 S VINCENNES AVE	4,133
25-19-402-015-0000	11536 S VINCENNES AVE	14,566
25-19-402-016-0000	11542 S VINCENNES AVE	13,202
25-19-402-017-0000	11524 S VINCENNES AVE	9,231
25-19-402-018-0000	11526 S VINCENNES AVE	4,793
25-19-402-019-0000	11528 S VINCENNES AVE	11,955
25-19-402-020-0000	11534 S VINCENNES AVE	21,844
25-19-402-021-0000	11521 S CHURCH ST	10,694
25-19-402-022-0000	11523 S CHURCH ST	13,978
25-19-403-001-0000	11534 S VINCENNES AVE	6,225
25-19-403-002-0000	11530 S VINCENNES AVE	5,082
25-19-403-003-0000	11525 S VINCENNES AVE	5,082
25-19-403-004-0000	11519 S VINCENNES AVE	8,062
25-19-403-005-0000	11518 S VINCENNES AVE	10,738
25-19-403-006-0000	1007 S VINCENNES AVE	15,484
25-19-403-009-0000	11543 S VINCENNES AVE	12,422
25-19-403-010-0000	11500 S WATKINS AVE	14,794
25-19-403-011-0000	11506 S WATKINS AVE	5,082
25-19-403-012-0000	11514 S WATKINS AVE	13,643
25-19-403-013-0000	11518 S WATKINS AVE	5,082
25-19-403-014-0000	11522 S WATKINS AVE	9,954
25-19-403-015-0000	11528 S WATKINS AVE	4,705
25-19-403-016-0000	11530 S WATKINS AVE	10,227
25-19-403-017-0000	11532 S WATKINS AVE	exempt
25-19-403-020-0000	11548 S VINCENNES AVE	6,259
25-19-403-021-0000	11550 S WATKINS AVE	13,106
25-19-403-022-0000	11552 S WATKINS AVE	13,145
25-19-403-023-0000	11538 S WATKINS AVE	13,939
25-19-403-024-0000	11542 S WATKINS AVE	14,383
25-19-403-025-0000	11544 S WATKINS AVE	18,021
25-19-403-026-0000	11321 S VINCENNES AVE	12,579
25-19-403-027-0000	11533 S VINCENNES AVE	17,079
25-19-403-028-0000	11533 S VINCENNES AVE	9,363
25-19-403-029-0000	11535 S VINCENNES AVE	2,541
25-19-405-001-0000	11601 S CHURCH ST	10,242

Parcel Identification Number	Parcel Address	2001 EAV
25-19-405-002-0000	11605 S CHURCH ST	1,809
25-19-405-003-0000	11607 S CHURCH ST	2,338
25-19-405-004-0000	11547 S CHURCH ST	2,919
25-19-405-005-0000	11549 S CHURCH ST	7,018
25-19-405-006-0000	11553 S CHURCH ST	6,659
25-19-405-007-0000	11557 S CHURCH ST	10,512
25-19-405-008-0000	11561 S CHURCH ST	3,896
25-19-405-009-0000	11565 S CHURCH ST	4,634
25-19-405-010-0000	11601 S CHURCH ST	10,637
25-19-405-011-0000	11639 S CHURCH ST	10,814
25-19-405-013-0000	11649 S CHURCH ST	2,541
25-19-405-020-0000	11622 S VINCENNES AVE	9,942
25-19-405-021-0000	11626 S VINCENNES AVE	11,549
25-19-405-024-0000	11642 S VINCENNES AVE	7,763
25-19-405-025-0000	11644 S VINCENNES AVE	11,348
25-19-405-029-0000	11627 S CHURCH ST	12,156
25-19-405-030-0000	1958 W 117TH ST	12,884
25-19-405-031-0000	11614 S VINCENNES AVE	14,360
25-19-405-032-0000	11618 S VINCENNES AVE	1,199
25-19-405-033-0000	11602 S VINCENNES AVE	exempt
25-19-405-034-0000	11604 S VINCENNES AVE	15,746
25-19-405-035-0000	11610 S VINCENNES AVE	6,368
25-19-405-036-0000	11612 S VINCENNES AVE	10,098
25-19-405-037-0000	11634 S VINCENNES AVE	16,490
25-19-405-038-0000	11638 S VINCENNES AVE	17,439
25-19-405-039-0000	11630 S VINCENNES AVE	4,504
25-19-405-040-0000	11632 S VINCENNES AVE	10,098
25-19-405-041-0000	11606 S VINCENNES AVE	11,207
25-19-405-042-0000	11608 S VINCENNES AVE	8,707
25-19-405-043-0000	11652 S VINCENNES AVE	11,588
25-19-405-044-0000	11656 S VINCENNES AVE	12,694
25-19-405-045-0000	11660 S VINCENNES AVE	5,056
25-19-405-046-0000	11664 S VINCENNES AVE	18,120
25-19-405-047-0000	11643 S CHURCH ST	17,333
25-19-405-050-0000	11621 S CHURCH ST	6,347
25-19-405-051-0000	11623 S CHURCH ST	10,092
25-19-405-052-0000	11651 W 49TH PL	exempt
25-19-405-053-0000	11647 S CHURCH ST	13,221
25-19-406-001-0000	11605 S VINCENNES AVE	6,280
25-19-406-002-0000	11609 S VINCENNES AVE	18,010
25-19-406-003-0000	11613 S VINCENNES AVE	5,082
25-19-406-004-0000	11615 S VINCENNES AVE	17,400
25-19-406-005-0000	11623 S VINCENNES AVE	15,302
25-19-406-006-0000	11627 S VINCENNES AVE	5,319
25-19-406-008-0000	11637 S VINCENNES AVE	5,082
25-19-406-009-0000	11643 S VINCENNES AVE	5,082
25-19-406-010-0000	11647 S VINCENNES AVE	18,760
25-19-406-011-0000	11655 S VINCENNES AVE	5,082

Parcel Identification Number	Parcel Address	2001 EAV
25-19-406-012-0000	11659 S VINCENNES AVE	23,421
25-19-406-013-0000	11663 S VINCENNES AVE	17,986
25-19-406-015-0000	11608 S WATKINS AVE	5,082
25-19-406-016-0000	11612 S WATKINS AVE	5,082
25-19-406-017-0000	11616 S WATKINS AVE	2,541
25-19-406-018-0000	11618 S WATKINS AVE	0
25-19-406-019-0000	11622 S WATKINS AVE	4,330
25-19-406-020-0000	11624 S WATKINS AVE	2,541
25-19-406-021-0000	11626 S WATKINS AVE	3,571
25-19-406-022-0000	11630 S WATKINS AVE	1,792
25-19-406-026-0000	11650 S WATKINS AVE	7,608
25-19-406-027-0000	11652 S WATKINS AVE	15,501
25-19-406-028-0000	11654 S WATKINS AVE	2,541
25-19-406-029-0000	11658 S WATKINS AVE	17,333
25-19-406-030-0000	11664 S WATKINS AVE	15,387
25-19-406-031-0000	11633 S VINCENNES AVE	2,541
25-19-406-032-0000	11635 S VINCENNES AVE	10,079
25-19-406-033-0000	11600 S WATKINS AVE	10,735
25-19-406-034-0000	11604 S WATKINS AVE	13,653
25-19-406-035-0000	11636 S WATKINS AVE	15,635
25-19-406-036-0000	11640 S WATKINS AVE	11,765
25-19-406-037-0000	11642 S WATKINS AVE	14,493
25-19-408-004-0000	11707 E 117TH ST	exempt
25-19-408-005-0000	11702 S VINCENNES AVE	exempt
25-19-408-006-0000	11704 S VINCENNES AVE	exempt
25-19-408-015-0000	11652 S CHURCH ST	exempt
25-19-408-016-0000	11706 S VINCENNES AVE	exempt
25-19-409-001-0000	11705 S CHURCH ST	12,743
25-19-409-002-0000	11711 S CHURCH ST	5,082
25-19-409-005-0000	11665 S CHURCH ST	9,904
25-19-409-007-0000	11737 S CHURCH ST	5,082
25-19-409-009-0000	11711 S CHURCH ST	4,460
25-19-409-010-0000	11713 S CHURCH ST	12,726
25-19-409-011-0000	11715 S CHURCH ST	17,321
25-19-409-012-0000	11719 S CHURCH ST	18,113
25-19-409-013-0000	11753 S CHURCH ST	4,560
25-19-409-014-0000	11727 S CHURCH ST	6,058
25-19-409-015-0000	11729 S CHURCH ST	7,236
25-19-409-016-0000	11733 S CHURCH ST	7,065
25-19-409-017-0000	11702 S VINCENNES AVE	5,608
25-19-409-018-0000	11704 S VINCENNES AVE	2,541
25-19-409-019-0000	11706 S VINCENNES AVE	4,899
25-19-409-020-0000	11708 S VINCENNES AVE	2,541
25-19-409-021-0000	11712 S VINCENNES AVE	3,231
25-19-409-022-0000	11714 S VINCENNES AVE	4,239
25-19-409-023-0000	11718 S VINCENNES AVE	16,776
25-19-409-024-0000	11720 S VINCENNES AVE	3,386
25-19-409-025-0000	11724 S VINCENNES AVE	3,386

Parcel Identification Number	Parcel Address	2001 EAV
25-19-409-026-0000	11728 S VINCENNES AVE	3,386
25-19-409-027-0000	11730 S VINCENNES AVE	14,441
25-19-409-028-0000	11736 S VINCENNES AVE	2,934
25-19-409-030-0000	11748 S VINCENNES AVE	9,116
25-19-409-031-0000	11752 S VINCENNES AVE	14,661
25-19-409-034-0000	11742 S VINCENNES AVE	10,001
25-19-409-035-0000	11744 S VINCENNES AVE	16,487
25-19-409-036-0000	11756 S VINCENNES AVE	6,318
25-19-409-037-0000	11760 S VINCENNES AVE	14,748
25-19-409-038-0000	11764 S VINCENNES AVE	7,951
25-19-409-039-0000	11655 S CHURCH ST	12,519
25-19-409-040-0000	11657 S CHURCH ST	13,306
25-19-409-041-0000	11669 S CHURCH ST	19,123
25-19-409-042-0000	11673 S CHURCH ST	10,645
25-19-409-043-0000	11739 S CHURCH ST	2,541
25-19-409-044-0000	11709 S CHURCH ST	12,311
25-19-409-045-0000	11659 S CHURCH ST	18,107
25-19-409-046-0000	11661 S CHURCH ST	13,807
25-19-410-003-0000	11715 S VINCENNES AVE	8,153
25-19-410-004-0000	11717 S VINCENNES AVE	11,962
25-19-410-005-0000	11727 S VINCENNES AVE	11,230
25-19-410-006-0000	11727 S VINCENNES AVE	5,082
25-19-410-007-0000	11733 S VINCENNES AVE	11,983
25-19-410-008-0000	11745 S VINCENNES AVE	9,756
25-19-410-010-0000	11749 S VINCENNES AVE	9,294
25-19-410-014-0000	11702 S WATKINS AVE	3,231
25-19-410-015-0000	11704 S WATKINS AVE	5,580
25-19-410-016-0000	11708 S WATKINS AVE	8,496
25-19-410-017-0000	11712 S WATKINS AVE	2,541
25-19-410-018-0000	11714 S WATKINS AVE	2,541
25-19-410-019-0000	11716 S WATKINS AVE	2,541
25-19-410-020-0000	11718 S WATKINS AVE	18,395
25-19-410-021-0000	11720 S WATKINS AVE	12,726
25-19-410-022-0000	11724 S WATKINS AVE	13,251
25-19-410-023-0000	11726 S WATKINS AVE	5,082
25-19-410-024-0000	11732 S WATKINS AVE	5,792
25-19-410-025-0000	11736 S WATKINS AVE	5,082
25-19-410-026-0000	11740 S WATKINS AVE	5,082
25-19-410-027-0000	11744 S WATKINS AVE	12,459
25-19-410-028-0000	11752 S WATKINS AVE	12,669
25-19-410-029-0000	11756 S WATKINS AVE	exempt
25-19-410-030-0000	11754 S WATKINS AVE	5,082
25-19-410-031-0000	11753 S VINCENNES AVE	15,432
25-19-410-032-0000	11755 S VINCENNES AVE	7,102
25-19-410-034-0000	11709 S VINCENNES AVE	0
25-19-410-035-0000	11701 S VINCENNES AVE	13,119
25-19-410-036-0000	11759 S VINCENNES AVE	14,905
25-19-410-037-0000	11761 S VINCENNES AVE	3,030

Parcel Identification Number	Parcel Address	2001 EAV
25-19-410-038-0000	11765 S VINCENNES AVE	12,125
25-19-410-039-0000	11747 S VINCENNES AVE	2,541
25-19-410-040-0000	11741 S VINCENNES AVE	5,133
25-19-413-001-0000	11805 S CHURCH ST	4,666
25-19-413-002-0000	11809 S CHURCH ST	13,307
25-19-413-003-0000	11813 S CHURCH ST	2,541
25-19-413-004-0000	11815 S CHURCH ST	2,541
25-19-413-005-0000	11817 S CHURCH ST	2,541
25-19-413-006-0000	11819 S CHURCH ST	2,497
25-19-413-007-0000	11827 S CHURCH ST	4,638
25-19-413-008-0000	11835 S CHURCH ST	14,445
25-19-413-012-0000	11816 S VINCENNES AVE	14,470
25-19-413-014-0000	11826 S VINCENNES AVE	5,082
25-19-413-015-0000	11832 S VINCENNES AVE	5,082
25-19-413-016-0000	11828 S VINCENNES AVE	exempt
25-19-413-017-0000	11842 S VINCENNES AVE	5,082
25-19-413-018-0000	11848 S VINCENNES AVE	11,618
25-19-413-019-0000	11850 S VINCENNES AVE	5,082
25-19-413-027-0000	11820 S VINCENNES AVE	2,541
25-19-413-028-0000	11822 S VINCENNES AVE	14,415
25-19-413-029-0000	11800 S VINCENNES AVE	13,140
25-19-413-030-0000	11804 S VINCENNES AVE	9,557
25-19-413-031-0000	11806 S VINCENNES AVE	15,711
25-19-413-032-0000	11810 S VINCENNES AVE	8,640
25-19-413-033-0000	11812 S VINCENNES AVE	13,704
25-19-413-034-0000	11866 S VINCENNES AVE	21,155
25-19-413-035-0000	11860 S VINCENNES AVE	19,934
25-19-413-036-0000	11870 S VINCENNES AVE	5,234
25-19-413-037-0000	11872 S VINCENNES AVE	5,567
25-19-413-038-0000	11874 S VINCENNES AVE	6,179
25-19-413-039-0000	11876 S VINCENNES AVE	6,865
25-19-414-001-0000	11801 S VINCENNES AVE	4,841
25-19-414-002-0000	11809 S VINCENNES AVE	5,082
25-19-414-004-0000	11817 S VINCENNES AVE	4,250
25-19-414-005-0000	11821 S VINCENNES AVE	8,636
25-19-414-006-0000	11823 S VINCENNES AVE	9,916
25-19-414-007-0000	11827 S VINCENNES AVE	11,415
25-19-414-008-0000	11833 S VINCENNES AVE	5,702
25-19-414-009-0000	11835 S VINCENNES AVE	6,312
25-19-414-010-0000	11841 S VINCENNES AVE	5,082
25-19-414-011-0000	11849 S VINCENNES AVE	5,082
25-19-414-014-0000	11857 S VINCENNES AVE	14,364
25-19-414-017-0000	11873 S VINCENNES AVE	4,620
25-19-414-018-0000	11877 S VINCENNES AVE	6,352
25-19-414-019-0000	11879 S VINCENNES AVE	6,033
25-19-414-020-0000	11804 S WATKINS AVE	16,058
25-19-414-021-0000	11806 S WATKINS AVE	2,541
25-19-414-022-0000	11808 S WATKINS AVE	2,541

Parcel Identification Number	Parcel Address	2001 EAV
25-19-414-023-0000	11812 S WATKINS AVE	9,406
25-19-414-024-0000	11816 S WATKINS AVE	14,129
25-19-414-025-0000	11820 S WATKINS AVE	5,304
25-19-414-026-0000	11824 S WATKINS AVE	9,784
25-19-414-027-0000	11826 S WATKINS AVE	17,749
25-19-414-028-0000	11830 S WATKINS AVE	6,457
25-19-414-029-0000	11834 S WATKINS AVE	13,145
25-19-414-030-0000	11836 S WATKINS AVE	2,541
25-19-414-031-0000	11838 S WATKINS AVE	17,226
25-19-414-032-0000	11840 S WATKINS AVE	17,321
25-19-414-033-0000	11842 S WATKINS AVE	17,226
25-19-414-034-0000	11846 S WATKINS AVE	2,541
25-19-414-035-0000	11848 S WATKINS AVE	4,280
25-19-414-036-0000	11850 S WATKINS AVE	8,352
25-19-414-037-0000	11856 S WATKINS AVE	14,219
25-19-414-038-0000	11860 S WATKINS AVE	2,338
25-19-414-039-0000	11862 S WATKINS AVE	1,822
25-19-414-040-0000	11867 S VINCENNES AVE	18,629
25-19-414-041-0000	11868 S WATKINS AVE	11,912
25-19-414-042-0000	11871 S VINCENNES AVE	9,101
25-19-414-043-0000	11869 S VINCENNES AVE	13,632
25-19-414-044-0000	11861 S VINCENNES AVE	15,540
25-19-414-045-0000	11863 S VINCENNES AVE	8,688
25-19-414-046-0000	11811 S VINCENNES AVE	1,848
25-19-414-047-0000	11811 S VINCENNES AVE	18,326
25-19-414-048-0000	1201 W 111TH PL	13,267
25-19-417-015-0000	1700 W 119TH ST	296,583
25-19-417-016-0000	1700 W 119TH ST	3,331,353
25-19-500-001-0000	(RR)	exempt
25-20-100-001-0000	1541 W 111TH ST	exempt
25-20-100-002-0000	1539 W 111TH ST	exempt
25-20-100-005-0000	11112 S LAFLIN ST	exempt
25-20-100-006-0000	11113 S LAFLIN ST	exempt
25-20-100-010-0000	11121 S LAFLIN ST	exempt
25-20-100-011-0000	11123 S LAFLIN ST	exempt
25-20-100-012-0000	11125 S LAFLIN ST	exempt
25-20-100-013-0000	11129 S LAFLIN ST	exempt
25-20-100-014-0000	11131 S LAFLIN ST	exempt
25-20-100-016-0000	11135 S LAFLIN ST	exempt
25-20-100-018-0000	1550 W 112TH ST	exempt
25-20-100-019-0000	1546 W 112TH ST	exempt
25-20-100-022-0000	1536 W 112TH ST	exempt
25-20-100-023-0000	1532 W 112TH ST	exempt
25-20-100-029-0000	11133 S LAFLIN ST	exempt
25-20-100-034-0000	1535 W 111TH ST	exempt
25-20-100-035-0000	11117 S LAFLIN ST	exempt
25-20-100-036-0000	11141 S LAFLIN ST	exempt
25-20-100-037-0000	1540 W 112TH ST	exempt

Parcel Identification Number	Parcel Address	2001 EAV
25-20-101-001-0000	11101 S LAFLIN ST	exempt
25-20-102-001-0000	1421 W 111TH ST	3,176
25-20-102-002-0000	1433 W 111TH ST	3,176
25-20-102-003-0000	1431 W 111TH ST	53,980
25-20-102-004-0000	1429 W 111TH ST	3,176
25-20-102-005-0000	1427 W 111TH ST	32,716
25-20-102-006-0000	1425 W 111TH ST	3,176
25-20-102-007-0000	1417 W 111TH ST	48,654
25-20-102-008-0000	1419 W 111TH ST	29,806
25-20-102-009-0000	1421 W 111TH ST	14,164
25-20-102-010-0000	1413 W 111TH ST	3,176
25-20-102-011-0000	1411 W 111TH ST	17,809
25-20-102-012-0000	1409 W 111TH ST	3,176
25-20-102-013-0000	1407 W 111TH ST	3,811
25-20-102-014-0000	1403 W 111TH ST	3,916
25-20-102-015-0000	1403 W 111TH ST	3,405
25-20-103-005-0000	1349 W 111TH ST	exempt
25-20-103-006-0000	1345 W 111TH ST	3,176
25-20-103-007-0000	1343 W 111TH ST	3,176
25-20-103-008-0000	1341 W 111TH ST	5,534
25-20-103-009-0000	1339 W 111TH ST	3,176
25-20-103-010-0000	1335 W 111TH ST	exempt
25-20-103-011-0000	1333 W 111TH ST	3,176
25-20-103-012-0000	1331 W 111TH ST	5,154
25-20-103-013-0000	1329 W 111TH ST	19,811
25-20-103-014-0000	1327 W 111TH ST	9,498
25-20-103-015-0000	1323 W 111TH ST	11,569
25-20-103-016-0000	1321 W 111TH ST	3,176
25-20-103-017-0000	1319 W 111TH ST	3,176
25-20-103-018-0000	1315 W 111TH ST	7,292
25-20-103-019-0000	1313 W 111TH ST	exempt
25-20-103-020-0000	1311 W 111TH ST	9,888
25-20-103-021-0000	1307 W 111TH ST	22,668
25-20-103-043-0000	1353 W 111TH ST	exempt
25-20-103-044-0000	1301 W 111TH ST	91,237
25-20-103-045-0000	1351 W 111TH ST	exempt
25-20-105-001-0000	1257 W 119TH ST	exempt
25-20-105-002-0000	1253 W 111TH ST	exempt
25-20-105-003-0000	1251 W 111TH ST	exempt
25-20-105-004-0000	1249 W 111TH ST	exempt
25-20-105-005-0000	1245 W 111TH ST	exempt
25-20-105-006-0000	1244 W 111TH ST	exempt
25-20-105-007-0000	1241 W 111TH ST	exempt
25-20-105-008-0000	1239 W 111TH ST	exempt
25-20-105-009-0000	1237 W 111TH ST	exempt
25-20-105-010-0000	1235 W 111TH ST	exempt
25-20-105-011-0000	1231 W 111TH ST	exempt
25-20-105-012-0000	1229 W 111TH ST	exempt

Parcel Identification Number	Parcel Address	2001 EAV
25-20-105-015-0000	1221 W 111TH ST	9,011
25-20-105-016-0000	1219 W 111TH ST	2,626
25-20-105-017-0000	1217 W 111TH ST	24,784
25-20-105-018-0000	1213 W 111TH ST	45,722
25-20-105-019-0000	1211 W 111TH ST	exempt
25-20-105-020-0000	1209 W 119TH ST	exempt
25-20-105-021-0000	1207 W 111TH ST	exempt
25-20-105-022-0000	1205 W 111TH ST	exempt
25-20-105-023-0000	1201 W 111TH ST	exempt
25-20-105-045-0000	1225 W 111TH ST	exempt
25-20-105-046-0000	1223 W 111TH ST	4,763
25-20-321-003-0000	11807 S ASHLAND AVE	4,058
25-20-321-004-0000	11809 S ASHLAND AVE	not found
25-20-321-005-0000	11811 S ASHLAND AVE	14,161
25-20-321-006-0000	11813 S ASHLAND AVE	17,030
25-20-321-007-0000	11817 S ASHLAND AVE	21,714
25-20-321-008-0000	11819 S ASHLAND AVE	16,983
25-20-321-009-0000	11821 S ASHLAND AVE	13,870
25-20-321-010-0000	11825 S ASHLAND AVE	18,155
25-20-321-011-0000	11827 S ASHLAND AVE	13,655
25-20-321-014-0000	11835 S ASHLAND AVE	14,313
25-20-321-032-0000	11855 S ASHLAND AVE	3,673
25-20-321-033-0000	11855 S ASHLAND AVE	3,686
25-20-321-034-0000	1550 W 119TH ST	3,686
25-20-321-035-0000	1548 W 119TH ST	3,686
25-20-321-038-0000	1542 W 119TH ST	4,446
25-20-321-044-0000	1544 W 119TH ST	28,186
25-20-321-045-0000	1544 W 119TH ST	1,779
25-20-321-046-0000	11801 S ASHLAND AVE	4,058
25-20-321-048-0000	1538 W 119TH ST	19,354
25-20-321-049-0000	1534 W 119TH ST	14,847
25-20-321-050-0000	11829 S ASHLAND AVE	9,487
25-20-321-051-0000	11833 S ASHLAND AVE	14,420
25-20-321-052-0000	11805 S ASHLAND AVE	11,740
25-20-321-053-0000	11841 S ASHLAND AVE	10,671
25-20-322-029-0000	1524 W 119TH ST	43,846
25-20-322-030-0000	1522 W 119TH ST	4,446
25-20-322-034-0000	1512 W 119TH ST	12,782
25-20-322-039-0000	1508 W 119TH ST	23,945
25-20-322-041-0000	1504 W 119TH ST	130,499
25-20-322-042-0000	1518 W 119TH ST	36,315
25-20-322-043-0000	1514 W 119TH ST	16,727
25-20-323-029-0000	1458 W 119TH ST	15,343
25-20-323-030-0000	1454 W 119TH ST	10,298
25-20-323-031-0000	1452 W 119TH ST	12,393
25-20-323-032-0000	1450 W 119TH ST	10,270
25-20-323-033-0000	1446 W 119TH ST	12,789
25-20-323-034-0000	1442 W 119TH ST	17,848

Parcel Identification Number	Parcel Address	2001 EAV
25-20-323-035-0000	1440 W 119TH ST	13,819
25-20-323-036-0000	1438 W 119TH ST	12,953
25-20-323-037-0000	1436 W 119TH ST	9,671
25-20-323-038-0000	1434 W 119TH ST	8,735
25-20-324-039-0000	1424 W 119TH ST	29,771
25-20-324-041-0000	1420 W 119TH ST	25,077
25-20-324-042-0000	1420 W 119TH ST	388
25-20-324-044-0000	1408 W 119TH ST	29,893
25-20-324-045-0000	1404 W 119TH ST	32,864
25-20-324-046-0000	1400 W 119TH ST	26,698
25-20-324-047-0000	1416 W 119TH ST	13,149
25-20-324-048-0000	1414 W 119TH ST	28,050
25-20-500-001-0000	(RR)	exempt
25-29-100-002-0000	11901 S ASHLAND AVE	exempt
25-29-100-004-0000	11901 S ASHLAND AVE	exempt
25-29-101-021-0000	1249 W 119TH ST	exempt
25-29-102-001-0000	1555 W 120TH ST	19,424
25-29-102-002-0000	1555 W 120TH ST	3,234
25-29-102-003-0000	1551 W 120TH ST	11,459
25-29-102-004-0000	1551 W 120TH ST	11,459
25-29-102-005-0000	1547 W 120TH ST	12,433
25-29-102-006-0000	1545 W 120TH ST	12,433
25-29-102-007-0000	1543 W 120TH ST	14,510
25-29-102-051-0000	1539 W 120TH ST	22,014
25-29-102-052-0000	1535 W 120TH ST	21,894
25-29-103-001-0000	12005 S JUSTINE ST	24,292
25-29-103-005-0000	1515 W 120TH ST	7,342
25-29-103-006-0000	1513 W 120TH ST	3,234
25-29-103-007-0000	1509 W 120TH ST	4,446
25-29-103-008-0000	1507 W 120TH ST	4,446
25-29-103-009-0000	1503 W 120TH ST	25,382
25-29-103-027-0000	12014 S LAFLIN	9,728
25-29-103-028-0000	12018 S LAFLIN	3,737
25-29-103-029-0000	12020 S LAFLIN	4,453
25-29-103-030-0000	12022 S LAFLIN	4,390
25-29-103-055-0000	1517 W 127TH ST	25,633
25-29-104-001-0000	1457 W 120TH ST	4,998
25-29-104-002-0000	1445 W 120TH ST	14,524
25-29-104-003-0000	1451 W 120TH ST	4,446
25-29-104-004-0000	1449 W 120TH ST	4,091
25-29-104-005-0000	1447 W 120TH ST	25,775
25-29-104-006-0000	1443 W 120TH ST	4,446
25-29-104-007-0000	1441 W 120TH ST	13,021
25-29-104-008-0000	1439 W 120TH ST	11,242
25-29-104-009-0000	1437 W 120TH ST	12,318
25-29-104-010-0000	1435 W 120TH ST	14,434
25-29-104-018-0000	12033 S LAFLIN ST	9,698
25-29-104-019-0000	12035 S LAFLIN ST	4,453

Parcel Identification Number	Parcel Address	2001 EAV
25-29-104-023-0000	12049 S LAFLIN ST	10,183
25-29-104-024-0000	12047 S LAFLIN ST	10,183
25-29-104-025-0000	12051 S LAFLIN ST	16,360
25-29-104-029-0000	12014 S BISHOP ST	4,504
25-29-104-030-0000	12018 S BISHOP ST	16,750
25-29-104-031-0000	12020 S BISHOP ST	14,942
25-29-104-032-0000	12022 S BISHOP ST	4,453
25-29-104-033-0000	12024 S BISHOP	divided parcel, no bill
25-29-104-034-0000	12028 S BISHOP	divided parcel, no bill
25-29-104-035-0000	12030 S BISHOP	divided parcel, no bill
25-29-104-036-0000	12032 S BISHOP ST	9,659
25-29-104-037-0000	12034 S BISHOP ST	5,437
25-29-104-038-0000	12038 S BISHOP ST	4,453
25-29-104-039-0000	12040 S BISHOP ST	11,934
25-29-104-040-0000	12042 S BISHOP ST	11,934
25-29-104-041-0000	12044 S BISHOP ST	4,453
25-29-104-042-0000	12048 S BISHOP ST	4,453
25-29-104-043-0000	12050 S BISHOP ST	9,075
25-29-104-044-0000	12052 S BISHOP ST	4,453
25-29-104-045-0000	12054 S BISHOP ST	14,817
25-29-104-046-0000	12058 S BISHOP ST	7,098
25-29-104-047-0000	12001 S LAFLIN ST	20,275
25-29-104-048-0000	12021 S LAFLIN ST	24,021
25-29-104-049-0000	12025 S LAFLIN ST	22,134
25-29-104-050-0000	12029 S LAFLIN ST	23,645
25-29-104-051-0000	12053 S LAFLIN ST	21,848
25-29-104-052-0000	12057 S LAFLIN ST	20,497
25-29-104-053-0000	12043 S LAFLIN ST	23,083
25-29-104-054-0000	12039 S LAFLIN	4,355
25-29-104-055-0000	12030 S BISHOP	16,813
25-29-104-056-0000	12028 S BISHOP	7,128
25-29-105-004-0000	1417 W 120TH ST	4,446
25-29-105-005-0000	1415 W 120TH ST	4,446
25-29-105-006-0000	1413 W 120TH ST	4,446
25-29-105-007-0000	1409 W 120TH ST	4,446
25-29-105-008-0000	1407 W 120TH ST	3,781
25-29-105-009-0000	1405 W 120TH ST	3,234
25-29-105-010-0000	1401 W 120TH ST	5,936
25-29-105-011-0000	12015 S BISHOP ST	8,118
25-29-105-012-0000	12019 S BISHOP ST	18,427
25-29-105-013-0000	12019 S BISHOP ST	18,427
25-29-105-014-0000	12025 S BISHOP ST	19,151
25-29-105-015-0000	12027 S BISHOP ST	4,453
25-29-105-016-0000	12029 S BISHOP ST	12,806
25-29-105-017-0000	12031 S BISHOP ST	4,453
25-29-105-018-0000	12035 S BISHOP ST	10,925

Parcel Identification Number	Parcel Address	2001 EAV
25-29-105-019-0000	12035 S BISHOP ST	3,860
25-29-105-020-0000	12039 S BISHOP ST	3,883
25-29-105-021-0000	12041 S BISHOP ST	9,805
25-29-105-022-0000	12043 S BISHOP ST	22,943
25-29-105-023-0000	12047 S BISHOP ST	10,865
25-29-105-024-0000	12047 S BISHOP ST	10,865
25-29-105-025-0000	12051 S BISHOP ST	12,653
25-29-105-026-0000	12051 S BISHOP ST	12,653
25-29-105-029-0000	12014 S LOOMIS ST	6,169
25-29-105-030-0000	12018 S LOOMIS ST	12,113
25-29-105-031-0000	12020 S LOOMIS ST	3,407
25-29-105-032-0000	12022 S LOOMIS ST	4,453
25-29-105-033-0000	12026 S LOOMIS ST	6,682
25-29-105-034-0000	12030 S LOOMIS ST	9,867
25-29-105-035-0000	12032 S LOOMIS ST	6,740
25-29-105-036-0000	12034 S LOOMIS ST	5,490
25-29-105-037-0000	12038 S LOOMIS ST	3,238
25-29-105-038-0000	12040 S LOOMIS ST	3,238
25-29-105-039-0000	12042 S LOOMIS ST	484
25-29-105-040-0000	12044 S LOOMIS ST	13,889
25-29-105-041-0000	12050 S LOOMIS ST	4,453
25-29-105-042-0000	12052 S LOOMIS ST	4,453
25-29-105-043-0000	12054 S LOOMIS ST	exempt
25-29-105-044-0000	12058 S LOOMIS ST	exempt
25-29-105-047-0000	12057 S BISHOP ST	exempt
25-29-105-048-0000	1425 W 120TH ST	12,438
25-29-105-049-0000	1419 W 120TH ST	8,359
25-29-106-023-0000	12155 S ASHLAND AVE	11,618
25-29-106-024-0000	12159 S ASHLAND AVE	4,289
25-29-107-021-0000	12151 S JUSTINE ST	3,234
25-29-107-022-0000	12153 S JUSTINE ST	3,234
25-29-107-023-0000	12155 S JUSTINE ST	3,234
25-29-107-024-0000	12157 S JUSTINE ST	4,269
25-29-108-049-0000	12101 S LAFLIN ST	15,210
25-29-108-050-0000	12105 S LAFLIN ST	13,419
25-29-108-051-0000	12107 S LAFLIN ST	14,422
25-29-108-052-0000	12111 S LAFLIN ST	7,403
25-29-108-053-0000	12113 S LAFLIN ST	18,781
25-29-108-054-0000	12117 S LAFLIN ST	17,938
25-29-108-055-0000	12119 S LAFLIN ST	14,590
25-29-108-056-0000	12123 S LAFLIN ST	12,690
25-29-108-057-0000	12125 S LAFLIN ST	13,297
25-29-108-058-0000	12129 S LAFLIN ST	16,124
25-29-108-059-0000	12131 S LAFLIN ST	15,290
25-29-108-060-0000	12135 S LAFLIN ST	6,389
25-29-108-061-0000	12137 S LAFLIN ST	17,102
25-29-108-062-0000	12141 S LAFLIN ST	21,587
25-29-108-063-0000	12143 S LAFLIN ST	12,493

Parcel Identification Number	Parcel Address	2001 EAV
25-29-108-064-0000	12147 S LAFLIN ST	20,192
25-29-108-065-0000	12149 S LAFLIN ST	15,799
25-29-108-066-0000	12153 S LAFLIN ST	17,998
25-29-108-067-0000	12155 S LAFLIN ST	12,602
25-29-108-068-0000	12147 S LAFLIN ST	18,633
25-29-108-069-0000	12100 S BISHOP ST	16,787
25-29-108-070-0000	12104 S BISHOP ST	16,376
25-29-108-071-0000	12106 S BISHOP ST	16,577
25-29-108-072-0000	12110 S BISHOP ST	11,181
25-29-108-073-0000	12112 S BISHOP ST	10,622
25-29-108-074-0000	12114 S BISHOP ST	17,243
25-29-108-075-0000	12118 S BISHOP ST	18,506
25-29-108-076-0000	12122 S BISHOP ST	13,008
25-29-108-077-0000	12124 S BISHOP ST	16,023
25-29-108-078-0000	12128 S BISHOP ST	14,754
25-29-108-079-0000	12130 S BISHOP ST	11,523
25-29-108-080-0000	12134 S BISHOP ST	9,023
25-29-108-081-0000	12136 S BISHOP ST	not found
25-29-108-082-0000	12138 S BISHOP ST	14,108
25-29-108-083-0000	12140 S BISHOP ST	11,625
25-29-108-084-0000	12146 S BISHOP ST	11,625
25-29-108-085-0000	12148 S BISHOP ST	6,285
25-29-108-086-0000	12152 S BISHOP ST	18,157
25-29-108-087-0000	12154 S BISHOP ST	14,674
25-29-108-088-0000	12154 S BISHOP ST	3,719
25-29-109-001-0000	12101 S BISHOP ST	16,277
25-29-109-002-0000	12103 S BISHOP ST	16,277
25-29-109-003-0000	12105 S BISHOP ST	16,152
25-29-109-004-0000	12107 S BISHOP ST	13,416
25-29-109-005-0000	12111 S BISHOP ST	7,578
25-29-109-006-0000	12111 S BISHOP ST	10,212
25-29-109-007-0000	12113 S BISHOP ST	22,116
25-29-109-008-0000	12115 S BISHOP ST	13,777
25-29-109-009-0000	12121 S BISHOP ST	15,782
25-29-109-010-0000	12123 S BISHOP ST	15,585
25-29-109-011-0000	12125 S BISHOP ST	20,652
25-29-109-012-0000	12129 S BISHOP ST	17,616
25-29-109-013-0000	12131 S BISHOP ST	20,777
25-29-109-014-0000	12133 S BISHOP ST	20,185
25-29-109-020-0000	12100 S LOOMIS ST	3,185
25-29-109-021-0000	12102 S LOOMIS ST	3,185
25-29-109-022-0000	12106 S LOOMIS ST	6,017
25-29-109-023-0000	12108 S LOOMIS ST	6,017
25-29-109-024-0000	12110 S LOOMIS ST	6,343
25-29-109-025-0000	12112 S LOOMIS ST	6,343
25-29-109-026-0000	12114 S LOOMIS ST	6,343
25-29-109-027-0000	12118 S LOOMIS ST	6,948
25-29-109-028-0000	12120 S LOOMIS ST	6,343

Parcel Identification Number	Parcel Address	2001 EAV
25-29-109-029-0000	12122 S LOOMIS ST	6,343
25-29-109-030-0000	12124 S LOOMIS ST	6,343
25-29-109-031-0000	12100 S LOOMIS ST	18,374
25-29-109-039-0000	12143 S BISHOP ST	19,919
25-29-109-040-0000	12139 S BISHOP ST	21,890
25-29-109-041-0000	12135 S BISHOP ST	35
25-29-109-042-0000	12135 S BISHOP ST	19,467
25-29-109-043-0000	12153 S BISHOP ST	7,394
25-29-110-001-0000	12201 S ASHLAND AVE	5,740
25-29-110-002-0000	12203 S ASHLAND AVE	4,038
25-29-110-003-0000	12205 S ASHLAND AVE	4,038
25-29-110-004-0000	12209 S ASHLAND AVE	4,038
25-29-110-005-0000	12211 S ASHLAND AVE	4,038
25-29-110-006-0000	12213 S ASHLAND AVE	4,038
25-29-110-007-0000	12215 S ASHLAND AVE	8,197
25-29-110-008-0000	12219 S ASHLAND AVE	8,197
25-29-110-009-0000	12221 S ASHLAND AVE	6,869
25-29-110-010-0000	12223 S ASHLAND AVE	6,881
25-29-110-011-0000	12225 S ASHLAND AVE	7,043
25-29-110-012-0000	12229 S ASHLAND AVE	24,754
25-29-110-013-0000	12231 S ASHLAND AVE	25,177
25-29-110-014-0000	12233 S ASHLAND AVE	30,397
25-29-110-015-0000	12235 S ASHLAND AVE	30,757
25-29-110-016-0000	12239 S ASHLAND AVE	28,501
25-29-110-017-0000	12241 S ASHLAND AVE	25,114
25-29-110-018-0000	12243 S ASHLAND AVE	12,699
25-29-110-019-0000	12200 S JUSTINE ST	5,239
25-29-110-020-0000	12202 S JUSTINE ST	4,038
25-29-110-021-0000	12204 S JUSTINE ST	4,040
25-29-110-022-0000	12208 S JUSTINE ST	4,040
25-29-110-023-0000	12210 S JUSTINE ST	4,040
25-29-110-024-0000	12212 S JUSTINE ST	4,040
25-29-110-025-0000	12214 S JUSTINE ST	4,040
25-29-110-026-0000	12218 S JUSTINE ST	4,040
25-29-110-027-0000	12220 S JUSTINE ST	4,040
25-29-110-028-0000	12222 S JUSTINE ST	4,040
25-29-110-029-0000	12224 S JUSTINE ST	4,040
25-29-110-030-0000	12228 S JUSTINE ST	4,040
25-29-110-031-0000	12230 S JUSTINE ST	1,580
25-29-110-032-0000	12232 S JUSTINE ST	1,575
25-29-110-033-0000	12234 S JUSTINE ST	1,575
25-29-110-034-0000	12238 S JUSTINE ST	1,575
25-29-110-035-0000	12240 S JUSTINE ST	1,575
25-29-110-036-0000	12242 S JUSTINE ST	1,575
25-29-110-037-0000	1556 W 123RD ST	20,366
25-29-110-038-0000	1552 W 123RD ST	9,262
25-29-110-039-0000	1550 W 123RD ST	9,066
25-29-110-040-0000	1548 W 123RD ST	9,149

Parcel Identification Number	Parcel Address	2001 EAV
25-29-110-041-0000	1544 W 123RD ST	1,504
25-29-110-042-0000	1542 W 123RD ST	1,504
25-29-110-043-0000	1540 W 123RD ST	1,504
25-29-110-044-0000	1538 W 123RD ST	1,504
25-29-110-045-0000	1536 W 123RD ST	1,504
25-29-110-046-0000	1534 W 123RD ST	1,504
25-29-111-001-0000	12201 S JUSTINE ST	258,725
25-29-112-001-0000	12201 S LAFLIN ST	4,446
25-29-112-002-0000	12203 S LAFLIN ST	4,446
25-29-112-003-0000	12207 S LAFLIN ST	4,446
25-29-112-004-0000	12209 S LAFLIN ST	4,446
25-29-112-005-0000	12211 S LAFLIN ST	4,446
25-29-112-006-0000	12213 S LAFLIN ST	4,439
25-29-112-007-0000	12219 S LAFLIN ST	11,852
25-29-112-011-0000	1441 W 122ND ST	10,921
	Total	\$15,932,584

Jointly
To Certify

Document ID of record: [Financials -
000000194000002](#)

State of Illinois)
) SS
County of Cook)

Certified

I, Robert West, 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 reviewed the attached copy of a Resolution adopted by the Community Development Commission of the City of Chicago at a Regular Meeting held on the 10th day of August 2015, 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 transcription of said Resolution.

Dated this 11th day of August 2015

Signed:

Robert West
Assistant Secretary

Community Development Commission
of the City of Chicago

Document ID: 000000194000002

City of Chicago, 1400 The City Hall
Chicago, Illinois 60604

For the City of Chicago - 57 Avenue of the City
Richard J. Daley Center

Approved and Attested: _____
The Mayor and Clerk of the City of Chicago

Whereas, The Community Development Commission of the City of Chicago, the City of Chicago, has heretofore had as its main office, the City of Chicago, with the address of

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

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

Whereas, Staff of the City's Department of Planning and Development has conducted or caused to be conducted certain investigations, studies and surveys of the 119th/I-57 Redevelopment Project Area Amendment Number 1 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:

119th/I-57 Redevelopment Plan and Project Amendment Number 1 (the "Plan"); and

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

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 May 21, 2015 at 6:00 P.M. at the Sheldon Heights Church, 11325 South Halsted Street, Chicago, Illinois, (this date being more than 14 business days before the scheduled mailing of the notice of the Hearing [hereinafter defined], as specified in the Act), pursuant to notice from the City's Commissioner of the Department of Planning and Development, given on May 4, 2015 (this date being more than 15 days before the date of the Public Meeting, as specified in the Act), 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, with a good faith effort, by regular mail, to all residents and to the last known persons who paid property taxes on real estate in the proposed Area (which good faith effort was satisfied by such notice being mailed to each residential address and to the person or persons in whose name property taxes were paid on real property for the last preceding year located in the proposed Area); and

Whereas, The Report and Plan were made available for public inspection and review since May 29, 2015, being a date not less than 10 days before the Commission meeting at which the Commission adopted Resolution 15-CDC-15 on June 9, 2015 fixing the time and place for the Hearing, at City Hall, 121 North LaSalle Street, Chicago, Illinois, in the following offices: City Clerk, Room 107 and Department of Planning and Development, Room 1000; and

Whereas, Notice of the availability of the Report and Plan, including how to obtain this information, were sent by mail on June 15, 2015 which is within a reasonable time after the adoption by the Commission of Resolution 15-CDC-15 to: (a) all residential addresses that, after a good faith effort, were determined to be (i) located within the Area and (ii) located outside the proposed Area and within 750 feet of the boundaries of the Area (or, if applicable, were determined to be the 750 residential addresses that were outside the proposed Area and closest to the boundaries of the Area); and (b) organizations and residents that were registered interested parties for such Area; and

Whereas, Notice of the Hearing by publication was given at least twice, the first publication being on July 20, 2015 a date which is not more than 30 nor less than 10 days prior to the Hearing, and the second publication being on July 27, 2015, 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 July 22, 2015, being a date not less than 10 days prior to the date set for the Hearing; and where taxes for the last preceding year were not paid, notice was also mailed to the persons last listed on the tax rolls as the owners of such property within the preceding three years; and

Whereas, Notice of the Hearing was given by mail to the Illinois Department of Commerce and 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 June 12, 2015, 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 June 12, 2015, being a date not less than 45 days prior to the date set for the Hearing; and

Whereas, The Hearing was held on August 11, 2015 at 1:00 P.M. at City Hall 2nd Floor, 121 North LaSalle Street, Chicago, Illinois, as the official public hearing, and testimony was heard from all interested persons or representatives of any affected taxing district present at the hearing and a finding of fact, concerning the Commission's recommendation to City Council regarding approval of the Plan designation of the Area as a Redevelopment Project Area and adoption of Tax Increment Allocation Financing within the Area, and

Whereas, The Board meeting was postponed on July 15, 2015 at 10:00 A.M. on a date that was less than 14 days but not more than 28 days after the date of the reading of the notice to our Board of Directors on June 19, 2015 in Room 10050, City Hall, 121 North LaSalle Street, Chicago, Illinois, to allow the matters properly coming before the Board to be read and discussed and a 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 of any process before the Board to be read and discussed before the Board on September 8, 2015 at the Board.

Whereas, The Commission has read and the Report and Plan, considered testimony from the Hearing of any, the recommendation of the Board, if any, and such other matters or issues as the Commission deems the 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 here as an integral part hereof.

Section 2. The Commission hereby makes the following findings pursuant to Section 511.10-4.5 of the Act in such other section as is referred herein:

- a. The Area on the whole has not been subject to growth and development through investment by private enterprise and would not otherwise be expected to be developed without the adoption of the Plan;
- b. The Plan
- c. conforms to the comprehensive plan for the development of the City as a whole; or
- d. the Plan, either (A) conforms to the strategic economic development or redevelopment plan issued by the Chicago Plan Commission or (B) includes and 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 23rd calendar year following the year of the adoption of the ordinance approving the designation of the Area as a redevelopment project area and, as required pursuant to Section 5/11-74.4-7 of the Act, no such obligation shall have a maturity date greater than 20 years;

d. To the extent required by Section 5/11-74.4-3(n)(6) of the Act, the Plan incorporates

e. The Plan will not result in displacement of residents from inhabited units;

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

g. As required pursuant to Section 5/11-74.4-3(p) of the Act:

(i) The Area is not less, in the aggregate, than one and one-half acres in size; and

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

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

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

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

Section 4. The Commission recommends that the City Council designate the Area as a Redevelopment Project Area pursuant to Section 601.14-4-4 of the Act.

Section 5. The Commission recommends that the City Council adopt Tax Incremental Area 2019-2021 within the Area.

Section 6. Any provision of this resolution shall be held to be inoperative in whole or in part for any reason, the invalidity of one does not affect the validity of the other, and the remaining provisions of this resolution shall nevertheless remain in full force and effect.

Section 7. All resolutions, ordinances 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. Approved by the Commission and authorized to the City Council.

Adopted: August 11, 2019

Section 10. A referendum on the Community Development Commission Recommendation shall be held as follows:

**Wording of A
The Community Development Recommendation**

Section B under Laws and Rules of the City

The Proposed Area is bounded by West 1st Street on the north, West 10th Street on the south, On 1st Street on the east, and the location of the City of Grand Rapids on the west. The City of Grand Rapids is located on the east, and the location of the City of Grand Rapids is located on the west.

- 11) THENCE NORTH ALONG SAID CENTER LINE OF SANGAMON STREET TO THE EASTERLY EXTENSION OF THE CENTER LINE OF THE ALLEY LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 19, 20 AND 21 IN BLOCK 3 IN SAID RESUBDIVISION OF THE WEST HALF OF BLOCKS 8 & 11 AND ALL OF BLOCKS 9 & 10, EXCEPT LOTS 19, 22, AND 23 OF BLOCK 10 OF THE ORIGINAL SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;
- 12) THENCE WEST ALONG SAID CENTER LINE OF THE ALLEY LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 19, 20 AND 21 IN BLOCK 3 IN SAID RESUBDIVISION TO THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 21 IN BLOCK 3 IN SAID RESUBDIVISION;
- 13) THENCE NORTH ALONG SAID NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 21 TO THE SOUTH LINE OF LOT 18 IN BLOCK 3 IN SAID RESUBDIVISION;
- 14) THENCE WEST ALONG SAID SOUTH LINE OF LOT 18 AND ALONG THE WESTERLY EXTENSION THEREOF AND ALONG THE SOUTH LINE OF LOT 22 IN BLOCK 3 IN SAID RESUBDIVISION TO THE EAST LINE OF MORGAN STREET;
- 15) THENCE SOUTH ALONG SAID EAST LINE OF MORGAN STREET TO THE NORTH LINE OF 119th STREET;
- 16) THENCE EAST ALONG SAID NORTH LINE OF 119th STREET TO THE EAST LINE OF PEORIA STREET;
- 17) THENCE SOUTH ALONG SAID EAST LINE PEORIA STREET TO THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 1 IN BLOCK 1 OF FIRST ADDITION TO WEST PULLMAN IN THE NORTHEAST QUARTER OF SECTION 29;
- 18) THENCE EASTERLY ALONG SAID WESTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 1 IN BLOCK 1 OF FIRST ADDITION TO WEST PULLMAN TO THE NORTHWEST CORNER OF SAID LOT 1;
- 19) THENCE SOUTHERLY ALONG THE WESTERLY LINE OF LOTS 1 THROUGH 11, INCLUSIVE, IN SAID BLOCK 1 OF FIRST ADDITION TO WEST PULLMAN SUBDIVISION TO THE NORTH LINE OF 120th STREET;
- 20) THENCE SOUTHERLY TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 8 OF SAID FIRST ADDITION TO WEST PULLMAN SUBDIVISION;
- 21) THENCE SOUTHERLY ALONG THE WESTERLY LINE OF LOTS 1 THROUGH 18, INCLUSIVE, IN SAID BLOCK 8 TO THE SOUTHWEST CORNER OF SAID LOT 18;
- 22) THENCE SOUTHERLY A DISTANCE OF 25.00 FEET ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE;
- 23) THENCE 141 FEET, MORE OR LESS, WESTERLY TO THE EAST LINE OF VACATED GREEN STREET;
- 24) THENCE SOUTHERLY ALONG SAID EAST LINE OF VACATED GREEN STREET TO THE NORTHERLY RIGHT-OF-WAY LINE OF ILLINOIS CENTRAL RAILROAD;
- 25) THENCE WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ILLINOIS CENTRAL RAILROAD TO THE EAST LINE OF PEORIA STREET;
- 26) THENCE SOUTH ALONG SAID EAST LINE OF PEORIA STREET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE ILLINOIS CENTRAL RAILROAD;
- 27) THENCE EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE ILLINOIS CENTRAL RAILROAD TO THE CENTER LINE OF THE ALLEY LYING WEST OF AND PARALLEL WITH HALSTED STREET;
- 28) THENCE SOUTH ALONG SAID CENTER LINE OF THE ALLEY LYING WEST OF AND PARALLEL WITH HALSTED STREET TO THE CENTER LINE OF W. 123rd STREET;

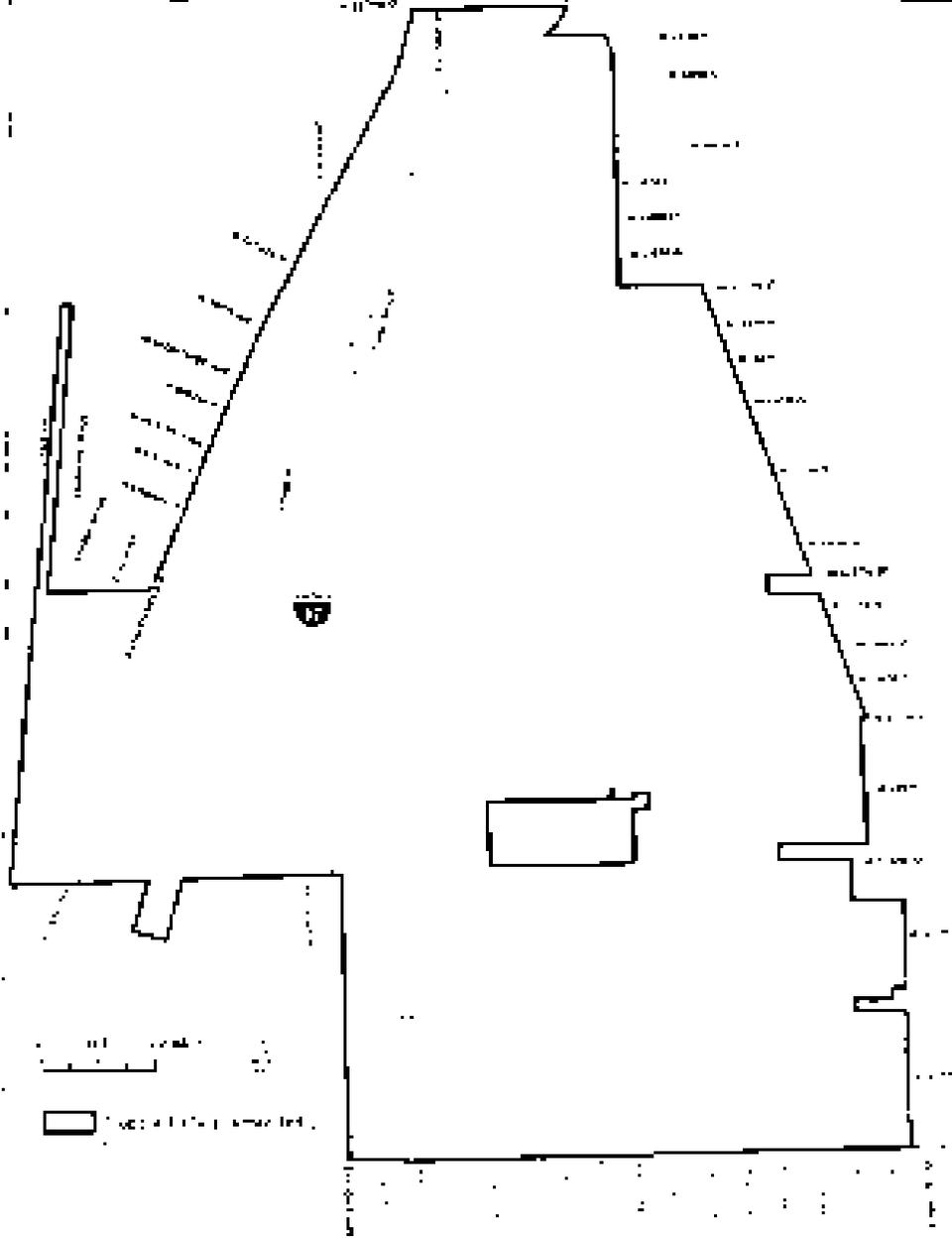
- 26) THENCE WEST ALONG SAID NORTH LINE OF SAID STREET TO THE CENTERLINE OF SAID RAILROAD LINE;
- 27) THENCE NORTH ALONG SAID CENTERLINE OF SAID RAILROAD TO THE CENTERLINE OF W 112ND STREET;
- 28) THENCE WEST ALONG SAID CENTERLINE OF SAID STREET TO THE CENTERLINE OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD LINE;
- 29) THENCE NORTHERLY ALONG SAID CENTERLINE OF SAID RAILROAD TO THE CENTERLINE OF W 109TH STREET;
- 30) THENCE WEST ALONG SAID CENTERLINE OF SAID RAILROAD TO THE WESTERLY PROPERTY LINE OF SAID LOT 106-108;
- 31) THENCE NORTH-EASTERLY, 45-11-17' (MORE OR LESS) TO A POINT 21.108 SO THE WEST OF THE CENTERLINE OF THE WESTERLY PROPERTY LINE OF SAID CHICAGO ROCK ISLAND AND PACIFIC RAILROAD COMPANY AND THE CENTERLINE OF W 109TH STREET;
- 32) THENCE CONTINUOUSLY NORTHERLY AND NORTHEASTERLY TO THE CORNER OF W 109TH STREET;
- 33) THENCE WESTERLY ALONG SAID CENTERLINE OF W 109TH STREET TO THE WESTERLY LINE OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY LINE;
- 34) THENCE NORTHERLY ALONG SAID WESTERLY LINE OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD COMPANY TO THE CORNER OF SAID CENTERLINE OF W 109TH STREET;
- 35) THENCE EAST ALONG SAID NORTHERLY LINE AS SECTION 19 TO THE EASTERN LINE OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD LINE;
- 36) THENCE SOUTHERLY ALONG SAID EASTERN LINE OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY LINE TO THE NORTH LINE OF W 115TH STREET;
- 37) THENCE EAST ALONG SAID NORTH LINE OF W 115TH STREET TO THE WESTERLY PROPERTY LINE OF SAID LOT 106-108;
- 38) THENCE NORTHERLY ALONG SAID WEST LINE OF WICKBUSH AVENUE TO THE SOUTHERLY LINE OF W 107TH STREET;
- 39) THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF W 107TH STREET TO THE EASTERLY LINE OF THE 150' COMMON RAMPINGWAY;
- 40) THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF THE 150' COMMON RAMPINGWAY TO THE CENTERLINE OF W 106TH STREET;
- 41) THENCE EAST ALONG SAID CENTERLINE OF W 106TH STREET TO THE CENTERLINE OF BALDWIN AVENUE;
- 42) THENCE SOUTH ALONG SAID CENTERLINE OF BALDWIN AVENUE TO THE CENTERLINE OF W 111TH STREET;
- 43) THENCE EAST ALONG SAID NORTH LINE OF W 111TH STREET TO THE WESTERLY LINE OF THE 150' COMMON RAMPINGWAY;
- 44) THENCE SOUTHEASTERLY, 45-10-30' (MORE OR LESS) TO THE POINT OF INTERSECTION SOUTH OF W 110TH STREET TO THE CENTERLINE OF W 110TH STREET;
- 45) THENCE WEST ALONG SAID CENTERLINE OF W 110TH STREET TO THE WESTERLY PROPERTY LINE OF SAID LOT 106-108;
- 46) THENCE WEST ALONG SAID CENTERLINE OF W 110TH STREET TO THE WESTERLY PROPERTY LINE OF SAID LOT 106-108;

Order E
(To Grantee)

Map Of Boundered Area

City of Chicago, Department of Public Works, Engineering Division, 221 North Dearborn Street, Chicago, IL 60610

FIGURE 1: PROJECT AREA & BOUNDARY MAP



DESIGNATION OF 2015 AMENDED 119TH ST./I-57 REDEVELOPMENT PROJECT AREA AS TAX INCREMENT FINANCING DISTRICT.

[O2015-7280]

The Committee on Finance submitted the following report:

CHICAGO, October 14, 2015.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration an ordinance designating the 119th/I-57 tax increment financing 2015 amended redevelopment project area as a redevelopment project area, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) EDWARD M. BURKE,
Chairman.

On motion of Alderman Burke, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Hopkins, Dowell, Burns, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 49.

Nays -- None.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

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 amendment to the redevelopment project area known as the 119th Street/I-57 Redevelopment Project Area (the "Expanded Area") described in Section 2 of this ordinance, to be redeveloped pursuant to a proposed amended redevelopment plan and project (the "Amended Plan"); and

WHEREAS, A public meeting ("Public Meeting") was held in compliance with the requirements of Section 5/11-74.4-6(e) of the Act on May 21, 2015 at 6:00 P.M., at Sheldon Heights Church, 11325 South Halsted Street, Chicago, Illinois; and

WHEREAS, The Amended Plan (including the related eligibility report attached thereto as an exhibit and, if applicable, the feasibility study and the housing impact study) has been made available for public inspection and review pursuant to Section 5/11-74.4-5(a) of the Act since May 29, 2015, 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 15-CDC-15 on June 9, 2015 fixing the time and place for a public hearing ("Hearing"), at the offices of the City Clerk and the City's Department of Planning and Development; and

WHEREAS, Pursuant to Section 5/11-74.4-5(a) of the Act, notice of the availability of the Amended 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 June 15, 2015, which is within a reasonable time after the adoption by the Commission of Resolution 15-CDC-15 to: (a) all residential addresses that, after a good faith effort, were determined to be (i) located within the Expanded Area and (ii) located within 750 feet of the boundaries of the Expanded Area (or, if applicable, were determined to be the 750 residential addresses that were closest to the boundaries of the Expanded Area); and (b) organizations and residents that were registered interested parties for such Expanded Area; 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 July 10, 2015 at 10:00 A.M., to review the matters properly coming before the Board and to allow it to provide its advisory recommendation regarding the approval of the Amended Plan, designation of the Expanded Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Expanded 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 Amended Plan, designation of the Expanded Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Expanded Area pursuant to the Act on August 11, 2015; and

WHEREAS, The Commission has forwarded to the City Council a copy of its Resolution 15-CDC-22, recommending to the City Council approval of the Amended Plan, among other related matters; and

WHEREAS, The City Council has heretofore approved the Amended Plan, which was identified in an ordinance of the City of Chicago, Illinois, approving Amendment Number 1 to the Redevelopment Plan for the 119th Street/I-57 Redevelopment Project 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 Expanded Area. The Expanded Area is legally described in Exhibit A attached hereto and incorporated herein. The street location (as near as practicable) for the Expanded Area is described in Exhibit B attached hereto and incorporated herein. The map of the Expanded Area is depicted on Exhibit C attached hereto and incorporated herein.

SECTION 3. Findings. The Corporate Authorities hereby make the following findings:

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

b. As required pursuant to Section 5/11-74.4-3(p) of the Act:

(i) The Expanded Area is not less, in the aggregate, than one and one-half acres in size; and

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

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

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

SECTION 4. Expanded Area Designated. The Expanded Area is hereby designated as a redevelopment project area pursuant to Section 5/11-74.4-4 of the Act.

SECTION 5. 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 6. Superseder. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 7. Effective Date. This ordinance shall be in full force and effect immediately upon its passage.

[Exhibit "C" referred to in this ordinance printed
on page 9030 of this *Journal*.]

Exhibits "A" and "B" referred to in this ordinance read as follows:

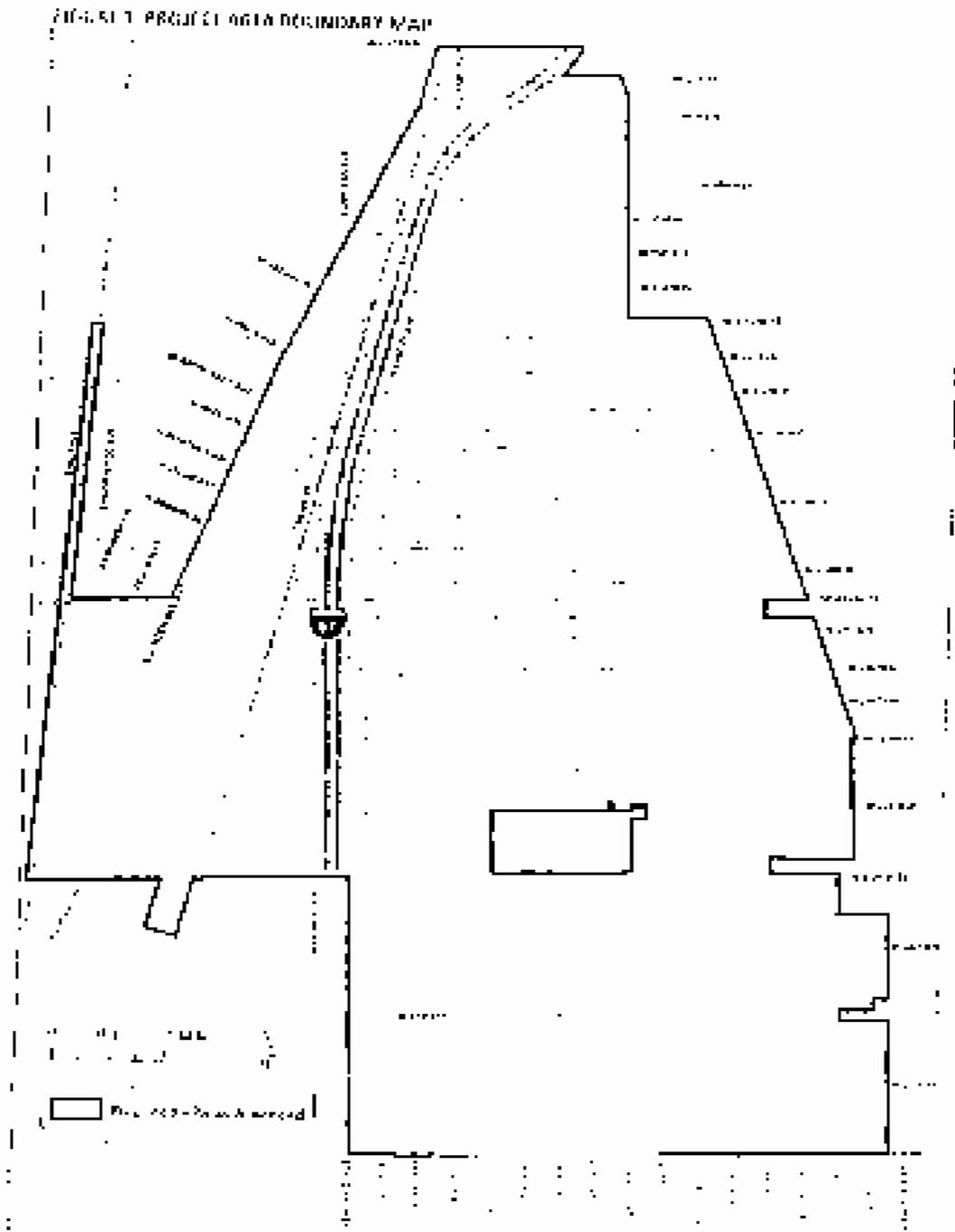
Parcel 247

Legal Description

- 1) ALL THAT PART OF THE TRACT 12 AC, 7.2 AC BEING JOINED AS ONE PARCEL, BEING IN
SECTION 16, TOWNSHIP 37 NORTH, RANGE 12 EAST, COUNTY OF COOK, ILLINOIS
- 2) BEING NEAR THE CORNER OF INTERSECTION OF THE STRIKINGS OF SECTION 16 AND
THE STRIKINGS OF TOWNSHIP 37 N.
- 3) BEING MORE OR LESS THE ENTIRE CORNER CORNER OF THE WESTERLY
CORNER OF A LINE 125 FEET NORTH OF AND PARALLEL WITH THE EAST LINE OF
HAYES PARK COURT, RESUBDIVISION OF PART OF A TRACT 64.12 AC, BEING SUB-
DIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 37 NORTH,
RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SECTION BEING DIVIDED
INTO THE EAST HALF THEREOF AND ALBERTA, SAID SECTION BEING DIVIDED INTO
COURTS 1 AND 2.
- 4) BEING EAST 1/2 CORNER SOUTHERLY EXTENSION AND ALONG THE LINE 1/2 FT NORTH OF
AND PARALLEL WITH THE NORTH LINE OF SAID HAYES PARK COURT AS ABOVE DESCRIBED
AND THE EAST 1/2 EXTENSION THEREOF TO THE WESTERN LINE OF THE HENRIE DRIVE
WAY BEING 40 FT WIDE.
- 5) BEING A SOUTH-WESTERLY CORNER AND WESTERLY LINE OF THE PENN CENTRAL RAIL ROAD
ASIDE OF WAY TO THE CENTER LINE OF LEXINGTON.
- 6) BEING WEST 1/2 CORNER CENTER LINE OF THE TRAIL STREET TO THE NORTH BY LINE CORNER
OF THE CENTER LINE OF THE 1/2 CORNER ALLEY (YONGE) AND ALONG THE EAST LINE OF
LOTS 12 THROUGH 15, INCLUSIVE, IN BLOCK 21B, THE RESUBDIVISION OF THE EAST HALF OF
ORIGINAL BLOCK 21 AND ALL OF THAT PART OF BLOCK 21, LIES WEST OF THE
MIDDLE OF WAY OF THE ALLEY (YONGE) (CORNER), THE 600 & 500 FEET RAILROAD IN
ORIGINAL DIVISION OF THE EAST HALF OF THE NORTH-EAST QUARTER OF SECTION 16,
TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN.
- 7) BEING A NORTH-WESTERLY CORNER AND WESTERLY EXTENSION AND ALONG SAID CENTER LINE OF THE
16 FOOT ALLEY AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE CENTER LINE OF
LEIGH STREET.
- 8) BEING EAST 1/2 CORNER SAID CENTER LINE OF THIS STREET TO THE NORTH BY EXTENSION
OF THE EAST LINE OF THE ALLEY (YONGE) EAST OF AND ALONG THE EAST LINE OF LOTS 1
THROUGH 15, INCLUSIVE, IN BLOCK 21B SAID RESUBDIVISION OF THE EAST HALF OF
ORIGINAL BLOCK 21 AND ALL OF THAT PART OF SAID BLOCK 21, LIES WEST OF THE
MIDDLE OF WAY OF THE ALLEY (YONGE) (CORNER), THE 600 & 500 FEET RAILROAD IN
ORIGINAL DIVISION OF THE EAST HALF OF THE NORTH-EAST QUARTER OF SECTION 16,
TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN.
- 9) BEING SOUTH 1/2 CORNER SOUTHERLY EXTENSION AND ALONG THE EAST LINE OF THE
ALLEY (YONGE) EAST OF AND ALONG WITH THE EAST LINE OF LOTS 1 THROUGH 15, INCLUSIVE,
IN BLOCK 21B SAID RESUBDIVISION AND ALONG THE SOUTHERLY EXTENSION THEREOF TO
THE CENTER LINE OF THE ALLEY (YONGE) (CORNER) AND ALONG THE NORTH LINE OF LOT
1 IN SAID BLOCK 21 IN THE RESUBDIVISION OF THE EAST HALF OF ORIGINAL BLOCK 21 AND
ALL OF THAT PART OF BLOCK 21, LIES WEST OF THE MIDDLE OF WAY OF THE
ALLEY (YONGE) (CORNER), THE 600 & 500 FEET RAILROAD IN ORIGINAL DIVISION OF
THE EAST HALF OF THE NORTH-EAST QUARTER OF SECTION 16, TOWNSHIP 37 NORTH,
RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN.
- 10) BEING WEST 1/2 CORNER CENTER LINE OF AND ALONG WITH THE LINE 1/2 FT NORTH OF
AND PARALLEL WITH THE NORTH LINE OF HAYES PARK COURT AS ABOVE DESCRIBED
AND THE EAST 1/2 EXTENSION THEREOF TO THE WESTERN LINE OF THE HENRIE DRIVE
WAY BEING 40 FT WIDE.

Exhibit 101

Map of Expanded Area



**ADOPTION OF TAX INCREMENTAL ALLOCATION FINANCING FOR 2015 ANEADFC
 DISTRICT BOND DEVELOPMENT INVESTMENT**

October 14, 2015

The following information pertains to the foregoing:

October 14, 2015

To the Honorable Members of the Council:

Your Committee on Finance having had under consideration and having authorized the adoption of the annexed resolution financing for one year ended 12/31/2015 the development of the investment having to do with the same subject as set forth on page 10-10 to read and recommend that Your honorable Body also do the proposed and same manner as requested.

The recommendation was concurred in by a unanimous vote of the members of the committee with no dissenting vote.

Respectfully submitted,

(Signed) **EDWARD W. BURKE**
 Chairman

On motion of Alexander Burke, the said proposed ordinance transmitted with the foregoing committee report was passed by yeas 10 and nays 0.

Yeas: Alexander Moreno, Jeffrey Dower, Barry Hunter, Sawyer Mitchell, Paul S. Scott, Suzanne Gause, Thompson Cavazos, Brian Burke, David Reeves, B. Wayne Curtis, Cynthia Green, William Moran, Zaneck, Scott Davis, Michaela Burdett, Paul LaBonte, Robynus Magallanes, Mrs. Audra Ramirez-Rosa, Virginia Lopez, Apolonia Lopez, O. Gomez, Narciso Reyes, Smith, Lenny, Aron, Guadalupe, Pinar, Catherine J. Marie, B. Johnston, et al.

Nays: None

Approved by a majority vote of the foregoing vote. All motions carried.

The following is said ordinance as passed:

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 amended redevelopment project area to be known as the 119th Street/I-57 Redevelopment Project Area (the "Expanded Area") described in Section 2 of this ordinance, to be redeveloped pursuant to a proposed amended redevelopment plan and project (the "Amended Plan"); and

WHEREAS, The Community Development Commission of the City has forwarded to the City Council of the City ("City Council") a copy of its Resolution 15-CDC-22, recommending to the City Council the adoption of Tax Increment Allocation Financing for the Expanded Area, among other things; and

WHEREAS, As required by the Act, the City has heretofore approved the Amended Plan, which was identified in an ordinance of the City of Chicago, Illinois, approving Amendment Number 1 to the Redevelopment Plan for the 119th Street/I-57 Redevelopment Project Area and has heretofore designated the Expanded Area as a redevelopment project area by passage of an ordinance of the City of Chicago, Illinois, designating the 119th Street/I-57 Redevelopment Project Area as a Redevelopment Project Area pursuant to the Tax Increment Allocation Redevelopment Act and has otherwise complied with all other conditions precedent required by the Act; 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. Tax Increment Allocation Financing Adopted. Tax Increment Allocation Financing is hereby adopted pursuant to Section 5/11-74.4-8 of the Act to finance redevelopment project costs as defined in the Act and as set forth in the Amended Plan within the Expanded Area legally described in Exhibit A attached hereto and incorporated herein. The street location (as near as practicable) for the Expanded Area is described in Exhibit B attached hereto and incorporated herein. The map of the Expanded Area is depicted in Exhibit C attached hereto and incorporated herein.

SECTION 3. Allocation Of Ad Valorem Taxes. Pursuant to the Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Expanded Area by taxing districts and tax rates determined in the manner provided in Section 5/11-74.4-9(c) of the Act each year after the effective date of this ordinance until redevelopment project costs and all

municipal obligations financing redevelopment project costs incurred under the Act have been paid, shall be divided as follows:

a. That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the Expanded Area shall be allocated to, and when collected, shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of Tax Increment Allocation Financing; and

b. That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract or parcel of real property in the Expanded Area over and above the initial equalized assessed value of each property in the Expanded Area shall be allocated to, and when collected, shall be paid to the City treasurer who shall deposit said taxes into a special fund designated the "119th Street/I-57 Redevelopment Project Area Special Tax Allocation Fund" of the City for the purpose of paying redevelopment project costs and obligations incurred in the payment thereof.

SECTION 4. Invalidity Of Any Section. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this ordinance.

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

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

[Exhibit "C" referred to in this ordinance printed
on page 9038 of this *Journal*.]

Exhibits "A" and "B" referred to in this ordinance read as follows:

Article 14

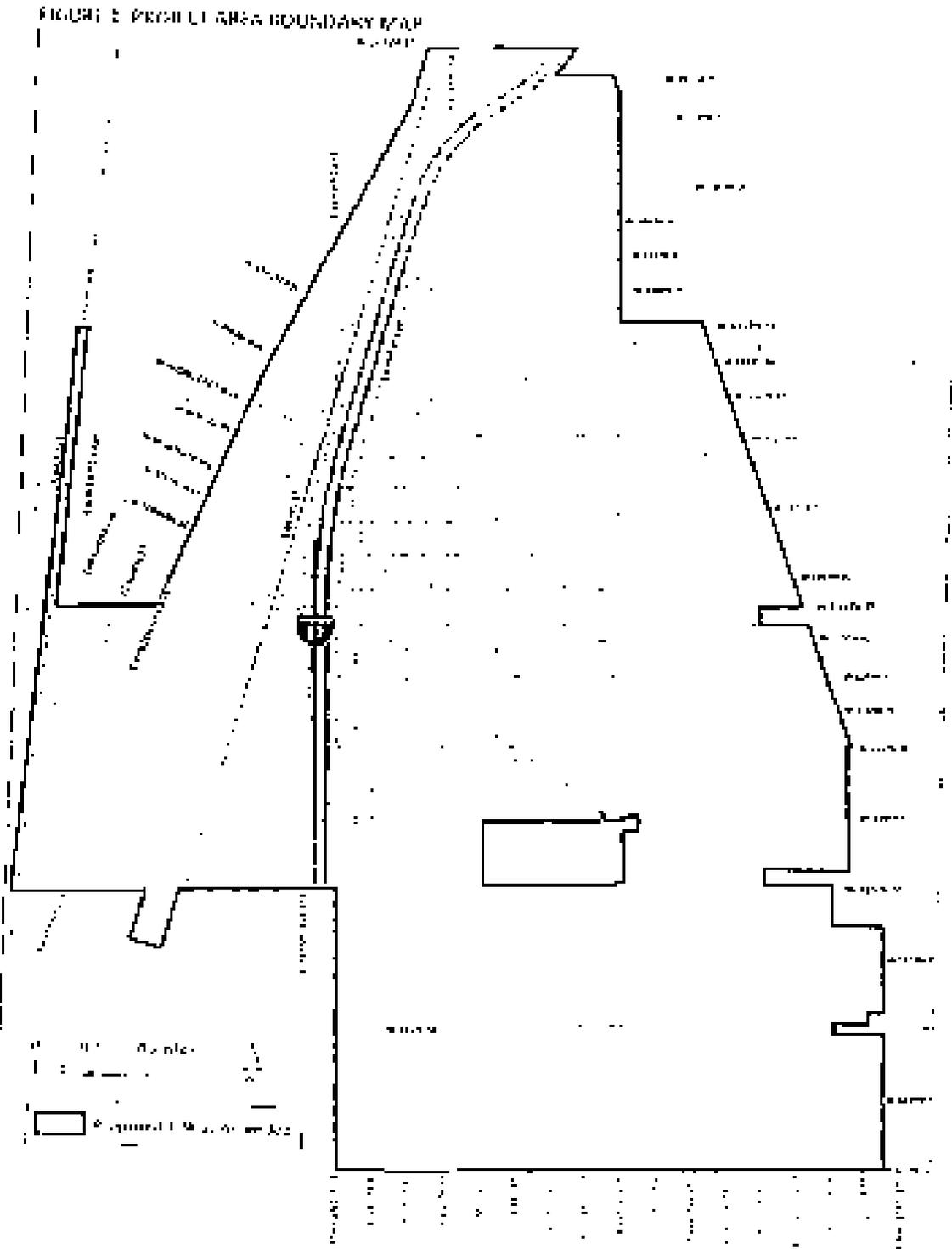
Legal Description

- 1) THE EAST HALF OF SECTION 28, TOWNSHIP 36N, RANGE 12E, COUNTY OF COOK, ILLINOIS
- 2) INCLUDING THE PORTION THEREOF BEING DESCRIBED AS FOLLOWS: (PART OF THE CENTERLINE OF "OAKHURST")
- 3) THREE SOUTH-WESTERLY CORNERS OF 900-666 STREET TO THE WESTERLY EXTENSION OF THE FULLY EXTENDED CENTERLINE OF SAID ONE (1) FOOT MAINTENANCE STRIP OF PART OF STANLEY MATTHEWS SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 36N, RANGE 12E OF THE COOK COUNTY MARSHAL SURVEY AND ALSO A PORTION OF THE FULLY EXTENDED CENTERLINE OF THE FULLY EXTENDED CENTERLINE OF SAID ONE (1) FOOT MAINTENANCE STRIP
- 4) THREE EAST ALONG SAID CENTERLINE OF SAID STREET TO THE INTERSECTION THEREOF OF THE CENTERLINE OF THE FULLY EXTENDED CENTERLINE OF SAID EAST HALF OF SECTION 28, TOWNSHIP 36N, RANGE 12E OF THE COOK COUNTY MARSHAL SURVEY AND ALSO THAT PART OF BLOCK 2 LYING WEST OF THE CENTERLINE OF THE FULLY EXTENDED CENTERLINE OF SAID MAINTENANCE STRIP IN SECTION 28, TOWNSHIP 36N, RANGE 12E OF THE COOK COUNTY MARSHAL SURVEY
- 5) THREE EAST ALONG SAID CENTERLINE OF SAID STREET TO THE WESTERLY EXTENSION OF THE EAST HALF OF THE FULLY EXTENDED CENTERLINE OF SAID EAST HALF OF SECTION 28, TOWNSHIP 36N, RANGE 12E OF THE COOK COUNTY MARSHAL SURVEY AND ALSO THAT PART OF BLOCK 2 LYING WEST OF THE CENTERLINE OF THE FULLY EXTENDED CENTERLINE OF SAID MAINTENANCE STRIP IN SECTION 28, TOWNSHIP 36N, RANGE 12E OF THE COOK COUNTY MARSHAL SURVEY
- 6) THREE EAST ALONG SAID CENTERLINE OF SAID STREET TO THE WESTERLY EXTENSION OF THE EAST HALF OF THE FULLY EXTENDED CENTERLINE OF SAID EAST HALF OF SECTION 28, TOWNSHIP 36N, RANGE 12E OF THE COOK COUNTY MARSHAL SURVEY AND ALSO THAT PART OF BLOCK 2 LYING WEST OF THE CENTERLINE OF THE FULLY EXTENDED CENTERLINE OF SAID MAINTENANCE STRIP IN SECTION 28, TOWNSHIP 36N, RANGE 12E OF THE COOK COUNTY MARSHAL SURVEY
- 7) THREE EAST ALONG SAID CENTERLINE OF SAID STREET TO THE WESTERLY EXTENSION OF THE EAST HALF OF THE FULLY EXTENDED CENTERLINE OF SAID EAST HALF OF SECTION 28, TOWNSHIP 36N, RANGE 12E OF THE COOK COUNTY MARSHAL SURVEY AND ALSO THAT PART OF BLOCK 2 LYING WEST OF THE CENTERLINE OF THE FULLY EXTENDED CENTERLINE OF SAID MAINTENANCE STRIP IN SECTION 28, TOWNSHIP 36N, RANGE 12E OF THE COOK COUNTY MARSHAL SURVEY
- 8) THREE EAST ALONG SAID CENTERLINE OF SAID STREET TO THE WESTERLY EXTENSION OF THE EAST HALF OF THE FULLY EXTENDED CENTERLINE OF SAID EAST HALF OF SECTION 28, TOWNSHIP 36N, RANGE 12E OF THE COOK COUNTY MARSHAL SURVEY AND ALSO THAT PART OF BLOCK 2 LYING WEST OF THE CENTERLINE OF THE FULLY EXTENDED CENTERLINE OF SAID MAINTENANCE STRIP IN SECTION 28, TOWNSHIP 36N, RANGE 12E OF THE COOK COUNTY MARSHAL SURVEY
- 9) THREE EAST ALONG SAID CENTERLINE OF SAID STREET TO THE WESTERLY EXTENSION OF THE EAST HALF OF THE FULLY EXTENDED CENTERLINE OF SAID EAST HALF OF SECTION 28, TOWNSHIP 36N, RANGE 12E OF THE COOK COUNTY MARSHAL SURVEY AND ALSO THAT PART OF BLOCK 2 LYING WEST OF THE CENTERLINE OF THE FULLY EXTENDED CENTERLINE OF SAID MAINTENANCE STRIP IN SECTION 28, TOWNSHIP 36N, RANGE 12E OF THE COOK COUNTY MARSHAL SURVEY
- 10) THREE EAST ALONG SAID CENTERLINE OF SAID STREET TO THE WESTERLY EXTENSION OF THE EAST HALF OF THE FULLY EXTENDED CENTERLINE OF SAID EAST HALF OF SECTION 28, TOWNSHIP 36N, RANGE 12E OF THE COOK COUNTY MARSHAL SURVEY AND ALSO THAT PART OF BLOCK 2 LYING WEST OF THE CENTERLINE OF SAID MAINTENANCE STRIP

- 24) THENCE WEST ALONG THE CENTER LINE OF W. 115TH STREET TO THE CORNER OF SAID AVENUE;
 - 25) THENCE NORTH ALONG SAID CENTER LINE OF W. 115TH STREET TO THE CORNER OF W. 119TH STREET;
 - 26) THENCE WEST ALONG SAID CENTER LINE OF W. 119TH STREET TO THE WESTERN PROPERTY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD COMPANY;
 - 27) THENCE SOUTH ALONG SAID WESTERN PROPERTY LINE TO THE SOUTHERLY RIGHT-OF-WAY OF W. 127TH STREET;
 - 28) THENCE CONTINUING SOUTHWESTERLY ALONG SAID WESTERN PROPERTY LINE TO THE WEST END OF W. 128TH STREET;
 - 29) THENCE NORTHWESTERLY TO THE EAST CORNER OF THE CORNER OF THE NORTH CORNER OF THE EAST END OF W. 128TH STREET TO THE WEST END OF THE WESTERN PROPERTY LINE OF SAID CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD COMPANY AND THE SOUTHERLY LINE OF W. 125TH STREET;
 - 30) THENCE CONTINUING NORTHWESTERLY ALONG SAID WESTERN PROPERTY LINE OF W. 125TH STREET;
 - 31) THENCE WESTERLY ALONG SAID CENTER LINE OF W. 125TH STREET TO THE WESTERN LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD COMPANY;
 - 32) THENCE SOUTHERLY ALONG SAID WESTERN LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD EAST OF WAY LINE TO THE NORTH LINE OF SECTION 19, TOWNSHIP 37, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;
 - 33) THENCE EAST ALONG SAID NORTH LINE OF SECTION 19 TO THE EASTERN LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD EAST OF WAY LINE;
 - 34) THENCE SOUTHERLY ALONG SAID EASTERN LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD EAST OF WAY LINE TO THE NORTH LINE OF W. 123TH STREET;
 - 35) THENCE EAST ALONG SAID NORTH LINE OF W. 123TH STREET TO THE WEST LINE OF WILKINS AVENUE;
 - 36) THENCE NORTHERLY ALONG SAID WEST LINE OF WILKINS AVENUE TO THE SOUTHERLY LINE OF W. 121TH STREET;
 - 37) THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF W. 121TH STREET TO THE EASTERN LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD;
 - 38) THENCE SOUTHERLY ALONG SAID EASTERN LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD TO THE CENTER LINE OF W. 127TH STREET;
 - 39) THENCE EAST ALONG SAID CENTER LINE OF W. 127TH STREET TO THE EASTERN LINE OF WILKINS AVENUE;
 - 40) THENCE SOUTH ALONG SAID CENTER LINE OF WILKINS AVENUE TO THE EAST END OF W. 122TH STREET;
 - 41) THENCE EAST ALONG SAID EAST END OF W. 122TH STREET TO THE WESTERN LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD EAST OF WAY LINE;
 - 42) THENCE SOUTHWESTERLY ALONG SAID WESTERN LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD EAST OF WAY LINE OF W. 120TH STREET;
 - 43) THENCE WEST ALONG SAID CENTER LINE OF W. 120TH STREET TO THE NORTH CORNER OF SAID CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD.
- 44) EXCEPT THE PORTION THAT PART DESCRIBED AS ABOVE IS CONTAINED IN THE PATENT MAP OF THE NORTH PART OF W. 119TH STREET, SUBMERGED UNDER RECORD 148750.

Figure C

Map Expanded Area



WHEREAS, Under ordinances adopted on January 12, 2000, and published in the *Journal of the Proceedings of the City Council of the City of Chicago* (the "*Journal*") for such date at pages 22590 to 22740, and under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4.1, et seq., as amended (the "Act"), the City Council (the "City Council") of the City of Chicago (the "City"): (i) approved the "Belmont/Central Tax Increment Financing Redevelopment Plan and Project" (the "Belmont/Central Plan") for a portion of the City known as the "Belmont/Central Redevelopment Project Area" (the "Original Area") (the "Original Plan Ordinance"); (ii) designated the Original Area as a "redevelopment project area" within the requirements of the Act (the "Designation Ordinance"); and (iii) adopted tax increment financing for the Original Area (the "Adoption Ordinance") (the Original Plan Ordinance, the Designation Ordinance, and the Adoption Ordinance are collectively referred to herein as the "TIF Ordinances"); and

WHEREAS, The Belmont/Central Plan underwent certain revisions prior to the adoption of the TIF Ordinances (collectively, "Revision Number 1"), the substance of Revision Number 1 having been approved and adopted by the City Council by virtue of the inclusion of said revisions in the Belmont/Central Plan and the approval and adoption by the City Council of the TIF Ordinances; and

WHEREAS, Pursuant to an ordinance adopted on May 17, 2000, and published in the *Journal* for such date at pages 32103 to 32222, the City Council determined that an amendment to the Belmont/Central Plan was necessary in order to incorporate the most recent equalized assessed valuation ("EAV") of the Original Area, such incorporation being required pursuant to 65 ILCS 5/11-74.4-3(n)(F) ("Revision Number 2") (the Belmont/Central Plan, as amended by Revision Number 2, is hereinafter referred to as the "Belmont/Central Plan Number 2"); and

WHEREAS, Pursuant to an ordinance adopted on July 6, 2011, and published in the *Journal* for such date at pages 2231 to 2357, the City Council determined that an additional amendment (referred to in the *Journal* as "Amendment Number 1 to Belmont/Central Tax Increment Financing Redevelopment Plan and Project", hereafter referred to as "Amendment Number 1") was necessary in order to increase the total estimated redevelopment project costs as set forth in the Belmont/Central Plan Number 2 (the Belmont/Central Plan Number 2, as amended by Amendment Number 1, is hereafter referred to as the "Original Plan"); and

WHEREAS, It is desirable and in the best interests of the citizens of the City for the City to encourage development of areas located adjacent to the Original Area by adding certain additional contiguous parcels (the "Added Area") to the Original Area and designating such expanded project area as a redevelopment project area under the Act to be known as the "Belmont/Central Redevelopment Amendment Number 2 Project Area" (the "Area"); and

WHEREAS, The City desires further to supplement and amend the Original Plan for the Original Area to provide for the redevelopment of the Area, and

WHEREAS, The City has caused to be prepared an eligibility study of the Original Area (Eligibility Study) and a Feasibility Study, and the proposed Action Area (Action Eligibility Study) contains the evidence within the Action Area of various conservation factors and adverse biological factors as set forth in the Act, and supports a finding of eligibility of the Action Area for designation as a Conservation Easement Area under the Act, and

WHEREAS, The City has caused to be prepared a housing impact study, entitled "Balance Central Revenue District Project Area Tax Increment Financing Program Housing Impact Study - The Housing Study," of the Action Area Housing Study, and the legislative requirements for a Housing Impact Study, as set forth in Section 511.044(1)(c) of the Act, and

WHEREAS, The Original Plan and the Instrumental Tax Increment Financing Redevelopment Plan and Project Agreement Number 3 (May 1, 2013) (Amendment Number 1), and together with the Original Plan, the Amended Plan, also does not total estimated redevelopment project costs for the Area, and

WHEREAS, A copy of Amendment Number 1 is attached hereto as Exhibit A, and

WHEREAS, It is in the public and in the best interests of the citizens of the City for the City to implement a Tax Increment Financing Plan pursuant to the Act for the Area described in Section 2 of this ordinance, to be redevaloped pursuant to the Amended Plan, and

WHEREAS, The Community Development Commission of the City has been organized and established by the Mayor of the City, with the approval of the City Council, and the City Council is referred to herein collectively with the Mayor as the Corporate Authorities, as authorized in Chapter 2 of the City's Municipal Code, pursuant to Sections 21.744(4)(a) of the Act, and

WHEREAS, The Commission is empowered by the Corporate Authorities to erect or cause to be erected or merged in Sections 21.744(4)(a) of the Act, and to do the holding of certain public hearings required by the Act, and

WHEREAS, Pursuant to Sections 511.044(4) and 511.044(5) of the Act, the Commission, on behalf of the Corporate Authorities, called a public hearing (the "Hearing") on July 14, 2015, for the approval of the Amended Plan, designation of the Area as a redevelopment project area pursuant to the Act, and adoption of the Amended Plan and Financing Plan for the Area pursuant to the Act, and

WHEREAS, Amendment Number 2 (including the Eligibility Study and Housing Study) was made available for public inspection and review pursuant to Section 5/11-74.4-5(a) of the Act since May 1, 2015, being a date not less than 10 days before the meeting of the Commission at which the Commission adopted Resolution 15-CDC-13 on May 12, 2015, accepting the Amended Plan for review and fixing the time and place for a public hearing ("Hearing"), at the offices of the City Clerk and the City's Department of Planning and Development; and

WHEREAS, Pursuant to Section 5/11-74.4-5(a) of the Act, notice of the availability of the Amendment Number 2 (including the related Eligibility Study and the Housing Study) was sent by mail on May 19, 2015, which is within a reasonable time after the adoption by the Commission of Resolution 15-CDC-13 to: (a) all residential addresses that, after a good faith effort, were determined to be (i) located within the Area and (ii) located within 750 feet of the boundaries of the Area (or, if applicable, were determined to be the 750 residential addresses that were closest to the boundaries of the Area); and (b) organizations and residents that were registered interested parties for such Area; and

WHEREAS, Due notice of the Hearing was given pursuant to Section 5/11-74.4-6 of the Act, said notice being given to all taxing districts having property within the Area, to the Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on April 15, 2015, by publication in the *Chicago Sun-Times* or *Chicago Tribune* on June 16, 2015 and June 23, 2015, and by certified mail to taxpayers within the Area on June 16, 2015; 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 June 5, 2015 at 10:00 A.M., to review the matters properly coming before the Board and to allow it to provide its advisory recommendation regarding the approval of the Amended Plan, designation of the Area as a redevelopment project area pursuant to the Act, 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 Amended 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 July 14, 2015; and

WHEREAS, The Commission has forwarded to the City Council a copy of its Resolution 15-CDC-19 attached hereto as Exhibit B, adopted on July 14, 2015, recommending to the City Council approval of the Amended Plan, among other related matters; and

WHEREAS, The Corporate Authorities have reviewed the Amended Plan (including the related Eligibility Study and the Housing Study), testimony from the Public Meeting and the

Hearing. Finally, the recommendations of the Board of 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:

do hereby amend the Ordinance of the City of Chicago:

SECTION 1. Findings. The above findings 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 locations (as near as practical) for the Area are described in Exhibit D attached hereto and incorporated herein. The map of the Area is depicted in Exhibit E attached hereto and incorporated herein.

SECTION 3. Findings. The Corporate Authorities hereby make the following findings as required pursuant to Section 6-17-04-4(a) of the Act:

a. The Area on the whole has not been subject to ground and development plan (if treatment by private enterprise and would not reasonably be expected to be developed) without the adoption of the Amended Plan, and

b. The Amended Plan

conforms to the comprehensive plan for the development of the City, as a whole, or

either: A. conforms to the strategy, economic development or redevelopment plan issued by the Chicago Plan Commission; or B. includes and uses that have been approved by the Chicago Plan Commission; and

c. The Amended Plan meets all of the requirements of land development plan as defined in the Act and, as set forth in the Amended Plan, the estimated date of completion of the projects described therein and attainment of all obligations issued for land development 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 6-17-04-4-B of the Act shall be made with respect to all such project costs in the 23rd calendar year after the year in which the ordinance approving the Original Area was adopted, and, as required pursuant to Section 6-17-04-4-F of the Act, no such obligations have a maturity date greater than 20 years, and

d. Within the Amended Plan, if applicable:

i. as provided in Section 6-17-04-4-A(1)(B) of the Act, the housing impact study includes data on residential type, room type, and occupancy, and size and other

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; and

(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 Amended Plan. The City hereby approves the Amended 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 Amended Plan, the Corporation Counsel is authorized to negotiate for the acquisition by the City of parcels contained within the Area. In the event the Corporation Counsel is unable to acquire any of said parcels through negotiation, the Corporation Counsel is authorized to institute eminent domain proceedings to acquire such parcels. Nothing herein shall be in derogation of any proper authority.

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

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

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

[Exhibit "E" referred to in this ordinance printed
on page 9193 of this *Journal*.]

Exhibits "A", "B", "C" and "D" referred to in this ordinance read as follows:

Exhibit A
TIF Ordinances

*Amendment No. 2 To Belmont/Central Tax Incremental
Financing Redevelopment Plan And Project*

Amendment No. 2 Summary

Tax Incremental Financing (TIF) is permitted by the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 6-11-74.1-1 et seq. as amended (the "Act"). The Act provides a mechanism for municipalities, after meeting the requirements and procedures for establishing a redevelopment project area and a redevelopment plan, to mitigate blighting influences, encourage local growth and development, and attract new private development to the redevelopment area.

The Belmont/Central TIF Redevelopment Plan (the "Original Plan") and Project Area (the "Original Area") was approved in September of 1999, revised in October of 1999, revised in January of 2000, and subsequently amended by Amendment No. 1 in July of 2011. The Original Plan included a legal description of the Original Area, assessment of TIF eligibility factors, goals and objectives, project costs, sources of funds, valuation of parcels, impacts on surrounding areas and taxing bodies, and a brief housing impact analysis.

The Original Plan, inclusive of revisions 1 and 2 and Amendment No. 1, is being amended to extend the boundaries, provide a Housing Impact Study ("HIS") on the entire Belmont/Central Redevelopment Area, update the cost budgets and increment projections, and bring the Original Plan up to current City ordinance and policy standards. This Amendment No. 2 document (the "Amendment") will provide information on the area proposed to be added and qualified (the "Added Area") to the Original Area and other changes to the Original Plan.

For this Amendment, the Added Area, when considered with the Original Area will create the new boundary for the Belmont/Central TIF Redevelopment Area (the "Area").

As the Original Area does not require a new Eligibility Study, references to "Eligibility Study" in this Amendment shall mean the eligibility study required to qualify the Added Area (the "Added Area Eligibility Study"). Any references in the Added Area Eligibility Study are specific to the Added Area Eligibility Study document only and not this Amendment. References to the "Project Area" in the Added Area Eligibility Study are meant to mean only the Added Area for that Study and not the Project Area as indicated in this Redevelopment Plan.

The exhibits included with this Amendment are to be added to existing exhibits and are:

- Plan Appendix, Attachment Two, Exhibit A – Boundary Map (A map of the boundaries of the Project Area)
- Plan Appendix, Attachment Two, Exhibit B – Existing Land Use (The existing land uses of the Project Area)
- Plan Appendix, Attachment Two, Exhibits C1 and C2 – General Land Use Plan (The Project Area Land Use Plan divided into north and south maps)
- Plan Appendix, Attachment Two, Exhibit D – Existing Zoning (Existing zoning classification and regarding the Project Area)
- Plan Appendix, Attachment Two, Exhibit E – Sub Area Key (The Added Area as divided into 13 sub-areas)

- Plan Appendix, Attachment Two, Exhibits G1 through G6 – Existing Conditions (The existing conditions in the Added Area only)
- Plan Appendix, Attachment Two, Exhibit H – Adjacent TIF / Redevelopment Areas (Relevant adjacent Areas adjacent to the Project Area)
- Plan Appendix, Attachment Three – Legal Description (The Project Area)
- Plan Appendix, Attachment Four – Parcel Listing (A Parcel Identification Number (PIN) listing of the Added Area)
- Plan Appendix, Attachment Five – Added Area Eligibility Study (The Added Area Eligibility Study regarding the Added Area only)
- Plan Appendix, Attachment Six – Housing Impact Study (A Housing Impact Study (HIS) for the Project Area)

The changes provided by this Amendment are outlined in the following sections that conform to the format of the Original Plan:

Section 7. Introduction and Executive Summary

Section 7.1.4. Area of Interest is hereby designated for redevelopment in 2011 and 2015.

The Belmont/Diversey Hill Redevelopment Plan (the "Plan") and Project Area (the "Area") was approved by Special Order 18891, passed in October of 1992, revised in January of 2000, and subsequently amended by Amendment No. 1 in July of 2011 and by the Amendment No. 2 in May of 2015. This Amendment No. 3 (the "Amendment") was approved to extend the boundaries of the Area, update the Plan cost budgets and financial projections, and bring the Plan up to current City of Chicago (the "City") ordinance and policy standards.

Subsection A. Area Location is deleted and replaced with the following:

The Project Area is located in the City approximately 9 miles northwest of the central business district. The Area consists of the original Belmont/Diversey Redevelopment Area as approved, revised, and previously amended by Amendment No. 1 (the "Original Area") and the additional area considered by this Amendment (the "Added Area"). The Area is located within the Portage Park and Belmont-Cragin neighborhoods. The Area covers 325.8 acres in an estimated 1,386 parcels represented by approximately 1,554 Parcel Identification Numbers ("PINS"). The Area is irregularly shaped with boundaries that follow the commercial corridors along several major streets that include:

- Central Avenue from Berenice Avenue on the north to Fullerton Avenue on the south;
- Belmont Avenue from Mendota Avenue on the west to LeClair Avenue on the east;
- Diversey Avenue from Merritt Avenue on the west to an alley just west of Cicero Avenue on the east;
- Laramie Avenue from Belmont Avenue on the north generally to Fullerton Avenue on the south, excepting blocks between Wellington Avenue and George Street and between Wightwood Avenue and Deming Place; and
- Fullerton Avenue from Molina Avenue on the west to Larson Avenue on the east.

Within these corridors, the block face on both sides of the street (in the respective parallel alley) is generally included. The Area includes the Community First Medical Center (formerly Our Lady of the Resurrection Medical Center) site, Chopin Park, Blackhawk Park, and Cragin Park. There are eight school uses in the Project Area. The boundaries of the Area are described in the Plan Appendix on Attachment Three - Legal Description and are geographically shown in the Plan Appendix, Attachment Two on Exhibit A - Boundary Map.

Subsection B. Existing Conditions is deleted and replaced with the following:

The Area consists primarily of older commercial properties located along the commercial corridors formed by the streets noted above (See the Plan Appendix, Attachment Two, Exhibit B, Existing Land Use). Many structures in the Area are in need of repair due to depreciation of physical infrastructure and other conditions. Declining asset and equity investment is also evidenced by deterioration and depreciation of maintenance of some of the public infrastructure corridors (principally streets and sidewalks) and

definition of ground properties are documented in the Eligibility Study included as Attachment One of the Appendix for the Original Area and as found in the Plan Appendix, Attachment Five – Added Area Eligibility Study for the Added Area. Eighty-four percent (84%) of the buildings in the Original Area, and ninety-four percent (94%) of the buildings in the Added Area are 35 years of age or older. Zoning classifications in the Area include commercial, business and residential categories, as shown in the Plan Appendix, Attachment Two Exhibit D – Existing Zoning map.

The Original Area was characterized by the following conditions:

- the predominance (64%) of structures that are 35 years old or older;
- obsolescence (86% of buildings or parcels);
- excessive land coverage (66% of buildings or site improvements);
- deterioration of physical maintenance (87% of buildings or site improvements);
- lack of community planning (67% of buildings or parcels).

In addition, the Original Area exhibited other characteristics to a lesser extent which are set forth in the Eligibility Study including some streets, sidewalks, curbs and street lighting requiring repair and maintenance.

The improved portions of the Added Area are characterized by the following conditions:

- the predominance of buildings that are 35 years of age or older (84% of buildings);
- deteriorated buildings (85% of buildings);
- deteriorated site improvements (36% of parcels);
- deteriorated street and/or sidewalk pavement (92% of sub-areas);
- excessive land coverage (66% of improved parcels);
- inadequate utilities (100% of sub-areas);
- deterioration of structures or site improvements areas neighboring vacant parcels (100%); and,
- demonstrates declining and subpar equalized assessed valuation growth (meets all thresholds).

In addition, the Added Area exhibits other characteristics to a lesser extent which are set forth in the Plan Appendix, Attachment Five – Added Area Eligibility Study. These lesser characteristics include obsolete buildings, primary buildings with excessive vacancies, tax delinquencies, and deteriorious land use or layout.

Subsection C Business and Industry Trends, first and second paragraphs are deleted and replaced with the following:

The age of many of the buildings and the inability of properties in the Project Area to provide contemporary commercial building sites and buildings has contributed to a gradual decline of the commercial corridors in the Area. Some buildings are vacant and/or in need of maintenance and repair to deteriorating portions of the structures. There are 22 parcels of vacant land, some building vacancies, and several deteriorated buildings in the Added Area. The possibility exists that some businesses in the Area may need to relocate if they are unable to expand at their current location. Some

commercial operations may be discouraged from locating in the Area due to an inability to find suitable locations.

The Area represents the commercial core of a neighborhood that exhibits strong residential viability. Because the contemporary commercial market is directed to big box and strip mall development, older commercial corridors suffer due to an inability to provide appropriately sized lots for new construction and limited space for existing businesses to expand. However, recently the Area has attracted some moderately-sized retail uses such as grocery stores and pharmacies that have been able to assemble larger lots for new development. The inability of the Area to provide contemporary development sites has been enhanced through the use of development incentives and can be further strengthened to attract more redevelopment opportunities.

Subsection D. Redevelopment Plan Purpose, - no changes.

Subsection E. Plan Objectives and Strategies, - no changes.

Subsection F. Redevelopment Plan and Project Activities and Costs. The last sentence is deleted and replaced with the following:

The total estimated costs for the activities listed in Table Three are \$95,000,000.

Subsection G. Summary & Conclusions, second paragraph, delete the 3rd sentence and replace with the following:

This Plan and the supporting documentation contained in the Eligibility Study included as Attachment One of the Appendix for the Original Area and as found in the Plan Appendix, Attachment Five – Added Area Eligibility Study, for the Added Area, indicate that the Project Area on the whole has not been subject to growth and development through investment by private enterprise, and would not reasonably be anticipated to be developed without the adoption of the Plan.

Section II. Legal Description and Project Boundary

The second sentence of the first paragraph is deleted and replaced with the following:

Since the boundaries of the Area include approximately 376 acres of land, the statutory minimum of 1.5 acres is exceeded.

The first bulleted sentence after the first paragraph is deleted and replaced with the following:

- the corridors along Belmont, Central, Fullerton, and Diversey Avenues represent a commercial core for the adjacent residential neighborhoods.

The second and third paragraphs are deleted and replaced with the following:

The corridor included in the Project Area are also similar in that together they provide a complete range of shopping alternatives for residents. The Belmont Avenue/31st and Avenue areas continue to several large retail stores. The remainder of Belmont, Central Boulevard, and University Avenues is a mix of neighborhood commercial and services uses. Lawrence Avenue includes neighborhood commercial, but is more multi-family residential in nature. This mix of uses spans these corridors and serves a large residential population. Because the corridors are in close proximity to one another and intersect each other, all of the corridors together act as a cohesive commercial oriented use environment providing services to residents. Each corridor and therefore all property in the Area will benefit from a strategy that addresses the deteriorating streetscapes and building conditions throughout the Area.

The boundaries of the Area are described in the Plan Appendix on Attachment Three - Legal Description and are geographically shown in the Plan Appendix, Attachment Two Exhibit A - Boundary Map.

A listing of the permanent index numbers and the 1998 equalized assessed value (the "EAV") for all properties in the Original Area are provided as 1998 Estimated EAV by Tax Parcel included as Attachment Four of the Appendix. A listing of the PINS and the 2013 EAV for all properties in the Added Area are also provided in the Plan Appendix, Attachment Four - Parcel Listing.

Section III. Statutory Basis for Tax Increment Financing

Subsection A. Introduction, is deleted and replaced with the following:

In January 1977, TIF was made possible by the Illinois General Assembly through passage of the Act. The Act provides a means for municipalities, after the approval of a redevelopment plan and project, to redevelop blighted, conservation, or industrial park conservation areas and to finance eligible "redevelopment project costs" with incremental property tax revenues. "Incremental property tax" or "incremental property taxes" are derived from the increase in the current equalized assessed value ("EAV") of real property within the redevelopment project area, over and above the certified initial EAV of such real property. Any increase in EAV is then multiplied by the current tax rate, which results in incremental property taxes. A decline in current EAV does not result in a negative incremental property tax.

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

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

It does not operate tax revenues by increasing the rates. It permits a portion of the increase in the municipality to utilize the increased period of 2 years to be used primarily to finance municipal governmental operations, including from the municipality a portion of the program, improvements and utilities, various redevelopment programs, and the improvement of properties. This increase of "improvement" can be used to finance "improvement" project costs, such as land acquisition, site clearance, building rehabilitation, interest subsidy, construction of public infrastructure, etc., as permitted by the Act.

Under the Act, all taxing districts continue to receive property taxes based on the initial valuation of properties within the redevelopment project area. Additionally, taxing districts can receive distributions of excess incremental property taxes when annual incremental property taxes received exceed principal and interest obligations for that year and redevelopment project costs necessary to implement the plan have been paid. Taxing districts also benefit from the increased property tax base after redevelopment project costs and obligations are paid.

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

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

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

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

To ensure that the exercise of these powers is proper and in the public interest, the Act specifies certain requirements that must be met before a municipality can proceed with implementing a redevelopment plan. One of these requirements is that the municipality must demonstrate that a redevelopment project area qualifies for designation. With certain exceptions, an area must qualify generally either as:

- (a) a blighted area (both "improved" and "vacant" or a combination of both), or
- (b) a conservation area.

- a determination of both blighted areas and non-blighted areas within the Redevelopment Area as set forth in the Act.

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

Subsection B - The Redevelopment Plan and Project for the Neighborhood: The proposed Redevelopment Project Area, fourth paragraph is deleted and replaced with the following:

This Plan specifically describes the Area and summarizes the factors identified in the Eligibility Study included as Attachment One of the Appendix for the Original Area and as found in the Plan Appendix, Attachment Five – Added Area Eligibility Study, for the Added Area, which qualify the area as a conservation and/or blighted area as defined by the Act.

Section IV. Redevelopment Goals and Objectives

Subsection A - General Goals for Belmont/Control Redevelopment Area and the following to the list:

- 9. Provide for improved recreational amenities for neighborhood residents.

Subsection B - Redevelopment Objectives, item 1, is deleted and replaced with the following:

- 1. Reduce or eliminate those conditions that qualify the Area as a conservation and/or blighted area. These conditions are described in detail in the Eligibility Study included as Attachment One of the Appendix for the Original Area and in the Plan Appendix, Attachment Five – Added Area Eligibility Study, for the Added Area.

Add the following to the list:

- 11. Improve building and site conditions at recreational facilities within the Area.
- 12. Construction of public recreational facilities.

Subsection C - Development and Design Objectives, - no changes

Section V. Basis for Eligibility of the Area & Findings

Subsection A - Introduction, the first paragraph is deleted and replaced with the following:

The Eligibility Study included as Attachment One of the Appendix for the Original Area and in the Plan Appendix, Attachment Five – Added Area Eligibility Study, for the Added Area provide a comprehensive report that

documented factors required by the Act to make a determination if the Area is eligible under the Act. A brief synopsis of these factors is included in this section.

Inserting Subsection 2, Area Background

1. Location and Size of the Area, is deleted and replaced with the following:

1. The Project Area is located nine miles northwest of downtown Chicago. The northern limits of the Area along Central Avenue are approximately two miles south of the Kennedy Expressway. The Area consists of the Original Area and the Added Area and is located within the Portago Park and Belmont-Cragin neighborhoods. The Area covers 325.8 acres, is an estimated 1,380 parcels represented by approximately 1,554 PINS in tax year 2013. The Area is irregularly shaped with boundaries that follow the commercial corridors along several major streets.

The boundaries of the Area are described in the Plan Appendix, Attachment Three – Legal Description and are provided as a map in the Plan Appendix, Attachment Two, Exhibit A – Boundary Map. Existing land uses as of the year 2014 are identified in the Plan Appendix, Attachment Two, Exhibit B – Existing Land Use.

2. Description of Current Conditions, is deleted and replaced with the following:

2. The Original Area consisted of 81 (full and partial) city blocks, 445 buildings and 834 parcels covering 189.9 acres. The Added Area consists of 75 (full and partial) city blocks, 598 buildings on 670 parcels covering 135.9 acres. The land use percentage breakdown of the existing uses in the Project Area is provided on Table 1 – Tabulation of Existing Land Use as found below and in the Plan Appendix, Attachments One and Five. Please note that the "Project Area" for the Added Area Eligibility Study is the Added Area referenced in this Plan and the "Amended Area" in the Added Area Eligibility Study is the Project Area.

Table 3
Type of Building Condition
by Original and Added Area

Category	Original Area (Acres)	% of Total Area	Added Area (Acres)	% of Total Area	Total Area (Acres)	% of Total Area
Single-Family Residential	2.1	1.0%	1.1	0.7%	3.2	1.7%
Multi-Family Residential	10.1	4.9%	3.3	2.1%	13.4	7.0%
Commercial/Industrial/Community	11.3	5.3%	1.7	1.1%	13.0	7.1%
Governmental/Institutional	21.0	10.0%	0.9	0.6%	21.9	11.6%
Public School	2.4	1.1%	0.7	0.4%	3.1	1.7%
Public Open Space/Recreation	10.9	5.1%	2.4	1.5%	13.3	7.1%
Public Parks/Open	11.1	5.2%	1.2	0.8%	12.3	6.5%
Public Streets/Highway	10.8	5.0%	1.1	0.7%	11.9	6.3%
Alley	0.4	0.2%	0.2	0.1%	0.6	0.3%
Forest/Underdeveloped Land	1.0	0.5%	1.0	0.6%	2.0	1.1%
Water/Waterway	45.7	21.9%	77.3	49.7%	123.0	64.8%
TOTAL	138.9		189.8		328.7	100.0%

*The Added Area may slightly vary from the data shown in the accompanying Plan.

**The numbers shown in this table may vary from the figures shown in the accompanying Plan.

***The numbers shown in this table may vary from the figures shown in the accompanying Plan.

Much of the Project Area is in need of redevelopment, rehabilitation, and revitalization and is characterized by certain existing conservation and/or blighting factors that qualify the Area under the Act. Factors that were found in both the Original and Added Areas to a major extent are listed below:

Obsolescence

In the Original Area, 86% of buildings or parcels exhibited evidence of obsolescence. Examples include: structures containing vacant space, structures with design and space layouts that are no longer suitable for their current use, parcels of limited and narrow size and configuration and obsolete site improvements including limited provisions for on-site parking.

In the Added Area, 3% of buildings exhibited evidence of obsolescence; therefore the factor was only present to a minor extent.

Deterioration

In the Added Area, deteriorating building conditions were observed on 65% of buildings, deteriorated site improvements found on 36% of parcels, and deteriorated public improvements found on 82% of the sub-areas. Deterioration refers to physical deficiencies or disrepair in buildings, site improvements, and public improvements that are not easily correctable in the course of normal maintenance. Examples include: damaged doors and door frames; broken windows, window frames and muntins; dented or damaged metal siding; gutters and downspouts damaged or missing; weathered fascia materials; cracks in masonry walls, spalling masonry surfaces; cracking on paved surfaces; potholes, depressions, loose paving materials; weeds protruding through the surface, etc.

In the Original Area, this factor was present on 50% of buildings and site improvements. Baseline parking lots were only present to a minor extent.

Excessive Land Coverage

In the Original Area, 65% of buildings or site improvements exhibited evidence of excessive land coverage. Examples of excessive land coverage identified in the Area included: building or site improvements exhibiting nearly 100% lot coverage and lack of required off-street parking and loading or service areas.

In the Added Area, 68% of improved parcels exhibited evidence of excessive land coverage, with similar examples as provided above.

Inadequate Utilities

In the Added Area, 100% of the sub-areas are exhibiting sections of water and/or sewer lines that are over 90 years old, according to City records. Inadequate utilities refers to deficiencies in the capacity or condition of utilities which service a property or area, including, but not limited to: storm water drainage, water supply, electrical power, sanitary sewers, gas and electricity.

In the Original Area, this factor was not considered.

Depreciation of Physical Maintenance

Depreciation of physical maintenance was identified on 80% of buildings and site improvements in the Original Area. Examples observed included: unpainted or unfinished surfaces, peeling paint, loose or missing materials, cracks in masonry construction, broken windows, loose gutters and downspouts, and damaged building areas still in disrepair. Trash and debris was also observed on several sites and several parking lots and paved areas exhibited cracks and potholes in need of repair.

This factor, or the terminology used to describe the conditions related to this factor, has changed in the Act since the establishment of the Original Area. There is no finding for this factor in the Added Area.

Lack of Community Planning

The presence of a lack of community planning was observed on 67% of the parcels in the Original Area. This factor is primarily associated with commercial properties that are located on lots that are too small to adequately accommodate appropriate off-street parking and loading requirements.

The Added Area has benefited from recent community planning efforts. While there are some conditions that may have been the result of original

development without the benefit of community planning needed to cater for a low income demographic. The factors listed above are not an exhaustive list.

In addition to the above factors, eighty four percent (84%) of the buildings in the Original Area, and ninety four percent (94%) of the buildings in the Added Area are 35 years of age or older. Both areas demonstrate other factors found to contribute to a minor extent in each study areas as found in the Eligibility Study included as Attachment One of the Appendix for the Original Area and as the Plan Appendix, Attachment Five - Added Area Eligibility Study, for the Added Area.

The Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of this Plan. Age and the requirements of contemporary commercial tenants have caused portions of the Area and its building stock to become obsolete and deteriorated and may result in further disinvestment in the Area.

Rejuvenation efforts have been initiated for streetscape improvements along Belmont and Central Avenues. The recent sale of the non-profit Our Lady of the Resurrection Hospital campus to the Community First Medical Center benefit corporation is evidence of investment in the Area. This sale will place a significant amount of parcel valuation onto the tax rolls. As of the fall of 2014, there were relatively few vacancies, but building conditions have suffered. These efforts and investment have not been wide-spread enough to raise property values and rents that will encourage building improvement and beneficial use of vacant sites and large buildings.

The City and the State of Illinois ("State") have designated a portion of this section of the community as Enterprise Zone 5 [Exhibit F, Enterprise Zone Map included in Attachment Two of the Appendix]. This initiative may be responsible, in part, for creating some stabilized "pockets" in a portion of the Area, but has not eliminated further decline. Additionally, the Enterprise Zone designation only covers a small portion of the Area along Fullerton Avenue and is currently in the process of being re-established. The majority of the Project Area does not benefit from the Enterprise Zone program.

From 1994 through 1998, the City of Chicago EAV increased from \$30.1 billion to \$33.9 billion according to Cook County records. This represents a gain of \$3.8 billion (annual average of 2.7%) during this five-year period. In 1994 the EAV of Cook County was \$47.8 billion and grew to \$78.5 billion in 1998. This represents a gain of \$30.7 billion (annual average of 2.8%) during the five-year period. In 1995, the EAV of the Original Area was \$37.4 million. This represents an

average annual growth rate of approximately 1.7% during the five-year period between 1994 and 1998. Therefore, the Original Area grew approximately 39% slower than Cook County and the City of Chicago between 1994 & 1998. The EAV for the Original Area was also reviewed for the Amendment and found to have grown to \$105.5 million in 2013 from its \$81.4 million base in 2001 when the Original Plan was approved. Although the Original EAV has increased, it has shown a decline in 4 of the past 5 years (2009 to 2013) and is demonstrating an average annual decline of 2.6%.

The Added Area EAV has demonstrated a decline from \$83.5 million in 2008 to \$60.5 million in 2013. In the Plan Appendix, Attachment Five – Added Area Eligibility Study, the historical EAV data for the Added Area is provided in Table 2 – Equalized Assessed Value Trends. This Table is also shown on the following page and demonstrates that the Added Area is shown to meet each of the three thresholds for sub-par EAV growth as defined in the Act.

Table 2
Equalized Assessed Value Trends
Belmont Central Amendment No. 2 Project Area

Comparison of EAV Growth Rates

Year	Project (Added) Area EAV	% Change from Previous Year	Balance of City EAV	% Change from Previous Year	Is Area's EAV growth rate lower than the balance of the City's EAV growth rate?
2008	\$83,513,633		\$80,894,029,387		
2009	\$92,854,471	11.2%	\$84,493,953,218	4.5%	NO
2010	\$86,139,001	-7.2%	\$82,001,031,062	-3.0%	YES
2011	\$74,370,268	-13.7%	\$75,048,543,642	-8.5%	YES
2012	\$64,831,405	-12.8%	\$65,185,555,862	-13.1%	NO
2013	\$60,481,662	-6.7%	\$62,303,394,002	-4.4%	YES

¹ Cook County Assessor data compiled by ERSE, 2014.

² Citywide EAV less the Project (Added) Area EAV. Source is Cook County Clerk's Agency Tax Rate Reports for City of Chicago.

Comparison to Consumer Price Index

Year	Project (Added) Area EAV	% Change from Previous Year	CPI-U for Chicago Gary, Kenosha (MSA)	% Change from Previous Year	Is Area's EAV growth rate less than the CPI-U for Chicago Gary, Kenosha (MSA)?
2008	\$83,513,633		215.303		
2009	\$92,854,471	11.2%	214.537	-0.4%	NO
2010	\$86,139,001	-7.2%	218.056	1.6%	YES
2011	\$74,370,268	-13.7%	224.939	3.2%	YES
2012	\$64,831,405	-12.8%	229.594	2.1%	YES
2013	\$60,481,662	-6.7%	232.957	1.5%	YES

¹ Cook County Assessor data compiled by ERSE, 2014.

² Consumer Price Index for All Urban Consumers (CPI-U); source is U.S. Bureau of Labor Statistics.

The Area is Area 1A/1B as demonstrated that:

- 1) In at least 3 of the past 5 years (one), FAV growth of the Added Area has declined;
- 2) In at least 3 of the past 5 years (three), FAV growth of the Added Area has been less than the FAV growth of the remainder of the City; and,
- 3) In at least 3 of the past 5 years (four), FAV growth of the Added Area has been less than the CTR of the Chicago Gary Kennedy Metropolitan Statistical Area (MSA).

The main factor limiting development in the Project Area is the lack of sites capable of accommodating the space and site requirements of contemporary retail development. Several large retailers are located in shopping centers near the Area on large site that provide adequate parking and large building footprints more suited for contemporary retail use. Retail demand for large building footprints and on-site parking may be causing some of the Properties in the Project Area to be less desirable for commercial uses. For many Area properties, building size, building layout and limited on-site parking is not suited for large contemporary commercial tenants. The result is that a narrower mix of commercial uses will seek to occupy the existing commercial buildings in the Area and thereby limit demand for some properties.

Many buildings are now occupied by "startups" businesses. As buildings become available, other such businesses move in. As might be expected, some of the businesses fail thereby creating an ongoing level of turnover in the Area. Once some buildings are vacated, it may be extremely difficult to attract contemporary tenants that generate economic activity comparable with the commercial uses that were lost. This adds significantly to the view that private market acceptance of portions of the Project Area is not favorable.

The documentation provided in this Plan indicates that private investment in revitalization and redevelopment has not occurred. These conditions may cause the Area to become blighted in the future. In addition, the Area is not reasonably expected to have increased stability and be redeveloped without the aggressive efforts and leadership of the City, including the adoption of this Plan. The City is developing this Redevelopment Plan in an attempt to attract new growth and development by implementing additional capital improvements in the Project Area. The City will continue street and alley repairs, repaving, and streetscape improvements along the major commercial corridors, work to improve building facade and conditions through its existing Small Business Improvement Fund

and will not show other publicly-owned buildings and parking lots within the area designated as the Project Area on the map.

Subsection C: Area Demand Profile - conclusions

Subsection D: Existing Land Use and Zoning Characteristics - findings and opinions with conclusions

As noted in Table 1 – Tabulation of Existing Land Use, in Subsection B, Item 2, the largest land use by land percentage in the Project Area (noted as “Amended Area” on the table) is Right-of-Way (38.9%), followed by Commercial uses (26.8%), Public/Semi-Public/Institutional (9.9%), Mixed-use (7.6%), Residential uses (6.2% total multi-family and single-family), and Park/Open Space (5.3%). All other uses in the Project Area account for less than 6% of the total. The Area includes the recreational uses of Crogin Park, Crogin Park, and Blackhawk Park along with eight school properties. The majority of property within the Area is zoned in commercial or business categories as shown in the Plan Appendix, Attachment Two, Exhibit D – Existing Zoning.

There are some mid-sized retail stores in the area such as pharmacies and grocery stores. The pockets of residential use existing in the Area contain single-family and multi-family buildings or mixed-use commercial buildings containing upper-floor residences. These residential areas are typically small and are adjacent to commercial land uses located along the commercial corridors of the Area. Approximately 6.2% of the total gross land area, not including the mixed-use structures, is residential. The boundary separating adjacent residential and commercial uses is usually an alley.

The land use survey and map are intended to focus on the uses at street level which usually are the predominant use of the property. Many of the multi-story buildings throughout the Project Area are mixed-use structures. The upper floors of these buildings are often intended for multi-family use, constructed so that the business owner could live above his shop and maximize the rental income potential of the building. In the overwhelming majority of these instances, these upper floors experience high rates of occupancy even if the street level commercial space is vacant. The focus on ground floor uses is not intended to minimize the importance of upper-floor uses. Maximum use and occupancy of these mixed-use buildings is and should be encouraged.

Most arterial streets have parking restrictions that limit on-street parking during peak periods. In addition, the City has created several residential parking zones within and adjacent to the Area to limit on-street parking in residential areas through a parking permit program. Within the commercial corridors, limited on-street parking is available. Many of the businesses along these streets have a good

street frontage and many businesses have difficulty providing any on-site parking or loading. The exception to the condition of limited parking is in the area of the Belmont Avenue and Central Avenue intersection. In this portion of the Area, a public parking garage is located on Central Avenue immediately south of Belmont Avenue. The garage is located for customers of businesses located near the Belmont Avenue and Central Avenue intersection and contains adequate capacity to accommodate increased business activity in the central portion of the Area. With the exception of the parking garage at the Belmont/Central intersection, much of the Area's residents, employees and patrons of Area businesses must park on adjacent streets to access the Area.

Subsection E. Investigation and Analysis of Conservation Factors, an introductory paragraph is added before the first paragraph as follows:

The information in this Subsection E, and in the following Subsection F, applies to the Original Area only. The factors used in qualifying the Original Area are as noted and found in the Eligibility Study included as Attachment One of the Appendix for the Original Area. The following subsections G and H will provide information regarding the qualification factors of the Added Area.

Subsection F. Summary of Findings/Find Qualification, no changes

Now Subsection G. Added Area Investigation and Analysis of Factors, is added after Subsection F. as follows:

G. Added Area Investigation and Analysis of Qualifying Factors

In determining whether the Added Area meets the eligibility requirements of the Act, the same general methods of research were used, along with an on-site survey, as were used to qualify the Original Area. Changes in the Act since the Original Area was qualified have occurred. The Act sets forth 13 separate factors that are to be used to determine if an improved area qualifies as a "conservation area" and 10 separate factors (in two tiers) to consider if a vacant area qualifies as a "blighted area". An area may be qualified as a combination conservation/blighted area. Additionally, for qualification under the Act as a conservation area, 50% or more of the structures in an area must have an age of 35 years or more.

For a conservation area, a combination of 3 or more of the 13 factors must be found to exist such that although the area is not yet a blighted area, it is detrimental to the public safety, health, morals or welfare and may become a blighted area. For a blighted area, 2 Tier One factors or 1 Tier Two factors must be present in the vacant portion of the area. The Plain Appendix, Attachment

Five -- Added Area Highway Study parcels do not meet the 50% building area requirements for conservation area eligibility.

How Section 501 Summary of Added Area and the Area Eligible along a public water Main Section 501 follows:

4. Added Area Summary of Findings/Area Qualification

It was determined in the investigation and analysis of conditions in the Added Area that the Added Area qualifies as a combination conservation/eligible area under the Act.

As noted, 94% of structures in the improved portions of the Added Area are 36 years of age or older. Having met the age criteria requirement, the improved portions of the Added Area qualify as a conservation area due to the following four conditions:

- Deterioration as found in deteriorated buildings (59% of buildings), deteriorated site improvements (30% of parcels), and deteriorated street and/or sidewalk pavement (92% of sub-areas);
- Excessive land coverage (90% of improved parcels);
- Inadequate utilities (100% of sub-areas); and,
- Declining and subpar EAV growth (meets all thresholds).

The vacant portion of the Added Area consists of 1.5 acres (1.1% of land area), located on 22 parcels. Although a very small portion of the Added Area, this vacant land is characterized by the following statutory qualifying factors for a "blighted area" under Section 501.74.4-3(b) of the Act:

- deterioration of structures or site improvements in neighboring areas (100% of vacant parcels); and,
- demonstrates declining or subpar EAV growth (meets all thresholds).

Qualification factors for the improved portions of the Added Area, by sub-area, are shown in Table 3-1 -- Conservation Factors Matrix for Improved Land. Factors for vacant land in the Added Area, by sub-area, are found in Table 3-2 -- Blighting Factors Matrix for Vacant Land.

The number, degree, and combination of quality factors in the Added Area warrant the designation of the proposed portion of the Added Area as a conservation area, and (2) the designation of the selected portion of the Added Area as a *designated* area as defined in the Act. (Section 1-1.1) in recognizing the presence of qualifying factors that are found to exist in the Added Area.

A. Conservation Area Statutory Factors

Table Two
Conservation Qualifying Factors in Added Area

		EXISTING IMPROVED AREA
	Age ¹	84% of buildings are 25 yrs. of age
1	Character	
2	Character	0% of buildings (0% of buildings)
3	Deterioration	Minor extent (10% of buildings, 5% of lots area)
4	Presence of a building deterioration code manual	
5	Regularity of individual structures	
6	Presence vacancies	Minor extent (1% of buildings)
7	Lack of variation, sign or sanitary facilities	
8	Integrity of utility	0% of buildings (100% of lots area)
9	Presence of land coverage or overcrowding of a lot/lot	Major extent (15% of buildings)
10	Coloration and use or layout	Minor extent (1% of lots area)
11	Presence of pavement	
12	Lack of Community Planning	
13	Declining or subject to A.M. growth	0%

Notes:

- Age including Age as a factor, only three (3) factors are required by the Act to be present for eligibility as a Conservation Area. Given (2) factors are not present in the Proposed Area.
- Except for CMU growth, qualifying factors can be identified or items found to a major extent in the residence means that 50% of the structures or lots in the Area. Three (3) factors were found to exist to a major extent and three (3) other factors were found to exist to a minor extent.
- Age, although not a qualifying factor for eligibility as a Conservation Area, may be present in a major or minor extent in a Conservation Area.

Below is a table summarizing the Blighted and Eligible Factors that are found to exist in the Subject Area:

ii) Eligibility Factors for Subject Areas:

Table Five
Eligibility Qualifying Factors in Subject Areas.

	SAGDOR	EXISTING VACANT UNIMPROVED PORTION OF AREA
1	Two (2) or more of the following factors: i. Obsolete zoning - no finding ii. Diversity of ownership - no finding iii. Tax and assessment delinquencies - many (present on 1% of vacant parcels) iv. Deterioration of Structures in Neighboring Areas - YES (Present on 100% of vacant parcels) v. Environmental Remediation - not present vi. Declining or Stagnant E.A.V. Growth - YES or vii. _____	YES Two (2) factors required, Two (2) are present
2	Area immediately prior to becoming vacant qualified as a Lightly improved area; or _____	
3	Area consists of unused quarry or quarries; or _____	
4	Area consists of unused rail yards, rail tracks or rail load right-of-way; or _____	
5	Area prone to designation of, or subject to chronic flooding or contributes to downstream flooding; or _____	
6	Area consists of wasted or illegal disposal site containing earth, stone, building debris, or other materials; or _____	
7	Area is no less than 50 nor more than 100 acres and 15% is vacant. or _____	

Note: The above is a qualified preliminary requirements. Only one (1) above the stated one (1) is used in determining eligibility.

Although it may be concluded that the mere presence of the stated eligibility factors noted above may be sufficient to make a finding of qualification as a conservation area or a vacant blighted area, this conclusion was made on the basis that the factors listed be present in an extent that would lead reasonable

reasonably distributed throughout the Added Area. The presence of factors indicated by the Act include deteriorated, obsolescent structures, inadequate fire, flood, and use incompatibilities, deteriorated streets and utilities, declining or stagnant RVM growth, and the predominance of parcels with less than full coverage or overcrowding, and may result in continued abandonment that will not be overcome without action by the City. All properties within the Project Area will benefit from the IIF program.

The conclusions presented in this Plan are those of the Consultant. The local governing body should review this Plan and, if satisfied with the summary of findings contained herein, adopt a resolution making a finding of a conservation area for the improved portion of the Added Area and a finding of a blighted area for the vacant portion of the Added Area and making this Plan a part of the public record. The Added Eligibility Study and survey of the Added Area indicate the requirements necessary for designation as a combination conservation and blighted area, are present. Therefore, the Added Area qualifies as a combination conservation area and a vacant blighted area, to be included with the Original Area, and the Amended Area designated as a redevelopment project area to be eligible for Tax Increment Financing under the Act.

Section VI. Redevelopment Plan and Project

Subsection A. Introduction, - no changes.

Subsection D. Proposed Generalized Land Use Plan, the first paragraph is deleted and replaced with the following:

The generalized land use plan for the Project Area is presented in the Plan Appendix, Attachment Two, Exhibits C1 and C2. The generalized land use plan is presented in two maps (north and south) to help clearly present the land use data.

Subsection B. Proposed Generalized Land Use Plan, the numbered list in the fourth paragraph is deleted and replaced with the following:

- i. Residential
- ii. Mixed-Use (Commercial / Residential)
- iii. Commercial
- iv. Institutional
- v. Park / Open Space

Subsection B. Proposed Generalized Land Use Plan, the fifth paragraph is deleted and replaced with the following:

These five categories, and their location on the maps found in the Plan Appendix, Attachment Two, Exhibits C1 and C2, were developed from several factors including existing land use, the existing underlying zoning classification,

and the final use anticipated for the subject property. The use developed in the transition of single-family residential units to multi-unit residential use may include family, mixed-use, or conversion of use. While the conversion of use is a key project development factor regarding the commercialized development plan, it is expected that the conversion of uses that has been occurring will continue.

Subsection C Redevelopment Projects shall be amended to read as follows and shall be added and amended with the following:

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

The estimated costs associated with the eligible public redevelopment investment are presented in Table Three, Estimated Redevelopment Project Costs shown on the next page. These cost categories or descriptions have also changed due to changes in the Act from when the Original Plan was approved. The categories and projects presented are necessary to carry out the capital improvements and to address the additional needs identified in preparing this Plan. This estimate includes reasonable or necessary costs incurred or estimated to be incurred in the implementation of this Plan according to the Act.

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. The City also reserves the right to undertake additional activities and improvements authorized under the Act.

Table Six
Estimated Redevelopment Project Costs

Activity	Cost
1. Analysis, Administration, Studies, Legal, Marketing, etc.	\$ 2,200,000
2. Property Assembly, including Acquisition, Site Prep and Demolition, and Environmental Remediation	\$ 15,600,000
3. Rehabilitation of Existing Buildings, Fixtures and Leasehold Improvements, and Rehabilitation costs	\$ 19,000,000
4. Affordable Housing	\$ 7,400,000
5. Public Works & Improvements including Streets and Utilities, Parks and Open Space, and Public Facilities and Other Public Buildings ^{1, 2}	\$ 37,400,000
6. Job Training, Retraining, & Welfare to Work	\$ 3,700,000
7. Day Care Services	\$ 750,000
8. Relocation Costs	\$ 750,000
9. Interest Subsidy	\$ 8,200,000
Total Redevelopment Project Costs^{3, 4, 5, 6}	\$ 95,000,000⁷

¹This category may also include paying for or reimbursing (i) all elementary, secondary or unattached district's incurred costs attributed to assisted housing units, and (ii) capital costs of library 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 debt, the City may pay, or reimburse all or a portion of a library 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.

²Public improvements may also include capital costs of library districts. Specifically, public improvements as in the Redevelopment Plan and as allowable under the Act may be made to property and facilities owned or operated by the City or other public entities, as provided in the Act, to the extent the City by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan.

³The Total Estimated Redevelopment Project Costs provides an estimate of expenditures and adjustments may be made in line items without amendments to the Redevelopment Plan.

⁴Total Redevelopment Project Costs could be any amount, including, but not limited to, any interest expense, capitalized interest and fees associated with optimal refinancing. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs.

⁵The amount of the Total Redevelopment Project Costs that can be financed in the Project Area will be reduced by the amount of redevelopment project costs incurred or forgiven in the form of project loans, in those situations when the Project Area only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from governmental property taxes levied in the Project Area, but will not be reduced by the amount of redevelopment project costs incurred in the Project Area which are used from other public property taxes levied in other jurisdictions.

⁶See the Act or rules promulgated from the Project Area only by a public right-of-way.

⁷A program budget and has been established pursuant to the Act in Project Area 1, 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, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Section 3-12-005 (b) (1) and (2) shall read as follows: (b) (1) The City shall prepare a housing impact study for any project that will displace 10 or more low-income households or very low-income households or the displacement of low-income households or very low-income households from 10 or more inhabited residential units, as if the redevelopment project area contains 75 or more inhabited residential units and a municipality is unable to certify that no displacement will occur. The municipality must prepare a housing impact study and incorporate the study in the redevelopment project plan.

(b) (2) The City shall prepare a housing impact study for any project that will displace 10 or more low-income households or very low-income households or the displacement of low-income households or very low-income households from 10 or more inhabited residential units, as if the redevelopment project area contains 75 or more inhabited residential units and a municipality is unable to certify that no displacement will occur. The municipality must prepare a housing impact study and incorporate the study in the redevelopment project plan.

After the above items are added, the following shall be added to the end of the paragraph and the City shall enforce the following Project Goals and Objectives:

Subsection C. Redevelopment Projects, Item 5. Further, a sentence. After the last paragraph, the following is added:

The Housing Impact Study ("HIS") found in the Plan Appendix, Attachment Six – Housing Impact Study, contains further detail regarding the location and number of residential units that may require relocation and the relocation plan for any residents displaced as a result of this Plan. As set forth in the Act of the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, as if the redevelopment project area contains 75 or more inhabited residential units and a municipality is unable to certify that no displacement will occur. The municipality must prepare a housing impact study and incorporate the study in the redevelopment project plan.

The Area contains a total of 1,421 residential units, 456 in the Original Area and 1,035 in the Added Area. Overall, 1,415 units are occupied: 384 in the Original Area and 1,021 in the Added Area. The Plan provides for the development or redevelopment of several portions of the Area that may contain occupied residential units. As a result, it is possible that by implementation of this Plan, the displacement of residents from 10 or more inhabited residential units could occur.

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

As used in the above paragraphs "low-income households", "very low-income households" and "affordable housing" shall have the meanings as set forth in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 84/2. As of the date of this Plan, these statutory terms are defined as follows: (i) "low-income household" means a single person, family or other tied persons living together whose adjusted income is more than 80 percent but less than 85 percent of the median income of the area of residence, adjusted for family size, as such adjusted income and area of income are determined from 1990 to 1994 by the

median income of the area of residence, computed for family size, as such adjusted income and need to income are defined and determined by the United States Department of Housing and Urban Development (HUD) for purposes of Section 8 of the United States Housing Act of 1954, for "very low income household" means a single person, family or unrelated persons living together whose adjusted income is not more than 50 percent of the median income of the area of residence, adjusted for family size, as determined by HUD, and (iii) "affordable housing" means residential housing that, so long as the same is occupied by low-income households or very low income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30 percent of the maximum allowable income for such households, as applicable.

Subsection D. Assessment of Financial Impact on Taxing Districts

Remove the paragraphs regarding the Chicago School Finance Authority and the Cook County Health Facility.

Subsection E. Prior Efforts, - no changes

Section VII. Statutory Compliance and Implementation Strategy, is deleted and replaced with the following:

A. Implementation Strategy

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

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

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

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

In the event the Act is amended after the date of the approval of this Plan by the City Council of the City of Chicago to (a) include new eligible redevelopment project costs, or (b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as, for example, by increasing the amount of enclosed external costs that may be paid under 65 ILCS 6/11-76.4-3(q)(1)), this Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as Redevelopment Project Costs under the Plan, to the extent permitted by the Act. In the event of such amendment(s) to the Act, the City may add any new eligible redevelopment project costs as a line item in Table Six -- Estimated Redevelopment Project Costs, or otherwise adjust the line items in Table Six without a amendment to this Plan, to the extent permitted by the Act. In no instance, however, shall such additions or adjustments result in any increase in the total Redevelopment Project Costs without a further amendment to this Plan.

1. Eligible Redevelopment Costs:

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

- a) Costs of studies, surveys, development of plans and specifications, implementation and administration of the Plan, including but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning, or other services (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected;
- b) Costs of marketing sites within the Area to prospective businesses, developers, and investors;
- c) Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
- d) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and household improvements, the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment, including any direct or indirect costs relating to Green Globes or

(E) the cost of any other material or equipment to be used in the construction.

- (d) Costs of the construction of public works or improvements, including any direct or indirect profit relating to certain classes of Urban Renewal construction elements or construction elements with an equivalent certification, except that on and after November 1, 1981, redevelopment project costs shall not include the cost of constructing a new municipal public building primarily used to provide office, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided in Section 74.4-33(c) of the Act unless either:
- (i) The construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to November 1, 1981 or
 - (ii) The municipality makes a reasonable determination in the redevelopment plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan.
- (f) Costs of job training and retraining projects, including the costs of "welfare to work" programs implemented by bus lines located within the Area and such proposals feature a community-based training program which ensures maximum reasonable opportunities for residents of the Humboldt Park, West Garfield Park, and East Garfield Park Community Areas with particular attention to the needs of those residents who have previously experienced inadequate employment opportunities and development of job-related skills including residents of public and other subsidized housing and people with disabilities.
- (g) Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding thirty six (36) months following completion and including reasonable reserves related thereto.

- 5) To the extent the City, by written agreement, contract and approval of the Council, or a portion of a taxing district, incurs costs relating to the redevelopment project area, only incurred or to be incurred (consistent with statutory requirements) which the Council deems in furtherance of the objectives of the Plan and Project
- 6) Relocation costs, to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by Federal or state law or by Section 74.4-3(n)(7) of the Act (see "Relocation" section).
- 7) Payments in lieu of taxes, as defined in the Act
- 8) Costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs: (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the Area, (ii) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to the Public Community College Act 110 ILCS 805/3-37, 805/3-38, 805/3-40 and 805/3-40.1 and by school districts of costs pursuant to 105 ILCS 5/10-22.20a and 5/10-23.3a;
- 9) Interest costs incurred by a redeveloper related to the construction, renovation, or rehabilitation of a redevelopment project provided that
 - (i) such costs are to be paid directly from the special tax allocation fund established pursuant to the Act
 - (ii) such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year,
 - (iii) if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision

from the monthly interest on loans and be payable when other obligations available for the purpose are met.

- (iv) the total of such interest payments paid pursuant to the Act may not exceed 20% of the total cost of construction by the redeveloper for the residential project, plus (v) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act, and
 - (v) The 30% interest cost limitation may be increased to up to 75% of the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing for low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act.
- m) Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.
- n) An elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;
- o) Up to 50% of the cost of construction, renovation and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act if the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for this benefit under the Act.
- p) The cost of daycare services for children of employees from low-income families working for businesses located within the Area and all or a portion of the cost of operation of day care centers established by Area businesses to serve employees from low-income families working in businesses located in the Area. For the purposes of this paragraph "low-income families" means families whose annual income does not exceed 60% 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 235/3-31 et seq.), then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the Area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

B. Must Receive Equivalent Assessment Valuation

The purpose of identifying the most recent EAV of the Original Area is to determine the date of the most EAV when the Cook County Clerk will certify for the purpose of initially calculating the incremental EAV for the incremental property taxes of the Area.

The 1998 EAV of a taxable parcel in the Original Area was approximately \$61.4 million. The EAV amount, by PIN, is summarized in 1998 EAV by Tax Parcel included as Attachment Four of the Appendix.

Amendment No. 1 in 2011, estimated the 2013 EAV of the Original Area at \$193,741,650. As of 2013, the EAV of the Original Area is \$106,671,769.

Amendment No. 2 in 2016, provides an updated 2013 EAV estimate of the Added Area, \$60,500,805. This EAV amount, by PIN, is summarized in the Plan Appendix, Attachment Four – Parcel Listing. The Added Area is estimated to grow to a 2023 EAV of \$158,383,046. Most of the increase in the Added Area EAV is due to the impact of the former Our Lady of the Resurrection hospital site and improvements: an overall \$113,000,000 fair market value investment in the area. The estimated EAV is based upon the sale of the hospital to a property tax paying entity and a valuation by the Cook County Assessor similar to the methods as discussed in the Assessor's 2008 report on Exempt Hospitals. If the sale does not occur, or is instead made by a tax-exempt entity, or if the Assessor uses a different valuation methodology, the EAV estimate for the Added Area, and therefore the overall cost budget, could change significantly.

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 Added Area will be calculated by Cook County. If the 2014 EAV shall become available prior to the date of the adoption of the Plan by the City Council, the City may update the Plan by replacing the 2013 EAV with the 2014 EAV without further City Council action.

C. Redevelopment Valuation

The 2023 EAV of the Belmont/Centra Redevelopment Project Area is estimated at \$362,124,648 with an entire cost budget of \$95,000,000. It is important to note that approximately \$22,707,543 of the entire cost budget has already been received from the Original Area, as of 2014. As noted, these estimates are dependent on the details of the former Our Lady of the Resurrection hospital sale, but also include key assumptions including an inflation factor of 1.6%, a state equalization factor of 2.6921, an assumed tax rate of 6.632, and a moderate amount (\$3 million residential, \$3 million commercial) of redevelopment activity in the Area over the remaining term of the TIF district. Other

new projects (rehabilitation of existing buildings), and significant changes in real estate values may result in substantial increases in AYF in the Area.

D. Sources of Funds

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

Portions of the Redevelopment Area are contained in the Belmont Central Special Service Area (SSA) #2, which was established in 1979, as the second SSA in the City of Chicago. Belmont Central SSA funds are used to finance and manage improvement programs, maintain the commercial district, and to provide free parking in the neighborhood for customers of neighborhood businesses. In 2011, the SSA had a budget of \$613,650 and is managed by the Belmont Central Chamber of Commerce.

The Project Area is presently contiguous to five Redevelopment Project Areas:

- the Belmont/Cicero Redevelopment Project Area (T-82);
- the Northwest Industrial Corridor Redevelopment Project Area (T-64);
- the Diversoy/Matagansett Redevelopment Area (T-129);
- the Galewood/Armitage Redevelopment Area (T-71); and
- the West Irving Park Redevelopment Area (T-83)

The Area is currently, and may in the future, be contiguous to, or be separated only by a public right-of-way from, other redevelopment project areas created under the Act. The City may utilize net incremental property taxes received from the Area to pay eligible Redevelopment Project Costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the Area, made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs

with the Area, shall not at any time exceed the total Redevelopment Project Costs described in the Plan.

The Area may become contiguous to, or be connected only by a public right-of-way from, redevelopment project areas created under the Industrial Jobs Recovery Law (60 ILCS 5/11-74(b)-1, et seq.). If the City finds that the goals, objectives, and financial aspects of such contiguous redevelopment project areas, or those separated only by a public right-of-way, are interdependent with those of the Area, the City may determine that it is in the best interests of the City and in furtherance of the purposes of the Plan that net revenues from the Area be made available to support any such redevelopment project areas, and vice versa. The City therefore proposes to utilize net incremental revenues received from the Area to pay eligible Redevelopment Project Costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or loaned between the Area and such areas. The amount of revenue from the Area so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Area or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Table Six of this Plan.

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

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

The redevelopment project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Redevelopment Area is adopted (by December 31, 2024). Also the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more series of obligations may be sold at one or more times in order to implement this Plan. Obligations may be issued on a parity or subordinated basis.

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

become available for construction primarily to land contracts being purchased over the Area in the manner provided by the Act.

F. Commitment To Fair Employment Practices and Affirmative Action Plan

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

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

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

G. Amending the Redevelopment Plan

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

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

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

6. City Policies

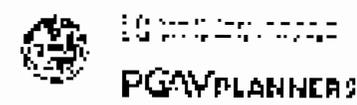
1. The City may incur redevelopment project costs which are paid for, in whole or in part, by the City other than municipal taxes, and the City may then be reimbursed for such costs from incremental taxes.
2. The City requires that developers who receive DF assistance for market rate housing set aside 20% of the units to meet affordability criteria established by the City's Department of Planning and Development. Generally, this means the affordable for-sale units should be priced at a level that is affordable to persons earning no more than 120% of the area median income, and affordable rental units should be affordable to persons earning no more than 80% of the area median income.
3. The City may enter into redevelopment agreements or intergovernmental agreements with private entities or public entities to construct, rehabilitate, renovate or restore private or public improvements on one or several parcels (collectively referred to as "Redevelopment Projects").
4. The City will pursue their overall goal of employment of residents within and surrounding the Area in jobs in the Area and in adjacent redevelopment project areas. In this regard, the following objectives are established to meet the goals of the Plan and Project:
 - i. Establish job readiness and job training programs to provide residents within and surrounding the Area with the skills necessary to secure entry level and permanent jobs in the Area and in adjoining Areas.
 - ii. Secure commitments from employers in the Area and adjacent Areas to interview graduates of the Area's job readiness and job training programs.

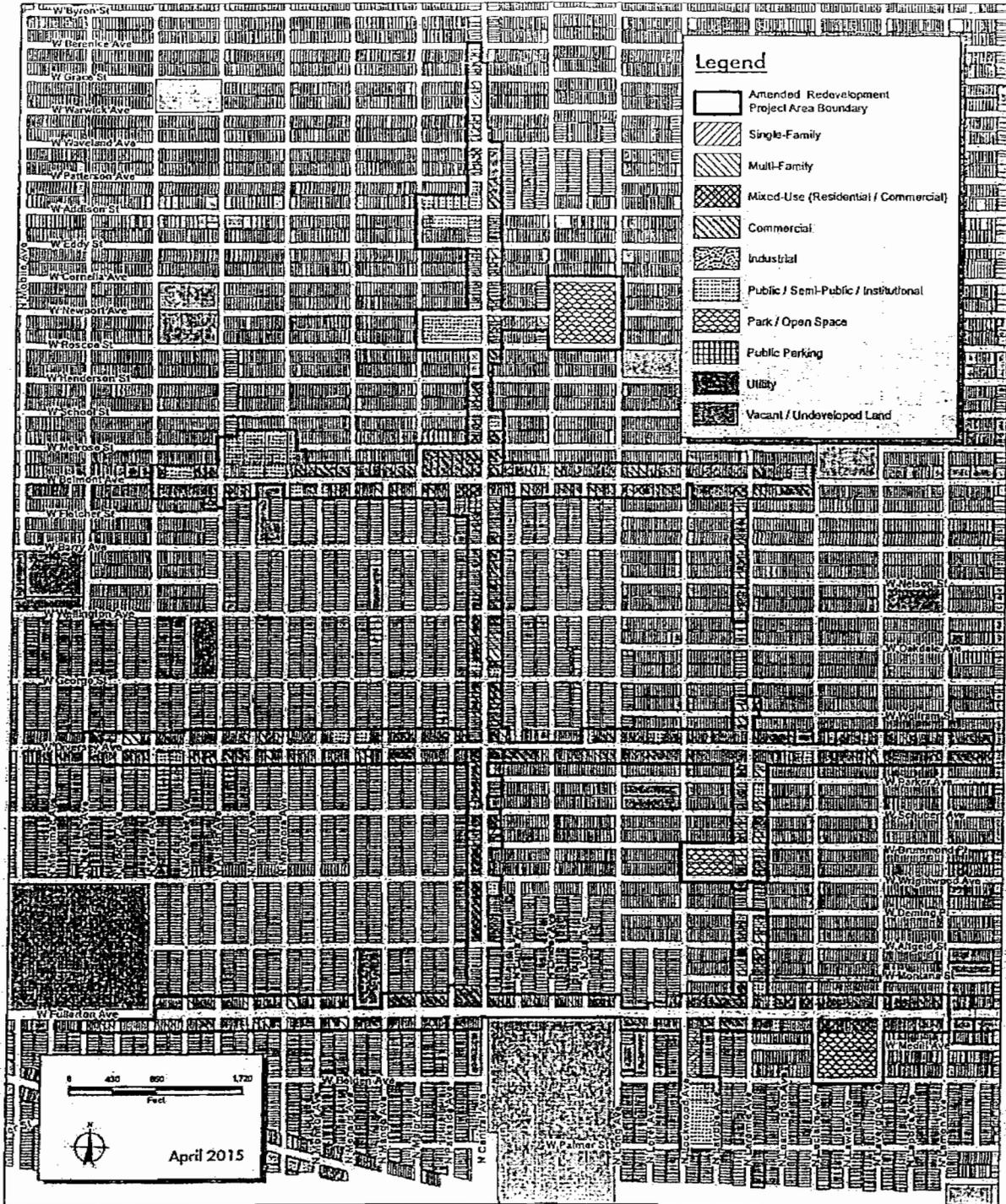
The above includes taking appropriate actions to work with Area employers, local community organizations, and residents to provide job readiness and job training programs that meet employers hiring needs.

Plan Appendix Attachment 2
[To Amendment No. 2 To Vermont Central 1 F
Redevelopment Plan Area Project]

Item	Description	Amount	Source
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Approved by Town, 12/16/14
 Waverly May
 Mayor





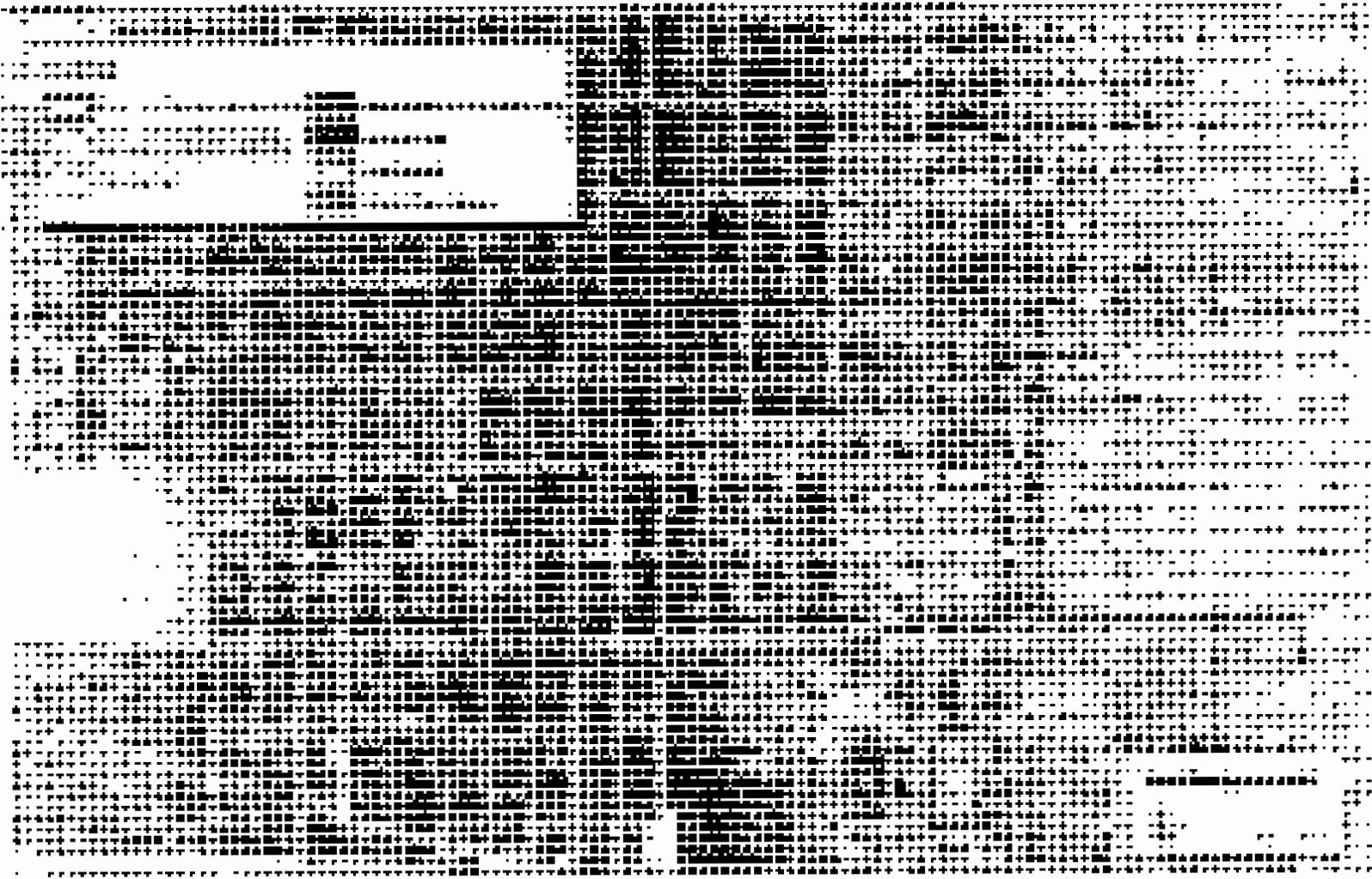
Attachment Two, Exhibit B
 Existing Land Use
 Belmont / Central Amendment No. 2
 City of Chicago, Illinois



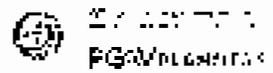
Ground R. Swapper Enterprises, Inc.
 178 North LaSalle Street, Suite 1511 • Chicago, Illinois 60601

PG&V PLANNERS

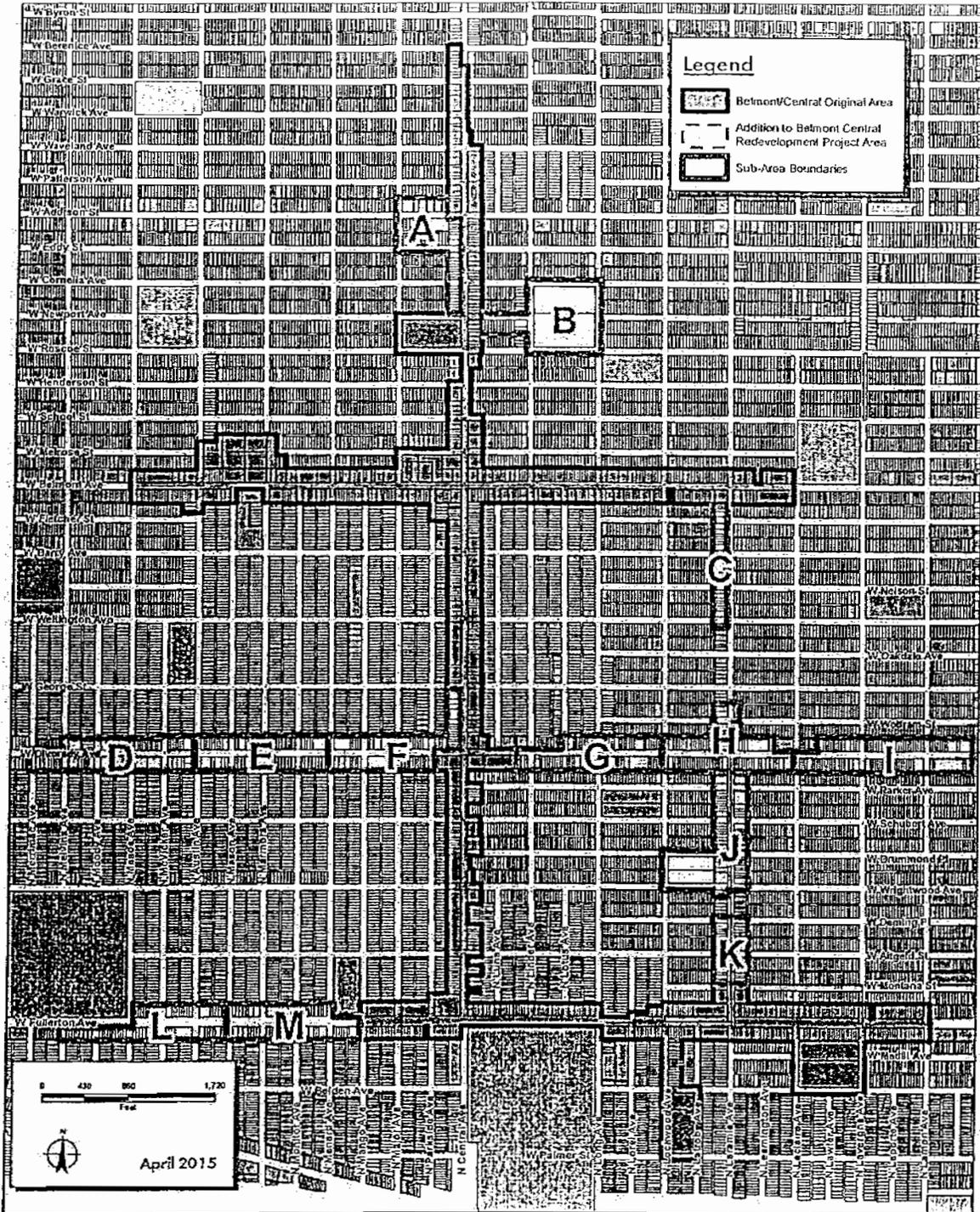
Case No.	Applicant	Property Address	Request	Commission Decision	Effective Date
15-001	John Doe	123 Main St	Rezoning	Approved	03/01/15
15-002	Jane Smith	456 Elm St	Rezoning	Approved	03/01/15
15-003	ABC Corp	789 Oak St	Rezoning	Approved	03/01/15
15-004	DEF Inc	101 Pine St	Rezoning	Approved	03/01/15
15-005	GHI LLC	202 Birch St	Rezoning	Approved	03/01/15
15-006	JKL Partners	303 Cedar St	Rezoning	Approved	03/01/15
15-007	MNO Group	404 Maple St	Rezoning	Approved	03/01/15
15-008	PQR Co	505 Walnut St	Rezoning	Approved	03/01/15
15-009	STU LLC	606 Chestnut St	Rezoning	Approved	03/01/15
15-010	VWX Inc	707 Spruce St	Rezoning	Approved	03/01/15
15-011	YZA Corp	808 Ash St	Rezoning	Approved	03/01/15
15-012	BCD Partners	909 Hickory St	Rezoning	Approved	03/01/15
15-013	EFG LLC	1010 Sycamore St	Rezoning	Approved	03/01/15
15-014	HIJ Inc	1111 Dogwood St	Rezoning	Approved	03/01/15
15-015	KLM Co	1212 Magnolia St	Rezoning	Approved	03/01/15
15-016	NOP LLC	1313 Tulip St	Rezoning	Approved	03/01/15
15-017	QRS Inc	1414 Iris St	Rezoning	Approved	03/01/15
15-018	TUV Corp	1515 Rose St	Rezoning	Approved	03/01/15
15-019	WXY Partners	1616 Sunflower St	Rezoning	Approved	03/01/15
15-020	ZAB LLC	1717 Poppy St	Rezoning	Approved	03/01/15



Attachment Two, Exhibit C2 - General Land Use Plan
 Council of Chicago Amended 11/16/15
 City of Chicago



City of Chicago
 Planning Department



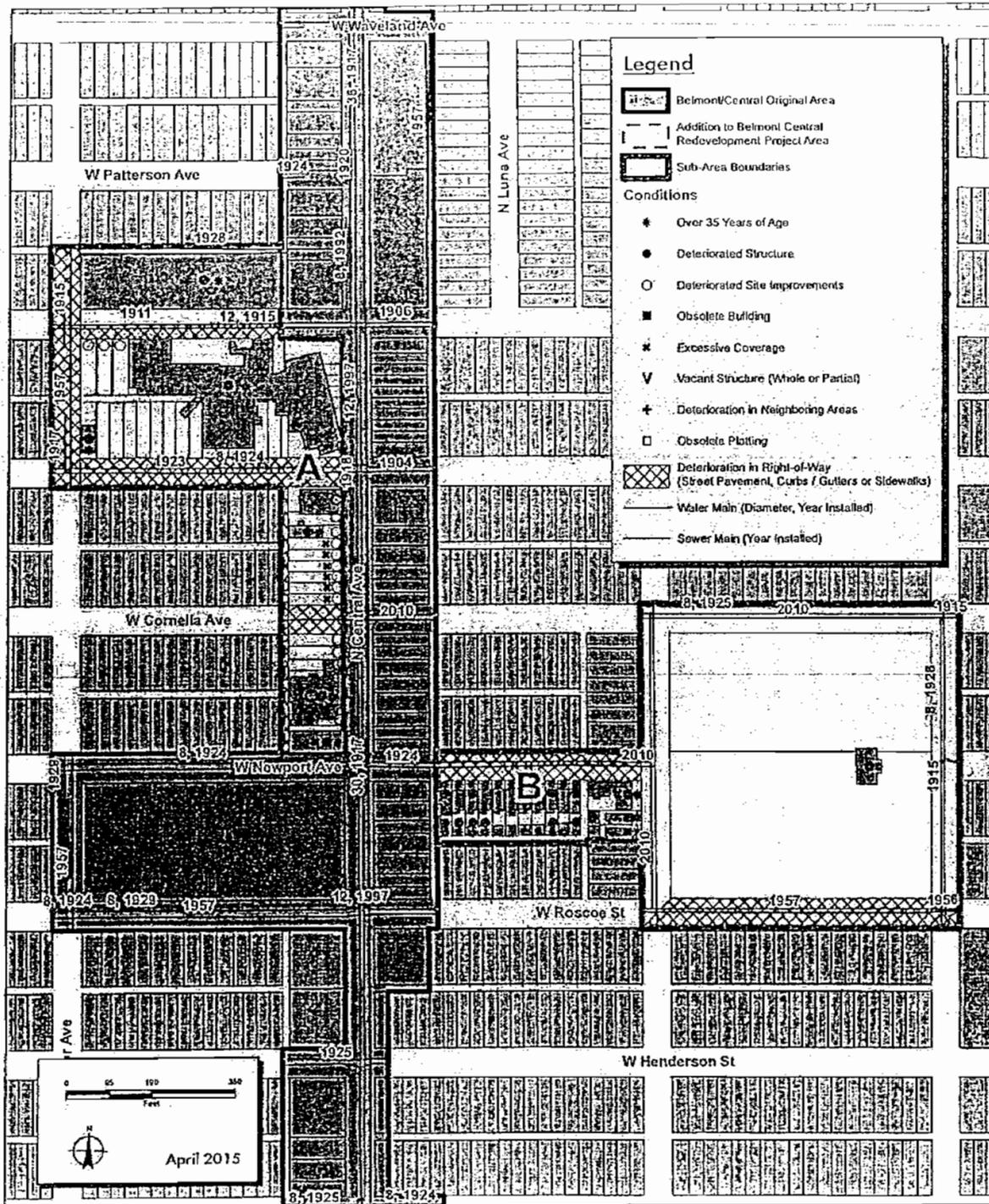
Attachment Two, Exhibit E
 Sub Area Key

Belmont / Central Amendment No. 2
 City of Chicago, Illinois



Robert D. Sawyer Architects, Inc.
 190 North La Salle Street, Suite 1515 - Chicago, Illinois 60602

PG&V PLANNERS



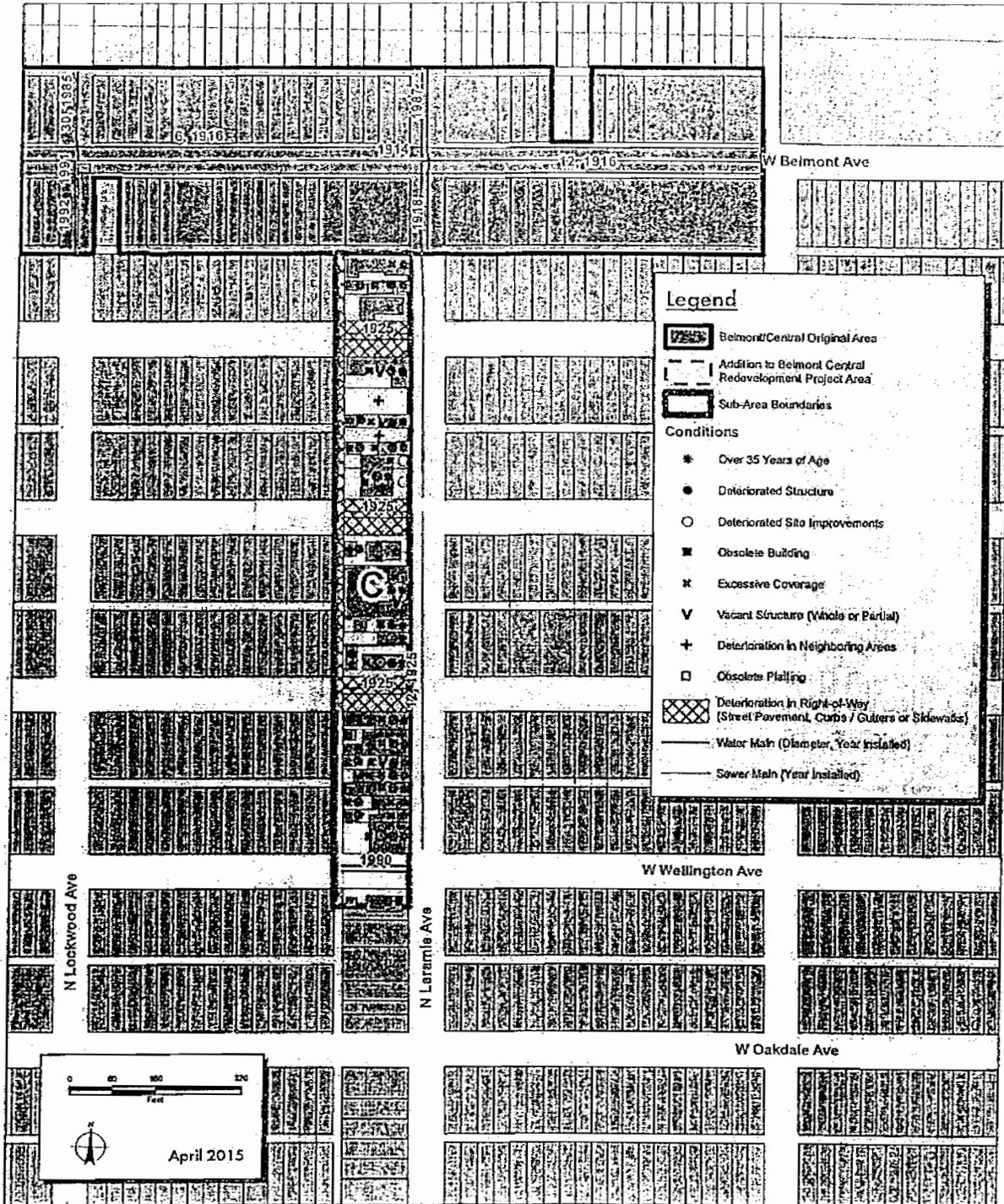
Attachment Two, Exhibit G1
Existing Conditions

Belmont / Central Amendment No. 2
City of Chicago, Illinois



Grant S. Singer Enterprises, Inc.
130 North LaSalle Street, Suite 1515 • Chicago, Illinois 60602

PG&V PLANNERS



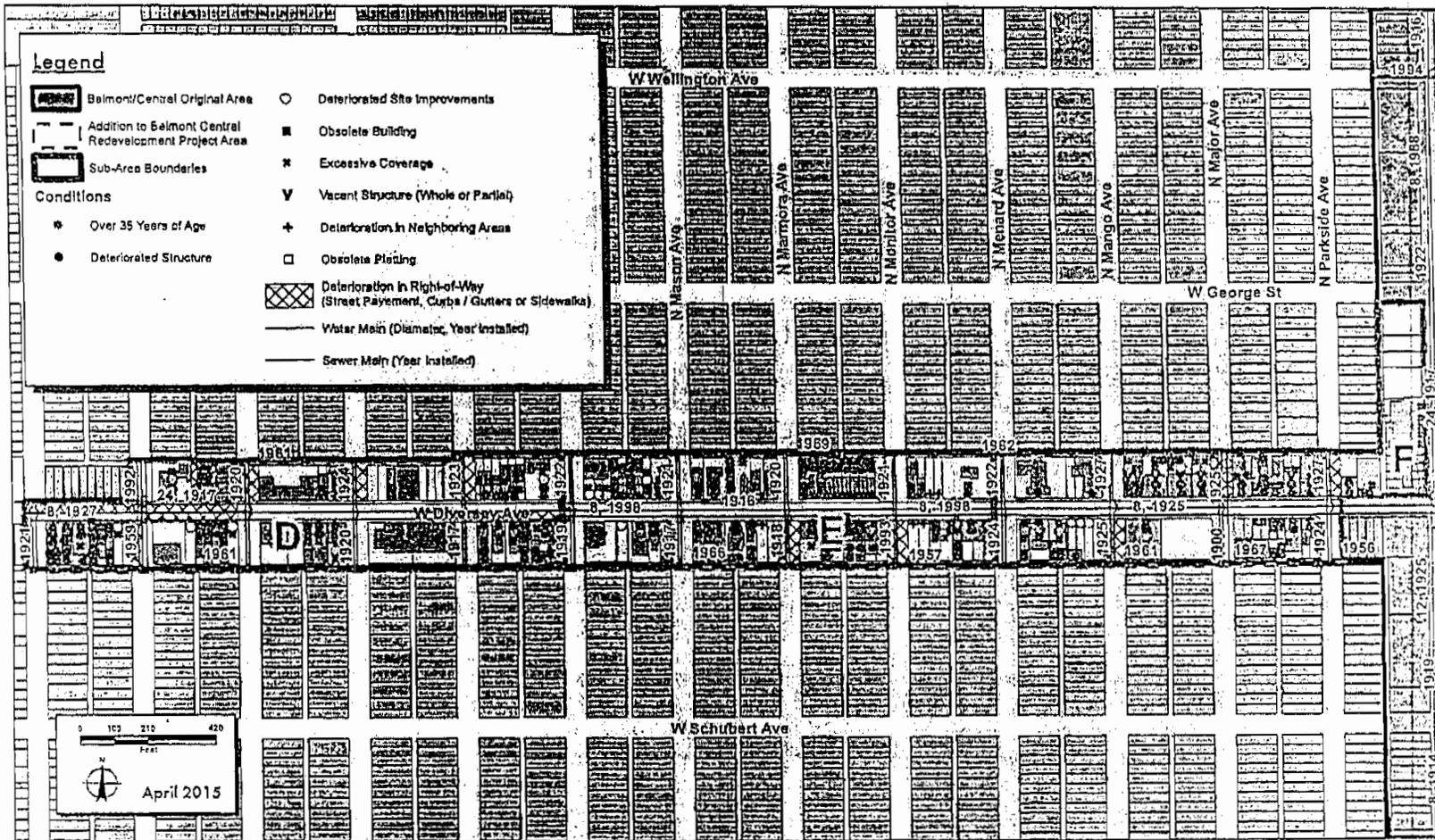
Attachment Two, Exhibit G2
Existing Conditions

Belmont / Central Amendment No. 2
City of Chicago, Illinois



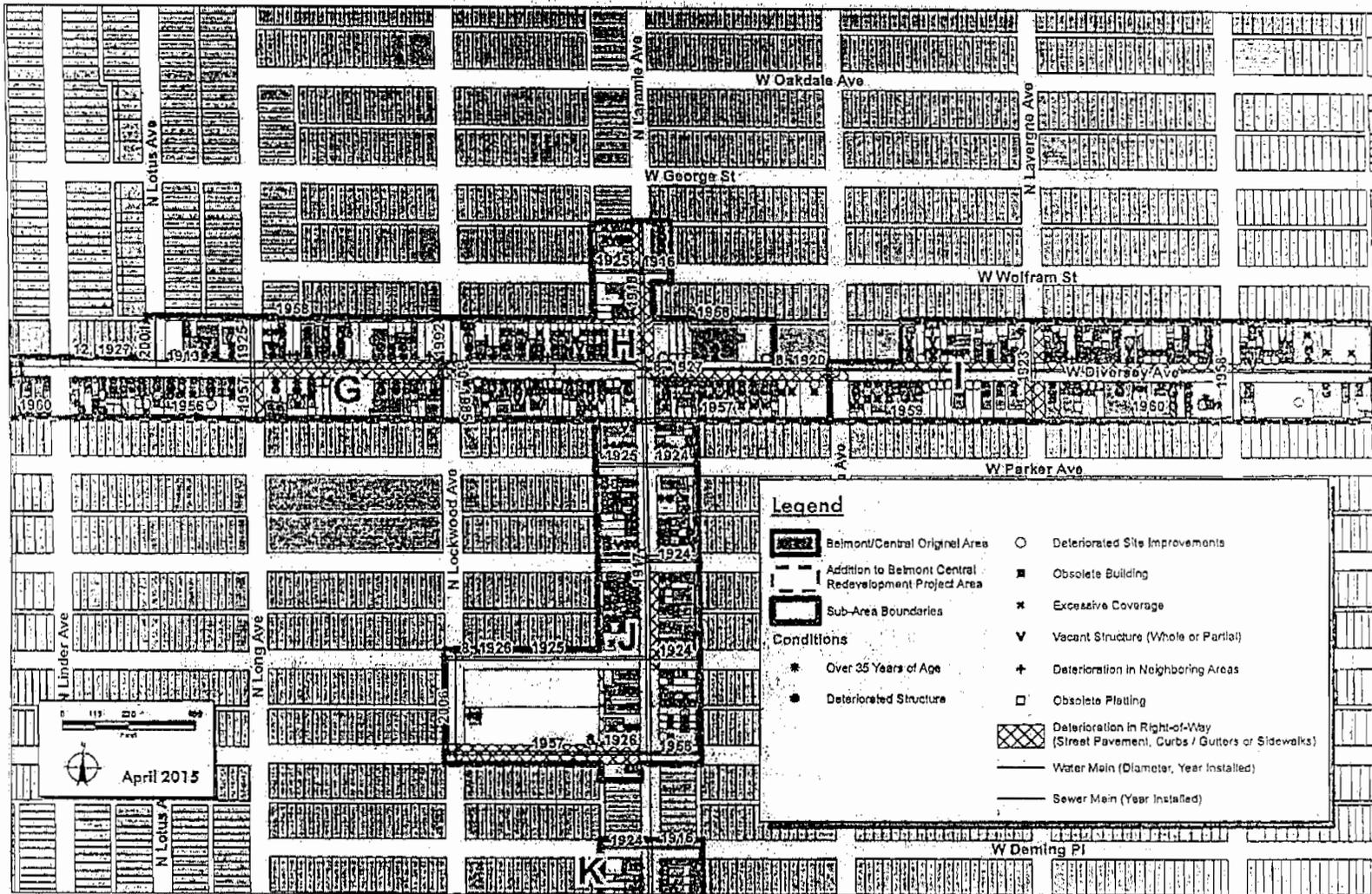
Convent St. Sawyer Enterprises, Inc.
770 North La Salle Street, Suite 1515 • Chicago, Illinois 60610

PGA PLANNERS



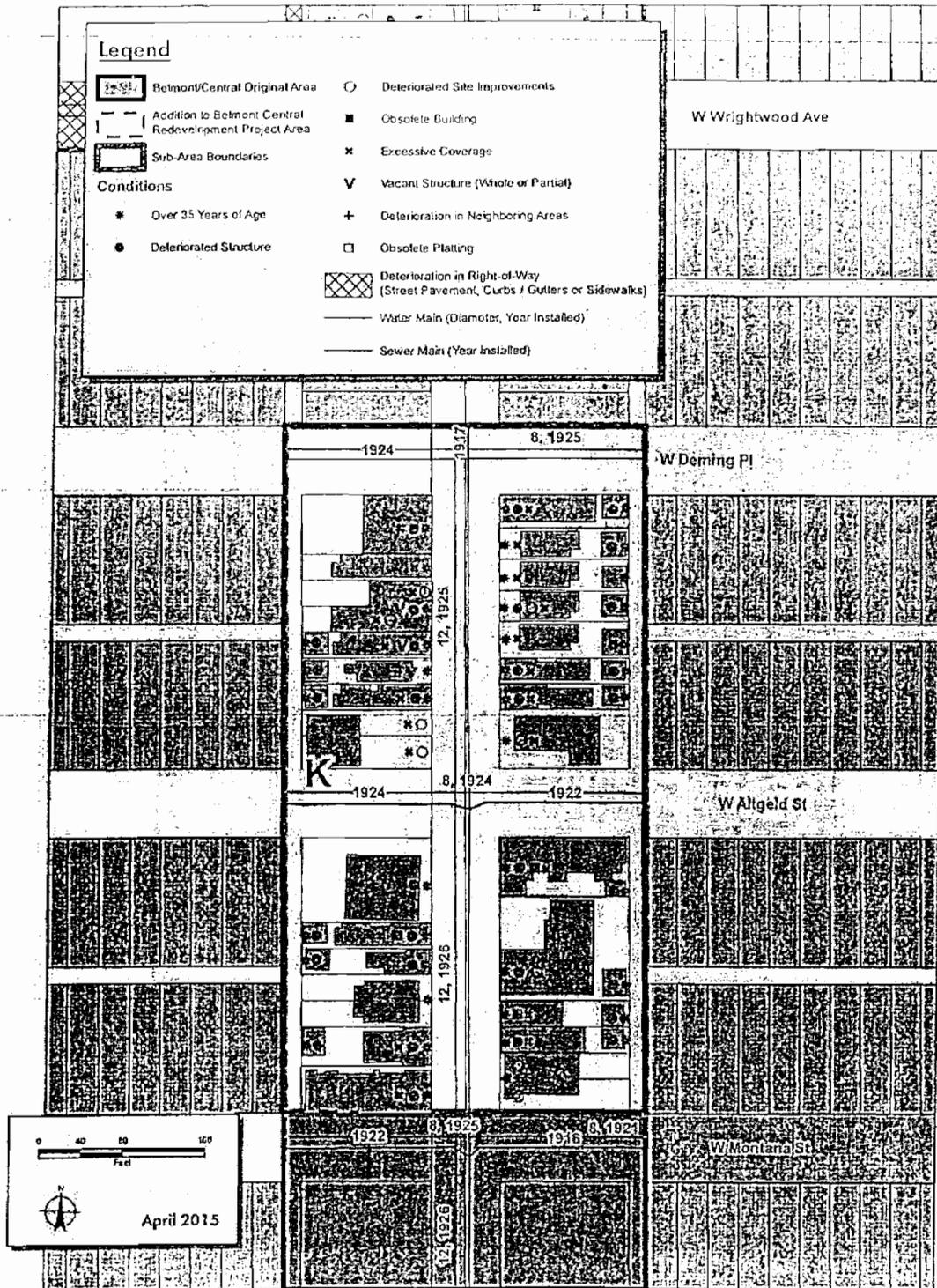
Attachment Two, Exhibit G3
 Existing Conditions
 Belmont / Central Amendment No. 2
 City of Chicago, Illinois





Attachment Two, Exhibit G4
 Existing Conditions
 Belmont / Central Amendment No. 2
 City of Chicago, Illinois





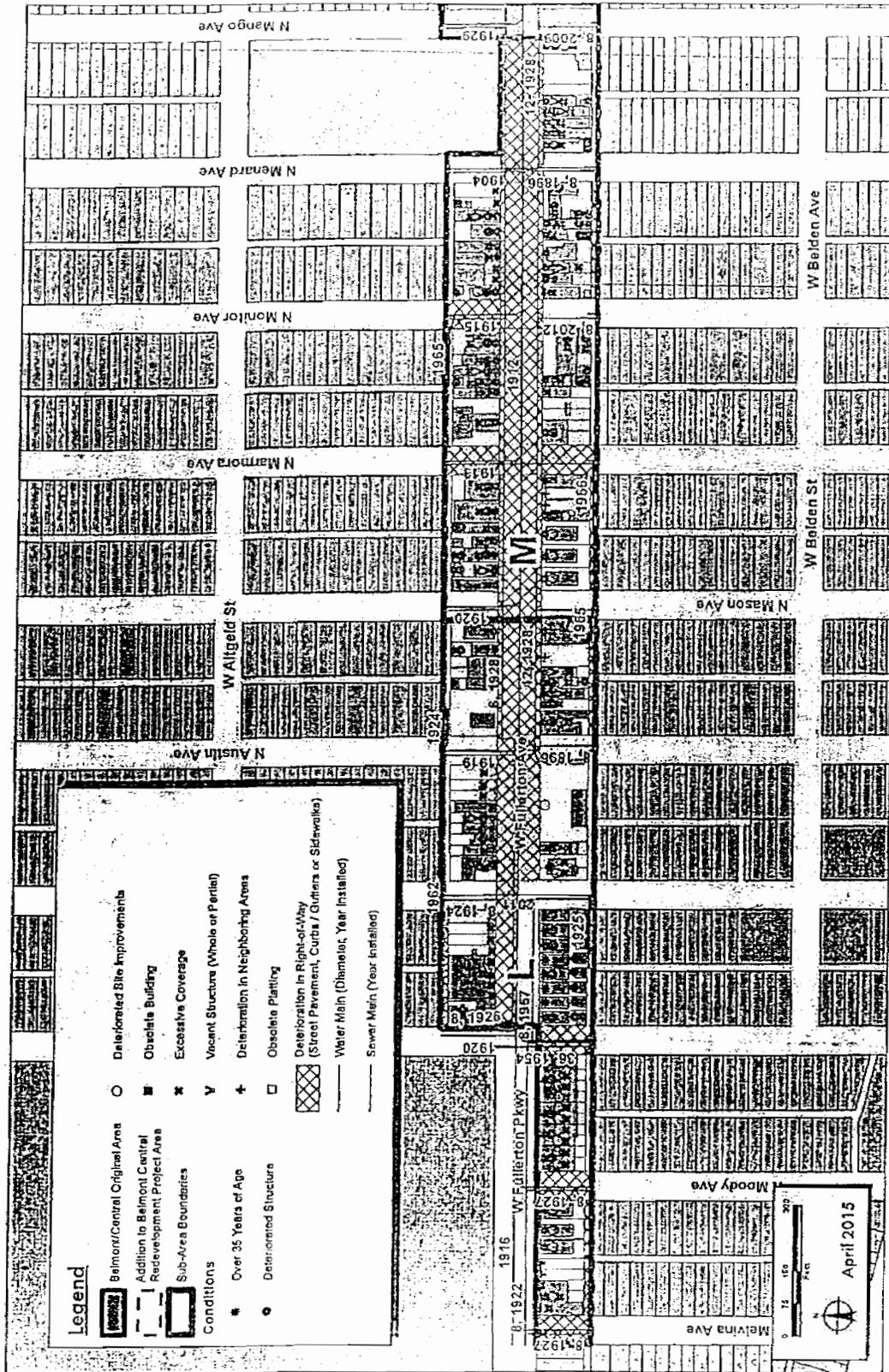
Attachment Two, Exhibit G5 Existing Conditions

Belmont / Central Amendment No. 2 City of Chicago, Illinois

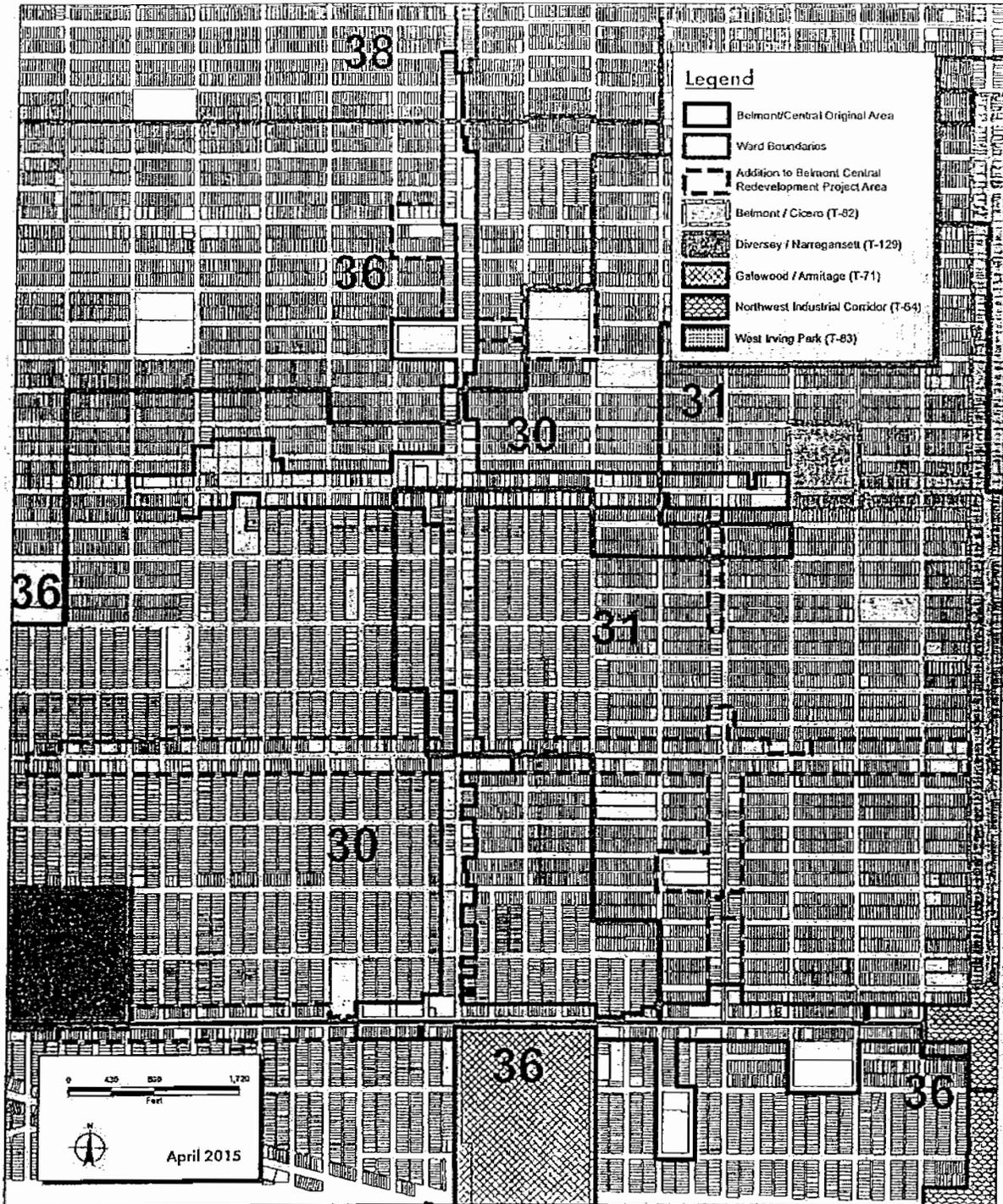


Conestoga Group Enterprises, Inc. 110 W. LaSalle Street, Suite 1315 • Chicago, Illinois 60601

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Attachment Two, Exhibit G6
 Existing Conditions
 Belmont / Central Amendment No. 2
 City of Chicago, Illinois



Attachment Two, Exhibit H
 Adjacent TIF / Redevelopment Areas

Belmont / Central Amendment No. 2
 City of Chicago, Illinois



General & Strategic Enterprises, Inc.
 138 West Lake Street Suite 1313 - Chicago, Illinois 60602

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Plan Approval Attachments
To Amendment No. 2 To DiamondCentral Lit
Redevelopment Plan And Project

Parcel List

Parcel ID	Parcel Area	Parcel Type	Parcel ID	Parcel Area	Parcel Type
1	13204000000000	4	4	13204100000000	4
2	13204000000000	4	42	13204100000000	4
3	13204000000000	4	44	13204100000000	4
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7	13204000000000	4	52	13204100000000	4
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13	13204000000000	4	64	13204100000000	4
14	13204000000000	4	66	13204100000000	4
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48	13204000000000	4	134	13204100000000	4
49	13204000000000	4	136	13204100000000	4
50	13204000000000	4	138	13204100000000	4

Index No.	Parcel ID No. [PIN]	2013 EAV	Index No.	Parcel ID No. [PIN]	2013 EAV
91	13291250160000	\$ 200,057	136	13291280350000	\$ 75,721
92	13291250370000	\$ 50,724	137	13291280360000	\$ 30,785
93	13291250380000	\$ 47,975	138	13291280410000	\$ 243,178
94	13291250390000	\$ 46,261	139	13292240300000	\$ 81,884
95	13291250400000	\$ 44,948	140	13292240310000	\$ 72,217
96	13291260431001	\$ 36,668	141	13292240320000	\$ 63,456
97	13291260431002	\$ 36,668	142	13292240330000	\$ 57,278
98	13291260431003	\$ 36,688	143	13292240340000	\$ 92,279
99	13291260431004	\$ 35,781	144	13292240350000	\$ 26,558
100	13291260431005	\$ 36,047	145	13292240360000	\$ 44,474
101	13291260431006	\$ 36,047	146	13292240370000	\$ 64,157
102	13291260431007	\$ 35,869	147	13292240400000	\$ 232,931
103	13291260431008	\$ 36,492	148	13292250410000	\$ 108,805
104	13291260431009	\$ 38,180	149	13292250420000	\$ 120,271
105	13291260431010	\$ 38,001	150	13292250350000	\$ 45,220
106	13291260431011	\$ 36,688	151	13292250450000	\$ 67,128
107	13291260431012	\$ 35,693	152	13292250430000	\$ 142,063
108	13291260431013	\$ 36,135	153	13292250461001	\$ 17,781
109	13291260431014	\$ 36,135	154	13292250461002	\$ 30,615
110	13291260431015	\$ 35,869	155	13292250461003	\$ 31,877
111	13291260431016	\$ 36,492	156	13292250461004	\$ 30,860
112	13291260431017	\$ 40,310	157	13292250461005	\$ 31,877
113	13291260431018	\$ 40,932	158	13292260310000	\$ 64,781
114	13291260431019	\$ 36,580	159	13292260320000	\$ 42,866
115	13291260431020	\$ 37,911	160	13292260330000	\$ 62,225
116	13291260431021	\$ 38,356	161	13292260340000	\$ 62,618
117	13291260431022	\$ 36,047	162	13292260350000	\$ 47,203
118	13291260431023	\$ 37,911	163	13292260360000	\$ 45,012
119	13291260431024	\$ 36,402	164	13292260370000	\$ 48,707
120	13291260390000	\$ 123,668	165	13292260380000	\$ 48,899
121	13291260420000	\$ 156,987	166	13292260390000	\$ 48,723
122	13291270270000	\$ 27,422	167	13292260400000	\$ 54,601
123	13291270280000	\$ 21,196	168	13292270310000	\$ 86,176
124	13291270290000	\$ 162,409	169	13292270320000	\$ 36,218
125	13291270300000	\$ 223,670	170	13292270330000	\$ -
126	13291270310000	\$ 223,670	171	13292270340000	\$ -
127	13291270320000	\$ 223,670	172	13292270410000	\$ -
128	13291270330000	\$ 82,988	173	13292280410000	\$ -
129	13291270340000	\$ 31,610	174	13292280370000	\$ 9,834
130	13291270350000	\$ 32,520	175	13292280380000	\$ 27,006
131	13291270360000	\$ 43,331	176	13292280390000	\$ 27,006
132	13291280310000	\$ 41,891	177	13292280400000	\$ 48,131
133	13291280320000	\$ 41,734	178	13292290370000	\$ 201,401
134	13291280330000	\$ 143,503	179	13292290380000	\$ 303,730
135	13291280340000	\$ 69,742	180	13292290330000	\$ 107,216

Line No.	Fiscal Year (FY)	2015 FAV	Line No.	Fiscal Year (FY)	2015 FAV
277	13294000000000	\$ 11,175	317	13294000000000	\$ 12,000
278	13294000000000	\$ 20,250	318	13294000000000	\$ 105,000
279	13294000000000	\$ 20,250	319	13294000000000	\$ 90,000
280	13294000000000	\$ 10,200	320	13294000000000	\$ 17,400
281	13294000000000	\$ 11,250	321	13294000000000	\$ 21,000
282	13294000000000	\$ 9,300	322	13294000000000	\$ 22,000
283	13294000000000	\$ 17,100	323	13294000000000	\$ 60,000
284	13294000000000	\$ 640,500	324	13294000000000	\$ 253,500
285	13294000000000	\$ 115,787	325	13294000000000	\$ 93,579
286	13294000000000	\$ 105,175	326	13294000000000	\$ 13,200
287	13294000000000	\$ 105,175	327	13294000000000	\$ 175,734
288	13294000000000	\$ 105,175	328	13294000000000	\$ 100,000
289	13294000000000	\$ 69,807	329	13294000000000	\$ 13,000
290	13294000000000	\$ 76,181	330	13294000000000	\$ 141,018
291	13294000000000	\$ 128,508	331	13294000000000	\$ 114,928
292	13294000000000	\$ 126,251	332	13294000000000	\$ 180,160
293	13294000000000	\$ 55,665	333	13294000000000	\$ 223,000
294	13294000000000	\$ 71,157	334	13294000000000	\$ 205,569
295	13294000000000	\$ -	335	13294000000000	\$ 291,165
296	13294000000000	\$ 63,932	336	13294000000000	\$ 265,000
297	13294000000000	\$ -	337	13294000000000	\$ 87,500
298	13294000000000	\$ -	338	13294000000000	\$ 75,575
299	13294000000000	\$ -	339	13294000000000	\$ 185,418
300	13294000000000	\$ -	340	13294000000000	\$ 190,091
301	13294000000000	\$ 342,340	341	13294000000000	\$ 131,600
302	13294000000000	\$ 164,781	342	13294000000000	\$ 93,750
303	13294000000000	\$ 161,715	343	13294000000000	\$ 165,507
304	13294000000000	\$ 61,855	344	13294000000000	\$ 75,220
305	13294000000000	\$ 13,300	345	13294000000000	\$ 35,000
306	13294000000000	\$ 10,300	346	13294000000000	\$ 36,501
307	13294000000000	\$ 142,090	347	13294000000000	\$ 30,000
308	13294000000000	\$ 104,954	348	13294000000000	\$ 70,981
309	13294000000000	\$ 60,730	349	13294000000000	\$ 80,885
310	13294000000000	\$ 8,319	350	13294000000000	\$ 245,257
311	13294000000000	\$ 52,007	351	13294000000000	\$ 60,000
312	13294000000000	\$ -	352	13294000000000	\$ -
313	13294000000000	\$ -	353	13294000000000	\$ -
314	13294000000000	\$ -	354	13294000000000	\$ -
315	13294000000000	\$ -	355	13294000000000	\$ 50,000
316	13294000000000	\$ 109,315	356	13294000000000	\$ 50,007
317	13294000000000	\$ 120,177	357	13294000000000	\$ 58,000
318	13294000000000	\$ 15,000	358	13294000000000	\$ 10,000
319	13294000000000	\$ 8,300	359	13294000000000	\$ 10,000
320	13294000000000	\$ 11,000	360	13294000000000	\$ 10,000

LINE	DESCRIPTION	AMOUNT	LINE	DESCRIPTION	AMOUNT
401	1328000000000	\$ 31,104	48	1328000000000	\$ 31,104
402	1328000000000	\$ 31,104	49	1328000000000	\$ 31,104
403	1328000000000	\$ 31,104	50	1328000000000	\$ 31,104
404	1328000000000	\$ 31,104	51	1328000000000	\$ 31,104
405	1328000000000	\$ 31,104	52	1328000000000	\$ 31,104
406	1328000000000	\$ 31,104	53	1328000000000	\$ 31,104
407	1328000000000	\$ 31,104	54	1328000000000	\$ 31,104
408	1328000000000	\$ 31,104	55	1328000000000	\$ 31,104
409	1328000000000	\$ 31,104	56	1328000000000	\$ 31,104
410	1328000000000	\$ 31,104	57	1328000000000	\$ 31,104
411	1328000000000	\$ 31,104	58	1328000000000	\$ 31,104
412	1328000000000	\$ 31,104	59	1328000000000	\$ 31,104
413	1328000000000	\$ 31,104	60	1328000000000	\$ 31,104
414	1328000000000	\$ 31,104	61	1328000000000	\$ 31,104
415	1328000000000	\$ 31,104	62	1328000000000	\$ 31,104
416	1328000000000	\$ 31,104	63	1328000000000	\$ 31,104
417	1328000000000	\$ 31,104	64	1328000000000	\$ 31,104
418	1328000000000	\$ 31,104	65	1328000000000	\$ 31,104
419	1328000000000	\$ 31,104	66	1328000000000	\$ 31,104
420	1328000000000	\$ 31,104	67	1328000000000	\$ 31,104
421	1328000000000	\$ 31,104	68	1328000000000	\$ 31,104
422	1328000000000	\$ 31,104	69	1328000000000	\$ 31,104
423	1328000000000	\$ 31,104	70	1328000000000	\$ 31,104
424	1328000000000	\$ 31,104	71	1328000000000	\$ 31,104
425	1328000000000	\$ 31,104	72	1328000000000	\$ 31,104
426	1328000000000	\$ 31,104	73	1328000000000	\$ 31,104
427	1328000000000	\$ 31,104	74	1328000000000	\$ 31,104
428	1328000000000	\$ 31,104	75	1328000000000	\$ 31,104
429	1328000000000	\$ 31,104	76	1328000000000	\$ 31,104
430	1328000000000	\$ 31,104	77	1328000000000	\$ 31,104
431	1328000000000	\$ 31,104	78	1328000000000	\$ 31,104
432	1328000000000	\$ 31,104	79	1328000000000	\$ 31,104
433	1328000000000	\$ 31,104	80	1328000000000	\$ 31,104
434	1328000000000	\$ 31,104	81	1328000000000	\$ 31,104
435	1328000000000	\$ 31,104	82	1328000000000	\$ 31,104
436	1328000000000	\$ 31,104	83	1328000000000	\$ 31,104
437	1328000000000	\$ 31,104	84	1328000000000	\$ 31,104
438	1328000000000	\$ 31,104	85	1328000000000	\$ 31,104
439	1328000000000	\$ 31,104	86	1328000000000	\$ 31,104
440	1328000000000	\$ 31,104	87	1328000000000	\$ 31,104
441	1328000000000	\$ 31,104	88	1328000000000	\$ 31,104
442	1328000000000	\$ 31,104	89	1328000000000	\$ 31,104
443	1328000000000	\$ 31,104	90	1328000000000	\$ 31,104
444	1328000000000	\$ 31,104	91	1328000000000	\$ 31,104
445	1328000000000	\$ 31,104	92	1328000000000	\$ 31,104
446	1328000000000	\$ 31,104	93	1328000000000	\$ 31,104
447	1328000000000	\$ 31,104	94	1328000000000	\$ 31,104
448	1328000000000	\$ 31,104	95	1328000000000	\$ 31,104
449	1328000000000	\$ 31,104	96	1328000000000	\$ 31,104
450	1328000000000	\$ 31,104	97	1328000000000	\$ 31,104
451	1328000000000	\$ 31,104	98	1328000000000	\$ 31,104
452	1328000000000	\$ 31,104	99	1328000000000	\$ 31,104
453	1328000000000	\$ 31,104	100	1328000000000	\$ 31,104

Line	Account No	2015 AMT
541	13284000100000	52,705
542	13284000200000	26,600
543	13284000300000	29,000
544	13284000400000	23,125
545	13284000500000	77,320
546	13284000600000	112,500
547	13284000700000	75,251
548	13284000800000	85,233
549	13284000900000	144,253
550	13284001000000	179,037
551	13284001100000	161,627
552	13284001200000	10,500
553	13284001300000	30,260
554	13284001400000	26,061
555	13284001500000	25,374
556	13284001600000	18,061
557	13284001700000	25,315
558	13284001800000	19,762
559	13284001900000	79,365
560	13284002000000	-
561	13284002100000	-
562	13284002200000	-
563	13284002300000	173,553
564	13284002400000	173,608
565	13284002500000	207,612
566	13284002600000	199,658
567	13284002700000	164,069
568	13284002800000	149,743
569	13284002900000	149,743
570	13284003000000	77,082
571	13284003100000	102,159
572	13284003200000	87,547
573	13284003300000	10,372
574	13284003400000	10,372
575	13284003500000	35,625
576	13284003600000	20,072
577	13284003700000	237,345
578	13284003800000	37,739
579	13284003900000	37,739
580	13284004000000	157,229
581	13284004100000	157,229
582	13284004200000	12,077
583	13284004300000	178,600
584	13284004400000	156,600
585	13284004500000	11,017
586	13284004600000	6,050

Line	Account No	2015 AMT
587	13284004700000	5,000
588	13284004800000	11,300
589	13284004900000	24,000
590	13284005000000	27,000
591	13284005100000	122,894
592	13284005200000	175,500
593	13284005300000	205,000
594	13284005400000	30,500
595	13284005500000	39,300
596	13284005600000	69,000
597	13284005700000	84,000
598	13284005800000	91,000
599	13284005900000	64,000
600	13284006000000	12,000
601	13284006100000	71,000
602	13284006200000	141,253
603	13284006300000	173,372
604	13284006400000	132,273
605	13284006500000	728,000
606	13284006600000	81,853
607	13284006700000	230,147
608	13284006800000	702,200
609	13284006900000	90,529
610	13284007000000	90,529
611	13284007100000	90,529
612	13284007200000	75,073
613	13284007300000	90,000
614	13284007400000	29,073
615	13284007500000	33,000
616	13284007600000	37,000
617	13284007700000	30,000
618	13284007800000	38,000
619	13284007900000	32,173
620	13284008000000	15,000
621	13284008100000	14,000
622	13284008200000	74,071
623	13284008300000	20,000
624	13284008400000	18,000
625	13284008500000	104,000
626	13284008600000	51,000
627	13284008700000	75,000
628	13284008800000	20,000
629	13284008900000	11,000
630	13284009000000	20,000

Index No.	Parcel ID No. (PIN)	2013 EAV	Index No.	Parcel ID No. (PIN)	2013 EAV
631	13293200390000	\$ 29,565	676	13321050080000	\$ -
632	13293200400000	\$ 39,716	677	13321050090000	\$ -
633	13294250440000	\$ 317,226	678	13321050100000	\$ -
634	13294250350000	\$ 49,543	679	13321060410000	\$ -
635	13294250360000	\$ 186,347	680	13321060420000	\$ 62,664
636	13294250370000	\$ 186,347	681	13321060430000	\$ 69,734
637	13294250380000	\$ 71,608	682	13321060440000	\$ 87,131
638	13294250390000	\$ 120,652	683	13321060450000	\$ 23,589
639	13294260320000	\$ 62,973	684	13321060460000	\$ 91,081
640	13294260330000	\$ 55,167	685	13321060470000	\$ 86,939
641	13294260340000	\$ 119,709	686	13321060480000	\$ 70,861
642	13294260350000	\$ 47,732	687	13321070010000	\$ 56,106
643	13294260360000	\$ 44,428	688	13321070020000	\$ 56,831
644	13294260370000	\$ 200,619	689	13321070030000	\$ 62,617
645	13294260400000	\$ 181,816	690	13321070400000	\$ 625,074
646	13294270480000	\$ 197,379	691	13322000520000	\$ 120,718
647	13294270370000	\$ 54,062	692	13322000030000	\$ 78,998
648	13294270380000	\$ 54,355	693	13322000040000	\$ 171,679
649	13294270390000	\$ 54,416	694	13322000050000	\$ 38,912
650	13294270400000	\$ 106,484	695	13322000060000	\$ 13,156
651	13294270410000	\$ 175,411	696	13322000070000	\$ 22,641
652	13294280310000	\$ 73,744	697	13322000080000	\$ -
653	13294280320000	\$ 73,463	698	13322010501001	\$ 8,154
654	13294280330000	\$ 73,463	699	13322010501002	\$ 8,149
655	13294280340000	\$ 86,175	700	13322010501003	\$ 8,149
656	13294280350000	\$ 68,935	701	13322010501004	\$ 6,642
657	13294280360000	\$ 118,871	702	13322010501005	\$ 8,143
658	13294280370000	\$ 77,129	703	13322010501006	\$ 8,143
659	13294280380000	\$ 29,483	704	13322010501007	\$ 1,794
660	13294280390000	\$ 43,557	705	13322010501008	\$ 1,794
661	13321040010000	\$ 59,935	706	13322010501009	\$ 1,794
662	13321040020000	\$ 45,133	707	13322010501010	\$ 1,794
663	13321040030000	\$ 45,133	708	13322010501011	\$ 1,794
664	13321040040000	\$ 12,022	709	13322010501012	\$ 1,794
665	13321040050000	\$ -	710	13322010470000	\$ 101,331
666	13321040550000	\$ 84,595	711	13322010480000	\$ 119,776
667	13321040560000	\$ 91,595	712	13322010070000	\$ 64,581
668	13321040570000	\$ 92,656	713	13322010080000	\$ 11,319
669	13321050010000	\$ -	714	13322010090000	\$ 11,319
670	13321050020000	\$ -	715	13322010100000	\$ 91,980
671	13321050030000	\$ -	716	13322020010000	\$ -
672	13321050040000	\$ -	717	13322020020000	\$ -
673	13321050050000	\$ -	718	13322020030000	\$ 31,463
674	13321050060000	\$ -	719	13322020040000	\$ 31,535
675	13321050070000	\$ -	720	13322020050000	\$ 70,226

FILED 10/14/2015

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FILED 10/14/2015

1

CERTIFY THAT INITIAL EQUALIZED ASSESSED VALUE OF TAX INCREMENT

I, DAVID W. CURR, do hereby certify that I am the duly appointed and acting Clerk of the Board of Cook in the State of Illinois, as such Clerk and pursuant to Section 11-748.9 of the Local Property Tax Increment Allocation Redevelopment Act (Illinois Revised Statutes, Chap. 311) do hereby:

CERTIFY THAT on May 17, 2009 the Office of the Cook County Clerk received detailed copies of the following Ordinances adopted by the City of Chicago, Cook County, Illinois on May 17, 2009:

1. An Ordinance Approving and Adopting A Tax Increment Redevelopment Plan and Project for the Belmont/Central Redevelopment Project Area;
2. An Ordinance Designating the Belmont/Central Redevelopment Project Area as a Redevelopment Project Area pursuant to the Tax Increment Allocation Redevelopment Act; and
3. An Ordinance Adopting Tax Increment Allocation Financing for the Belmont/Central Redevelopment Project Area.

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

CERTIFY THAT the initial equalized assessed value of each lot, block and parcel of real property within the said City of Chicago Project Area as of May 17, 2009 as set forth in the document attached.

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

TAX CODE AREA 71077	\$46,146,076
TAX CODE AREA 71078	\$27,934,236
TAX CODE AREA 71079	\$70,057
TAX CODE AREA 71080	\$84,576

for a total of

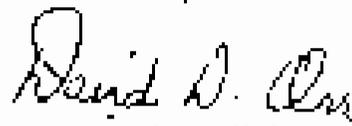
SEVENTY-FOUR MILLION, NINE HUNDRED SEVENTY-
FOUR THOUSAND, NINE HUNDRED FORTY-FIVE
DOLLARS AND NO CENTS

(\$74,974,945)

such total initial equalized assessed value as of May 17, 2009, having been computed and ascertained from the official records on file in my office and as set forth in document attached.

IN WITNESS WHEREOF, I have hereunto affixed my signature and the corporate seal of COOK COUNTY on 2nd day of April 2015.

(SEAL)


David W. Curr
County Clerk

COMMITTEE REPORTS - FINANCE AND ADMINISTRATION - FINANCE AND ADMINISTRATION

FINANCE AND ADMINISTRATION - FINANCE AND ADMINISTRATION
OFFICE OF THE CITY CLERK - OFFICE OF THE CITY CLERK
OFFICE OF THE CITY CLERK - OFFICE OF THE CITY CLERK
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FINANCE AND ADMINISTRATION - FINANCE AND ADMINISTRATION
OFFICE OF THE CITY CLERK - OFFICE OF THE CITY CLERK
OFFICE OF THE CITY CLERK - OFFICE OF THE CITY CLERK
OFFICE OF THE CITY CLERK - OFFICE OF THE CITY CLERK

13-20-111-000-0000	0
13-20-111-001-0000	0
13-20-111-002-0000	0
13-20-125-000-0000	0
13-20-125-017-0000	0
13-20-125-017-0000	0
13-20-125-018-0000	0
13-20-125-013-0000	0
13-20-130-014-0000	0
13-20-130-023-0000	0
13-20-130-030-0000	0
13-20-130-031-0000	0
13-20-130-032-0000	0
13-20-130-033-0000	0
13-20-131-004-0000	0
13-21-124-041-0000	1,459,074
13-21-124-042-0000	320,945
13-21-130-001-0000	64,770
13-21-130-002-0000	48,241
13-21-130-002-0000	48,241
13-21-130-004-0000	48,239
13-21-130-005-0000	14,135
13-21-130-006-0000	30,751
13-21-130-007-0000	20,191
13-21-130-008-0000	11,756
13-21-130-009-0000	12,134
13-21-130-010-0000	50,100

ACCOUNT NUMBER	DESCRIPTION	AMOUNT
13-21-309-002-0500		1,100.00
13-21-309-004-0500		0.00
13-21-309-005-0500		0.00
13-21-309-006-0500		0.00
13-21-309-007-0500		10,700.00
13-21-309-008-0500		19,000.00
13-21-312-004-0000		41,300.00
13-21-312-005-0000		75,624.00
13-21-312-006-0000		370,153.00
13-21-312-007-0000		21,000.00
13-21-312-008-0000		29,043.00
13-21-312-009-0000		58,086.00
13-21-312-010-0000		62,241.00
13-21-315-020-0000		93,516.00
13-21-315-040-0000		223,627.00
13-21-329-021-0000		416,050.00
13-21-329-022-0000		152,510.00
13-21-329-023-0000		161,450.00
13-21-329-024-0000		106,546.00
13-21-329-025-0000		85,000.00
13-21-329-026-0000		16,560.00
13-21-329-027-0000		18,000.00
13-21-329-028-0000		16,560.00
13-21-329-029-0000		18,000.00
13-21-329-030-0000		464,630.00
13-21-329-031-0000		16,560.00
13-21-329-032-0000		18,000.00
13-21-329-033-0000		20,000.00
13-21-329-034-0000		2,000.00

COMMITTEE ON GOVERNMENT OPERATIONS AND FINANCE

MEMORANDUM FOR THE SENATE
 SUBJECT: 2015-2016 BUDGET
 DATE: 10/14/2015
 BY: [REDACTED]

COMMITTEE ON GOVERNMENT OPERATIONS

MEMORANDUM FOR THE SENATE
 SUBJECT: 2015-2016 BUDGET
 DATE: 10/14/2015
 BY: [REDACTED]

13-21-330-018-0000	1,000,000
13-21-330-019-0000	98,200
13-21-330-020-0000	200,000
13-21-330-021-0000	10,000
13-21-330-022-0000	15,500
13-21-330-023-0000	10,000
13-21-330-024-0000	98,000
13-21-330-025-0000	100,000
13-21-330-026-0000	100,000
13-21-330-027-0000	80,000
13-21-330-028-0000	80,000
13-21-330-029-0000	80,000
13-21-330-030-0000	80,000
13-21-330-031-0000	80,000
13-21-330-032-0000	80,000
13-21-330-033-0000	80,000
13-21-330-034-0000	80,000
13-21-330-035-0000	80,000
13-21-330-036-0000	80,000
13-21-330-037-0000	80,000
13-21-330-038-0000	80,000
13-21-330-039-0000	80,000
13-21-330-040-0000	80,000
13-21-330-041-0000	80,000
13-21-330-042-0000	80,000
13-21-330-043-0000	80,000
13-21-330-044-0000	80,000
13-21-330-045-0000	80,000
13-21-330-046-0000	80,000
13-21-330-047-0000	80,000
13-21-330-048-0000	80,000
13-21-330-049-0000	80,000
13-21-330-050-0000	80,000
13-21-330-051-0000	80,000
13-21-330-052-0000	80,000
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2013-2014 BUDGET--REVENUE--CITY OF CHICAGO

2013-2014 BUDGET--REVENUE--CITY OF CHICAGO

REVENUE FROM TAXES AND FEES--PROPERTY TAXES--
 CITY OF CHICAGO--PROPERTY TAXES--CITY OF CHICAGO
 REVENUE FROM TAXES AND FEES--PROPERTY TAXES--
 CITY OF CHICAGO

REVENUE FROM TAXES AND FEES--PROPERTY TAXES--
 CITY OF CHICAGO--PROPERTY TAXES--CITY OF CHICAGO
 REVENUE FROM TAXES AND FEES--PROPERTY TAXES--
 CITY OF CHICAGO

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OFFICE OF THE CLERK OF THE BOARD OF COMMISSIONERS, 100 SOUTH LAUREL STREET, CHICAGO, IL 60604

OFFICE OF THE CLERK OF THE BOARD OF COMMISSIONERS
100 SOUTH LAUREL STREET, CHICAGO, IL 60604
BOARD OF COMMISSIONERS, 100 SOUTH LAUREL STREET,
CHICAGO, IL 60604

OFFICE OF THE CLERK OF THE BOARD OF COMMISSIONERS
100 SOUTH LAUREL STREET, CHICAGO, IL 60604
BOARD OF COMMISSIONERS, 100 SOUTH LAUREL STREET,
CHICAGO, IL 60604

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ALL SALARIES ARE APPROXIMATE AND MAY VARY
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 BASED ON THE INFORMATION PROVIDED BY THE
 EMPLOYER.

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Plan Appendix Attachment 5
 To Amendment No. 2 to Belmont/Central HS
 Redevelopment Plan Area Project
 I. Introduction
 Added Area Eligibility Study

THE CITY OF CHICAGO (the "Consultant" or "C/C/M") in conjunction with consultant R. Sturges Enterprises ("RSE") has been retained by the City of Chicago (the "City") to amend the Belmont/Central Redevelopment Plan Area ("RDP") and Project Area (the "Original Area"), as approved in January of 2009, revised in May of 2010, and as amended by Amendment No. 1 in July of 2011. Amendment No. 2 (the "Amendment") provides a plan amendment document and adds additional area ("Project Area") to the Original Area to create the new area (the "Amended Area"). These references apply only to this Eligibility Study.

For purposes of the Amendment, this Eligibility Study considers only the Project Area and this Eligibility Study is referred to in the Amendment as the "Added Area Eligibility Study." Prior to the preparation of the Amendment, the Consultant undertook various surveys and investigations of the Project Area, containing approximately 670 parcels, to determine whether the Project Area qualifies for designation as a tax increment financing district, pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-7.4.4-1 *et seq.*, as amended (the "Act").

The exhibits included with the Amendment and this Added Area Eligibility Study are:

- **Plan Appendix, Attachment Two, Exhibit A – Boundary Map** (A map of the boundaries of the Amended Area)
- **Plan Appendix, Attachment Two, Exhibit B – Existing Land Use** (The existing land uses of the Amended Area)
- **Plan Appendix, Attachment Two, Exhibits C1 and C2 – General Land Use Plan** (The Amended Area Land Use Plan divided into north and south maps)
- **Plan Appendix, Attachment Two, Exhibit D – Existing Zoning** (Existing zoning classifications regarding the Amended Area)
- **Plan Appendix, Attachment Two, Exhibit E – Sub Area Key** (The Project Area as divided into 13 sub areas)

- Plan Appendix, Attachment Two, Exhibits G1 through G6 – Existing Conditions (The actual record files in the Project Area only)
- Plan Appendix, Attachment Two, Exhibit H – Adjacent TIF / Redevelopment Areas (Redevelopment Areas adjacent to the Amended Area)
- Plan Appendix, Attachment Three – Legal Description of the Amended Area
- Plan Appendix, Attachment Four – Parcel Listing (A Parcel Identification Number (PIN) listing) of the Project Area
- Plan Appendix, Attachment Five – Added Area Eligibility Study (The Eligibility Study regarding the Project Area only)
- Plan Appendix, Attachment Six – Housing Impact Study (A Housing Impact Study (HIS) regarding the Amended Area)

This Eligibility Study includes the analyses and findings of the Consultant's work and is the responsibility of PG&A who has prepared this Eligibility Study with the understanding that the City would rely on the findings and conclusions of the Eligibility Study in proceeding with the designation of the Project Area as a redevelopment project area under the Act, and on the fact that PG&A has obtained the necessary information to complete that the Project Area can be designated as a redevelopment project area in compliance with the Act.

Following this introduction, Section I presents background information of the Amended Area including the geographic location, description of current conditions, and other data. Section II provides the building and infrastructure conditions assessment and qualification documentation as to the qualifications of the Project Area as a preservation and/or lighted area as defined in the Act, and Section IV, Summary and Conclusions, summarizes the findings of this Eligibility Study regarding the Project Area.

This Eligibility Study is to become a part of the Redevelopment Plan for the Belmont/Central TIF Redevelopment Plan and Project Area. Other portions of the Redevelopment Plan contain information and documentation as required by the Act for a redevelopment plan.

II. BACKGROUND INFORMATION

A. Location and Size of Project Area

The Belmont/Cicero Redevelopment Project Area is located approximately one (1) mile northwest of Northas Square, bounded by the Portage Park and Belmont/Cicero neighborhoods.

The Original Area is irregularly shaped and its boundaries generally follow commercial corridors along several major streets. The Original Area includes property that fronts Central Avenue from Bernard Avenue to Fullerton Avenue, Belmont Avenue from Meade Avenue to LeClare Avenue, and Fullerton Avenue from Mango Avenue to Lanon Avenue.

The Project Area for the Amendment includes areas along the west side of Central Avenue from Newcut Avenue to Ogden Street and including the Community First Medical Center (formerly Our Lady of the Resurrection Medical Center), east along the south side of Newcut Avenue from Central to and including Ogden Park, south along the west side of Laramie Avenue from the Original Area near Belmont Avenue to Wellington Avenue, along Laramie Avenue from roughly George Street to the Original Area at Fullerton Avenue and including Ogden Park east and west along Diversey Avenue from Memorial Avenue to an alley just west of Cicero, and west along Fullerton from Mango Avenue to Malvina Avenue. The Project Area contains 135.0 acres in 670 parcels, with 43.1 acres for public rights-of-way for streets, alleyways, rail lines, and highways. The Project Area contains 92.8 acres (68%) of improved land that is either presently developed or vacant.

The Amended Area will comprise the Original and Project Areas and will generally include the block face to the respective parallel alley on both sides of the streets listed above.

B. Description of Current Conditions

Area Characteristics

The Project Area is located partly within fourteen (14) 2010 U.S. Census Tracts: 1506, 1511, 1512, 1502, 1903, 1904.01, 1904.02, 1906.01, 1909.02, 1907.01, 1907.02, 1508, 1513.01, and 1913.02. These tracts, along with tracts 1507, 1510.01, 1711, 1911, and 1912 of the Original Area, comprise the Amended Area.

The Project Area is located partly within or three (3) City wards: 30, 31, and 39. A small portion of the Original Area is also in Ward 38.

There are five (5) TIF redevelopment areas that are adjacent to the Amended Project Area: the Belmont/Cicero TIF, the Diversey/Narragansett TIF, the Oakwood/Armitage TIF, the Northwest Industrial Corridor TIF, and the West Irving Park TIF. Only the Belmont/Cicero and Diversey/Narragansett TIFs are adjacent to the Project Area.

The Amended Area is described in the Plan Appendix, Attachment Three – Legal Description and is also shown as a map in the Plan Appendix, Attachment Two Exhibit A – Boundary Map.

Existing Land Use

A tabulation of existing land uses in the Amended Area is shown in Table 1 – Tabulation of Existing Land Use. The Project Area uses the primary 11 categories, followed by residential uses and mixed uses. Due to the nature of the Belmont Center TIF, it is bordered by dense residential use, typically located across a rear alley from the main commercial corridors. There are three city parks in the Amended Area: Crown Park and Crown Park in the Project Area and Blackhawk Park in the Original Area. There are six school uses in the Original Area and two such uses in the Project Area.

Table 1
Tabulation of Existing Land Use
Belmont Center Amended Area¹

Existing Land Use	Existing Area (Acres)	% of Project Area	Original Area (Acres)	% of Project Area	Total Amended Area (Acres)	% of Total Amended Area
Single Family Residential	25	1.8%	12	0.7%	37	1.9%
Multifamily Residential	177	9.3%	31	1.8%	208	1.0%
Residential (Residential Conversion)	115	6.1%	146	7.7%	261	7.6%
Commercial (Retail, Services, Office, Industrial)	216	22.8%	121	22.7%	337	22.9%
Mixed	64	3.3%	27	0.4%	91	0.3%
Park/Open Space	108	7.8%	214	11.3%	322	9.0%
Public Parking Lot	41	2.2%	22	3.2%	63	0.2%
Public	103	7.9%	14	0.6%	117	3.7%
Public	24	0.3%	0	0.0%	24	0.0%
Vacant (Undeveloped) Land	13	1.0%	13	0.9%	26	1.1%
Right-of-Way	81	3.7%	172	47.1%	253	32.1%
TOTAL	1358		1691		3049	100.0%

¹ The report and project Eligibility Study is for the Amended Area. The Original Area is not included.

² The Amended Area is the Eligible Area in the Project Area program for Amending the Plan. Appurtenant and average figures are summarized for the Amended Area.

The existing land uses in the Amended Area are identified in the Plan Appendix, Attachment Two, Exhibit B – Existing Land Use. Land use data for the Project Area was compiled as part of the TIF eligibility fieldwork, along with the Original Area to determine the overall Amended Area land use characteristics to be used for the Amendment. This fieldwork was conducted in the fall of 2014.

In classifying land use for this TIF eligibility report, it is important to clarify the use of the term “vacant land.” The Act establishes one (1) set of eligibility criteria for designation of improved land and a separate set of criteria for designation of vacant land. The Act’s definition of “vacant land” and the full set of criteria are provided in Section III of the study. In short, under the Act all parcels without buildings are considered “vacant.” Only 18 acres (1.3%) of the Project Area is vacant land. The vacant property in the Project Area is on 22 of the overall 670 parcels and represents a small opportunity for in-fill development and revitalization.

As shown in Table 1 – Tabulation of Existing Land Use above, the largest land use by land percentage in the Project Area is Right-of-Way (31.7%), followed by Commercial uses (22.8%). Residential uses (11.1% total multifamily and single-family), Mixed use (6.3%), Park/Open Space (5.3%), Public/Other Public/Industrial (7.9%) and Public Parking Lot (7.9%). All other uses in the Project Area account for less than 4% of the total. The majority of the net Project Area (without the Right-of-Way, improved vacant land, and park/open space), is commercial/retail use or residential. The residential density is generally greater away from the primary corridors – 0.77% of

A total of 683 structures are located within the 5,000 square foot proposed land in the Project Area. Of the 683 structures, 114 are in the category of "Other" that include pre-war, high-rise or other residential structures. The remaining 569 structures in the Project Area comprise 1,076 of the total area according to the 2016 Equalized Assessed Value (EAV) of the City. 593 of the 683 total structures are more than 25 years old, which means the proposed portion of the Project Area may qualify as a "low selection area" if a certain number of three (3) or more "conservation factors" are found to be present such that the presence of low-rise buildings is detrimental to the public safety, health, morals or welfare and the area may become "blighted". These factors are defined in detail in Section III, Qualification of the Project Area.

The types of residential uses within the Project Area were identified during the building condition and land use survey conducted as part of this Eligibility Study. This survey was completed in 2016 and revealed that the Project Area has 388 structures that contain 1,535 housing units, 1,021 of which were occupied. Because the Project Area contains more than 75 inhabited residential units within the proposed boundaries, the municipality is required to perform a Housing Impact Study ("HIS") as part of the feasibility report (see Subsection 11.74.4-57)(5) of the Act. The HIS includes the Original Area and will be an overall study for the entire Belmont/Central NE Redevelopment Area. The HIS is found in the Plan Appendix, Attachment Six – Housing Impact Study.

Development Activity and Assessed Value Trends

Historic data regarding the Equalized Assessed Value (the "EAV") for each parcel in the Project Area, the rate of EAV growth for the City, and the Consumer Price Index for All Urban Consumers (the "CPI-U") in the Chicago-Gary-Kenosha MSA for the period between 2008 and 2013 are considered to identify development activity and determine assessed value trends in the Project Area. Table 2 - Equalized Assessed Value Trends, on the following page, illustrates the comparison of the Project Area's EAV growth to both the remainder of the City's EAV and the CPI-U.

The upper half of Table 2 demonstrates that between 2008 and 2013, the EAV of the Project Area decreased from \$83.6 million to \$60.5 million. The table also demonstrates that:

- 1) In at least 3 of the past 5 years (four years demonstrated), EAV growth of the Project Area has declined;
- 2) In at least 3 of the past 5 years (three years demonstrated), EAV growth of the Project Area has been less than the EAV growth of the remainder of the City; and,

in the bottom half of Table 2:

- 3) In at least 3 of the past 5 years (four years demonstrated), EAV growth of the Project Area has been less than the CPI-U of the Chicago-Gary-Kenosha Metropolitan Statistical Area (MSA).

Additionally, it is important to consider the ability of the Project Area to generate tax revenue. Of the 670 parcels in the Project Area, 95 are zoned by an entity that is exempt from property tax and 4 parcels are found to have been delinquent for the 2015 taxpayers' share; neither of these factors significantly impacts the Project Area's ability to generate tax revenue.

Table 2
Equalized Assessed Value Trends
 (Source: Cook County Assessor's Office, 2014)

Year	Cook County Assessor's Office		Equalized Assessed Value		Cook County Assessor's Office Change from Previous Year	Cook County Assessor's Office Change from Previous Year
	Assessed Value	% Change from Previous Year	Assessed Value	% Change from Previous Year		
2008	\$40,513,633		\$60,594,036			
2009	\$32,854,471	-19.2%	\$64,403,553	6.3%		NO
2010	\$68,139,001	7.7%	\$53,001,521	-18.0%		YES
2011	\$74,570,266	13.7%	\$75,040,540	1.9%		YES
2012	\$54,671,405	-27.8%	\$65,185,558	-13.1%		NO
2013	\$80,481,862	4.7%	\$69,405,054	-1.4%		YES

¹ Cook County Assessor's Office report for 2012 - 2014

² Property Value Based on Equalized Value. Area Only. Source is Cook County Clerk's Agency Tax Roll Report for Equal Values

Comparison to Consumer Price Index

Year	Cook County Assessor's Office	Consumer Price Index	Change from Previous Year	Comparison
2008	\$40,513,633	715,303		
2009	\$32,854,471	714,537	-0.1%	NO
2010	\$68,139,001	718,654	0.6%	YES
2011	\$74,570,266	724,523	0.8%	YES
2012	\$54,671,405	729,554	0.7%	YES
2013	\$80,481,862	737,557	1.1%	YES

¹ Cook County Assessor's Office report for 2012 - 2014

² Consumer Price Index for All Urban Consumers (CPI-U). Source: U.S. Bureau of Labor Statistics

Prior Redevelopment Efforts

As noted, five (5) existing TIF redevelopment project areas are adjacent to the Amended Project Area. However, only the Belmont/Cicero TIF (City Index number T-32) to the east and the Diversey/Narragansett TIF (T-129) to the southwest border the Project Area. The boundaries of all of these TIF redevelopment project areas are identified in the Plan Appendix, Attachment Two, Exhibit H – Adjacent TIF / Redevelopment Areas.

Chicago Enterprise Zone #5 overlaps the Project Area to the south along Fullerton Avenue, with only the property on the north side of Fullerton Avenue in both the Enterprise Zone and the Belmont/Cicero TIF Redevelopment Area.

10. QUALIFICATION OF THE PROJECT AREA

A. Illinois Tax Increment Allocation Redevelopment Act

The Act authorized Illinois municipalities to redevelop locally designated deteriorated areas through tax increment financing. In order for an area to qualify as a tax increment financing district, it must first be designated as a blighted area, a conservation area, or a revitalization of the body of an industrial park or evaluation area as defined at 5-11-74.4.3(a) of the Act.

Based on the criteria set forth in the Act, the improved portion of the Project Area is determined to qualify as a conservation area, and the vacant portion of the Area is determined to qualify as a blighted area.

As set forth in the Act, a conservation area is:

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

- (1) *Dilapidation: An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.*
- (2) *Obsolescence: The condition or process of falling into disuse. Structures have become ill-suited for the original use.*
- (3) *Deterioration: With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose-paving material, and weeds protruding through paved surfaces.*
- (4) *Presence of structures below minimum code standards: All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.*
- (5) *Use of non-productive structures: The use of structures in violation of applicable zoning, subdivision, fire, or other codes, exclusive of those applicable to the presence of structures below minimum code standards.*

- (4) *Inadequate street*. The presence of a street that does not meet the requirements of a street shown on the subject lot or lots or shown on the map, including the irregularity related to the lot or lots of the same lot.
- (5) *Lack of ventilation, light, or privacy function*. The absence of adequate ventilation by light or air circulation of enclosed rooms; natural windows or shutters; the retention of dust, odor, gas, smoke, or other noxious fumes; materials inadequate natural light and ventilation outside; the absence or inadequacy of skylights or windows for atrium spaces or rooms and improper window cuts and openings by each area in window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and disposal, bathroom facilities hot water and plumbing, and structural weaknesses preventing ingress and egress to and from all rooms and units within a building.
- (6) *Inadequate utilities*. Underground and overhead utilities such as storm sewers and storm drainages, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate, inadequate utilities are those that are:
- (i) of insufficient capacity to serve the uses in the redevelopment project area,
 - (ii) deteriorated, antiquated, obsolete, or in disrepair, or
 - (iii) lacking within the redevelopment project area.
- (9) *Excessive land coverage and overcrowding of structures and community facilities*. The over-intensive use of property and the crowding of buildings and accessory facilities on 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 (1) or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.
- (10) *Inharmonious land use or layout*. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.
- (11) *Lack of community planning*. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This occurs if 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 demonstrated by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper siting, methods of inadequate slope and size to street

conducting a Remedial Investigation to either resolve or delineate, and if not, to remove, hazardous waste.

- (12) The municipality issues a Remedial Investigation and Protection Agency or United States Environmental Protection Agency notification order for a study conducted by an independent consultant recognized as having expertise in remedial and restoration law, determined a need for, the cleanup of hazardous waste, hazardous substances, or underground storage tanks required by State or Federal law, provided that the annual clean up costs constitute a material impediment to the development or redevelopment of the redevelopment project area.
- (13) The total assessed assessed value of the proposed redevelopment project area has declined for three (3) of the last five (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 three (3) of the last five (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 three (3) of the last five (5) calendar years for which information is available.

As set forth in the Act, a b.)Med area is:

Land comprised in vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where:

- (2) *If vacant, the sound growth of the redevelopment project area is impaired by a combination of two (2) or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:*
- (A) *Obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements or platting that failed to create rights-of-way for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that resulted in an inadequate assessment for public utilities.*
- (B) *Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.*
- (C) *Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last two (2) years.*
- (D) *Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.*
- (E) *The area has issued Remedial Investigation and Protection Agency or United States Environmental Protection Agency notification order for a study conducted by an independent consultant recognized as having expertise in remedial and restoration law, determined a need for, the cleanup of*

and of the words "development" and "developmental" through their respective use in the Act, or both of them, to refer to the development, redevelopment, or improvement of the redevelopment project area.

- (2) The total equipment, materials, and other property of the proposed redevelopment project area that is placed for temporary use of the last five (5) calendar years prior to the commencement of the redevelopment project shall be designated as being "based" on an amount that shall be 10% of the balance of the availability for that 10% of the last five (5) calendar years for which information is available or is necessary of an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.
- (3) If vacant, the sound growth of the redevelopment project area is impaired by one of the following factors that (i) is present, with that presence documented, to a meaningful extent so that a reasonable person may reasonably find that the factor is clearly present within the intent of the Act and (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:
- (A) The area consists of one or more washed quarries, mines, or strip mine pits.
 - (B) The area consists of unused rail yards, rail tracks, or railroad rights-of-way.
 - (C) The area, prior to its designation, is subject to chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency.
 - (D) 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.
 - (E) Prior to the effective date of this amendatory Act of the 91st General Assembly, the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial, agricultural purposes within five (5) years prior to the designation of the redevelopment project area), and the area meets at least one (1) 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 started prior to January 1, 1982, and the area has not been developed for that designated purpose.
 - (F) The area qualified as a registered improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

B. *Survey, Analysis and Determination of Eligibility Factors*

A parcel by parcel analysis of the Project Area was conducted to identify the presence of TIF eligibility factors. The condition of each parcel and structure in the Project Area was determined using a tablet computer with GIS software. Field survey data was compiled and analyzed to investigate the presence and distribution of each of the TIF eligibility factors.

Eligibility factor data was collected for individual parcels and is aggregated into 13 sub-areas for analysis and presentation in two tables: Table 3-1 – Conservation Factors Matrix for Improved Land, and Table 3-2 – Blighting Factors Matrix for Vacant Land. The conditions recorded in these tables are depicted graphically in the Plan Appendix, Attachment Two, Exhibits G1 through G6 – Existing Conditions Maps (due to map scaling, the Existing Conditions Maps provide the Project Area divided into 13 sections and shown on six maps).

The improved portion of the Project Area contains 598 structures on 647 parcels and constitutes 66% of the land area. The improved portions of the Project Area are characterized by the following conditions:

- the predominance of buildings that are 35 years of age or older (94% of buildings);¹
- deteriorated buildings (85% of buildings);
- deteriorated site improvements (36% of parcels);
- deteriorated street and/or sidewalk pavement (92% of sub-areas);
- obsolete buildings (3% of buildings);
- primary buildings with excessive vacancies (42%);
- excessive land coverage (66% of improved parcels);
- inadequate utilities (100% of sub-areas);
- deleterious land use or layout (21% of sub-areas); and,
- demonstrates declining and subpar EAV growth (meets all thresholds).

The vacant portion of the Project Area constitutes 3.5 acres (1.1% of land area), located on 22 parcels for this Eligibility Study. Although a very small portion of the Project Area, this vacant land is characterized by the following statutory qualifying factors for a 'blighted area' under Section 5(11-74 4-3(b) of the Act:

- deterioration of structures or site improvements in neighboring areas (100% of vacant parcels); and,
- demonstrates declining or subpar EAV growth (meets all thresholds).

C. *Evaluation Procedures*

The Consultant conducted exterior surveys of observable conditions on all properties, buildings, and public and private improvements located in the Project Area. The Consultant's inspectors have been trained in TIF survey techniques and have extensive experience in similar undertakings. The surveys examined not only the condition and use of buildings, but also included surveys of streets, sidewalks, curbs, gutters, lighting, vacant land, underutilized land, parking facilities, landscaping, fences and walls, and general maintenance. Additionally, an analysis was conducted on existing site coverage, parking and landscaping, and their relationship

¹ Only 10% greater than the statutory requirement. Under the Tax Incremental Allocation Redevelopment Act, the designation of a parcel as a Conservation Area, 60% or more of the buildings must be 35 years of age or older.

In the surrounding area. The boundary and qualitative nature of the Project Area was determined by the following regulatory flexibility requirements established in the Act, and the needs and characteristics of the overall Metropolitan Redevelopment Project Area.

(b) Investigation and Analysis of Factors

In determining whether or not the Project Area meets the eligibility requirements of the Act, various methods of research were used in addition to the field surveys. Data was assembled from methods and sources including:

1. Contacts with local individual's knowledgeable as to the Project Area conditions, structures, history, site improvements, methods of construction, real estate records and related items, and other information related to the Project Area was used. In addition, aerial photographs, Sidwell block sheets, City utility maps, electronic permitting data, etc. were also used.
2. Inspection and research as to the condition of local buildings, streets, utilities, etc., including interior inspection of the Chopin Park Fieldhouse.
3. On-site field inspection of the Project Area conditions by experienced property inspectors of the Consultant and others as previously noted. Personnel of the Consultant are trained in techniques and procedures of determining conditions of properties, utilities, streets, etc. and determination of eligibility of areas for tax increment financing.
4. Use of accepted definitions as provided for in the Act.
5. Adherence to findings of need as established by the Illinois General Assembly in establishing tax increment financing which became effective on January 10, 1977. These are:
 - i. There exists in many Illinois municipalities, areas that are conservation or blighted areas, within the meaning of the TIF statute.
 - ii. The eradication of blighted areas and the treatment of conservation areas by redevelopment projects are essential to the public interest.
 - iii. These findings are made on the basis that the presence of blight or conditions which lead to blight, is detrimental to the safety, health, welfare and morals of the public.

b. *Eligibility Factors – Improved Area*

In order to be eligible for inclusion of eligibility factors to every property in the Project Area, a field report for each eligible structure is required. The Project Area is a whole that must be determined to be eligible. The report states below details conditions that cause the improved portion of the Project Area to qualify for a conservation area under the Act and as required by the research and findings by the Consultant 2014.

Age of Structures

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

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

Summary of Findings Regarding Age:

There are 598 buildings in the Project Area (including 164 secondary structures such as garages and accessory buildings). Of these buildings, 563 (94%) are 35 years of age or older as determined by field surveys and local research. In many instances, buildings are significantly older than 35 years of age. The Project Area meets the threshold requirement for a conservation area in that more than 50% of the structures exceed 35 years of age.

1. Dilapidation

Dilapidation as a factor is based upon the documented presence and reasonable distribution of buildings in an advanced state of disrepair. In order for a building to be classified as dilapidated, as the term is defined in the Act, major defects to the primary structural components, such as leaning or bowing load-bearing walls, severely sagging roofs, damaged floor structures, or foundations exhibiting major cracks or displacement, of the building must be evident, or evident structural defects must be so extensive that the buildings must be removed.

Summary of Findings Regarding Dilapidation:

Although several of the 598 buildings in the Project Area show evidence of disrepair, no structures were found to exhibit major critical defects to primary structural components.

2. Obsolescence

An obsolete building or improvement is one which no longer serves its intended use. The Act defines obsolescence as "the condition or process of being out-of-date. Such term shall not be deemed to be original use." Obsolescence, as a factor, is

Some signs of the occurrence of obsolescence include installation of building code updates that are implemented unevenly among such structures. Examples include:

- a. **Functional Obsolescence:** Structures are typically built for specific uses or purposes, such as design, location, layout and space arrangement, and are intended for a specific occupancy or program type. Structures are obsolete when they contain characteristics or conditions that limit the use and desirability of such buildings. The characteristics may include loss in value to a property resulting from an inherent deficiency existing from poor design or layout, improper orientation of the building on site, etc., which detracts from the overall usefulness or desirability of a property. Obsolescence of such buildings is typically difficult and expensive to correct.
- b. **Economic Obsolescence:** Economic obsolescence is normally a result of adverse conditions that cause some degree of market rejection, and hence, depreciation in market values. Typically, buildings classified as dilapidated and buildings that contain vacant space are characterized by problem conditions, which may not be economically curable, resulting in net rental losses and/or depreciation in market value.
- c. **Obsolete site improvements:** Site improvements, including sewer and water lines, public utility lines (gas, electric and telephone), roadways, parking areas, parking structures, sidewalks, curbs and gutters, lighting, etc., may also evidence obsolescence in terms of their relationship to contemporary development standards for such improvements. Factors of this obsolescence may include inadequate utility capacities, outdated designs, etc.

There are a few buildings in the Project Area that have a size, layout, or construction type that are indicative of obsolescence. Vacant storefronts, vacant upper-stories, underutilized properties, undersized commercial buildings, lack of parking or loading space, deteriorated buildings, and inadequate site improvements are all found in the Project Area and are indicators of obsolescence. Some structures are clearly now used for purposes other than the building's designed and original use.

Summary of Findings Regarding Obsolescence:

The field survey of buildings in the Project Area found that certain buildings exhibit characteristics of obsolescence. Obsolete buildings comprised approximately 3% or 17 of the 558 buildings in the Project Area. Although this percentage is very low, the City of Chicago Department of Planning and Development provided electronic data on building permits for the Project Area by address. A review of those records revealed that only one permit for new construction has been issued in the Project Area between 2010 and 2014, indicating that many buildings in the Project Area may be in danger of becoming obsolete.

Examples of nearby obsolete buildings in the Project Area include:

- An obsolete three-story commercial structure at 5826 W. Diversity Avenue
- A vacant three-story converted into a restaurant at 5946 W. Diversity Avenue
- A vacant two-story structure, an indicator of economic obsolescence, at 6125 S. 71st, near 124th St. (Chicago, Avenue)

- *Two dental buildings that have been converted to health stores in the Project Area are missing grade-level canopy elements, such as at 637 W. Diversy Avenue.*

Other site improvement issues noted in the Project Area and not generally associated with the Commercial Building. Examples of non-compliance include: site improvements missing from 5750 W. Irving Street and deteriorated fencing.

3. Deterioration

Deterioration refers to physical deficiencies or damage in buildings or site improvements requiring treatment or repair. Conditions that are not easily correctable in the course of normal maintenance were classified as deteriorated. Such buildings may be classified as deteriorating or in an advanced stage of deterioration, depending upon the degree or extent of the defects. Buildings with major defects in the secondary building components (e.g., damaged doors and door frames, broken windows, window frames and muntins, dented or damaged metal siding, gutters and downspouts damaged or missing, weathered fascia materials, cracks in masonry walls, spalling masonry surfaces, etc.) were observed in the Project Area. Additionally, roadways, off-street parking and surface storage areas also demonstrated deterioration such as cracking on paved surfaces, potholes, depressions, loose paving materials, weeds protruding through the surface, etc.

Summary of Findings Regarding Deterioration:

Throughout the Project Area, deteriorating conditions were recorded on 388 (65%) of the 598 buildings. The field survey of buildings in the Project Area found major defects in secondary building components, including windows, doors, gutters, downspouts, siding, fascia materials, parapet walls, etc. 234 (55%) of the improved parcels in the Project Area demonstrated deteriorated site improvements. Deteriorated public improvements (street pavement, curb and gutter, and sidewalk) were observed on 12 (92%) of the 13 sub-areas in the Project Area.

Specific examples of deterioration in the Project Area include:

- *The parking garage for Community First Medical Center (formerly Our Lady of the Resurrection Medical Center) at Addison Street and Central Avenue.*
- *Sidewalks at 5646 W. Addison Street.*
- *The Chicago Park Fieldhouse at 3420 N. Long Avenue.*
- *Parking lots at 6121 – 6137 W. Diversy Avenue.*
- *A light pole with exposed wiring around 6137-6141 W. Diversy Avenue.*
- *6115 W. Fullerton Street includes 4 buildings that all require some amount of touch-painting and paving repair.*
- *Deteriorated window on the rear of 5858 W. Fullerton Avenue.*
- *Deteriorated street pavement along the 2400 Block of Monitor Avenue.*

4. Presence of Structures Below Minimum Code Standards

Structures below minimum code standards include all structures that do not meet the standards of zoning, subdivision, state building laws and regulations. The primary purpose of such codes are to require buildings to be constructed in such a way as to ensure safety of lives expected from various types of occupancy, to be safe for

professionals report the use of a variety of codes to establish minimum building requirements for safe and sanitary habitation. Structures below minimum standards are characterized as being in disrepair and are subject to abandonment and removal.

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

Considering the age of buildings in the Project Area, it is likely that many of the buildings are below the minimum code standards currently in force by the City of Chicago. However, in order to substantiate these concerns via interior and exterior inspection of the premises by qualified professionals would be required. Rather than attempt such an evaluation, the Consultant relied on City data on documented code violations. The City of Chicago Department of Planning and Development provided electronic data on code violation records for the Project Area. These records included holding or property maintenance inspections documented through the Department of Buildings tracking system between 2010 and 2014. Failed code inspections were recorded for five separate addresses for buildings in the Project Area. However, because the data are based on property address rather than PIN, code violation data is not presented at the sub-area level in Table 3 – 1 Conservation Factors Matrix for Improved Land. It should also be recognized that the code violations documented through the City's report system are only a fraction of the unreported code deficiencies in the Project Area. The prevalence of structures in excess of 50 years of age indicates that most of the buildings in the Project Area likely have some characteristics that do not meet the City's current building or zoning requirements. However, due to this unsubstantiated data, this factor cannot be verified as present for this Eligibility Study.

5. Illegal Use of Individual Structures:

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

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

Summary of Findings Regarding Illegal Use of Individual Structures:

This factor was not documented in the Project Area.

6. Excessive Vacancies:

Establishing the presence of this factor requires documenting unoccupied or underutilized buildings that represent an adverse influence on the Project Area because of the frequency, extent, or duration of such conditions. It includes properties which

exerting no apparent effect directed toward occupancy of buildings and rental activities.

Summary of Findings Regarding Excessive Vacancies:

During the field investigation of the Project Area a total of 21 (12%) primary buildings were observed to contain vacant floor space. Based on the condition of some of the vacant buildings (boarded-up or boarded-out windows, deteriorated finishes, lack of lighting, outdated signage, etc.) it is evaluated that some of these buildings have likely been vacant for an extended period of time. The appearance of vacant buildings within the Project Area indicates underutilization of existing structures and may lead to a tendency of vacancies to spread quickly throughout the Project Area.

The residential and commercial vacancies are generally distributed throughout the Project Area. However, the distribution and quantity of vacancies is not generally resulting in a significant blighting effect on surrounding properties.

7. Lack of Ventilation, Light or Sanitary Facilities

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

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

The exterior field survey of main buildings in the Project Area did not result in documentation of structures without adequate mechanical ventilation, natural light and proper window egress ratios.

8. Inadequate Utilities

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

Summary of Findings Regarding Inadequate Utilities:

The Bureau of Engineering Services in the City's Department of Water Management provided the Consultant with data on the condition of sanitary sewer mains and water lines in the Project Area. Many of the water and sewer mains serving the Project Area are deficient in terms of either age or size.

According to the City's Bureau of Engineering Services, all 6 inch cast iron water mains are obsolete and in need of replacement with ductile iron mains of at least eight (8) inches in diameter. The projected service life of ductile iron water mains as well as sewer lines is approximately 100 years. For sewer lines, conditions may exist that severely decrease their service life, perhaps as much as half. However, it is possible to replace sewer mains of sufficient diameter to extend service life (a less costly alternative

is required. The number of setbacks need to be determined by the applicant and may vary depending on the use, occupancy, etc. All setbacks are required.

While the last century census data was reviewed by the Commission, more recent data does not exist in only 1 of the Project Area's sub-areas. The data over 25 years old are found in all 11 (100%) of the sub-areas. Additionally, all 11 (100%) of the sub-areas have sections of ground that exceed 90 years of age. The City does have plans to retire some of these facilities, but what are not planned for improvement at this time.

There are also oversized, or/for extensive inadequate utilities are indicated in the Plan Appendix, Attachment Two, Exhibits G4 through G6 – existing Condition Maps.

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

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

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

Structures exhibiting 100% lot coverage with party or fire walls separating one structure from the next is a historical fact of high-density urban development. This situation is common throughout the commercial corridors in the Project Area. Additionally, many intensive commercial uses are located in close proximity to multi-family complexes, resulting in the users competing over parking. The incidence of excessive land coverage in the Project Area is high as a result of both inadequate spacing between buildings and inadequate parking.

Numerous commercial businesses are located in structures, some that are mixed use with upper-level residences, which cover 100% of their respective lots. Other businesses are utilizing 100% of their lots for business operations. Many multi-family complexes have limited off-street parking lots, if they have parking space at all. Additionally, some residences that were originally built as single family homes have been converted into multi-unit residences. These conditions may not allow for off-street shopping and loading facilities or may not provide parking for customers, building residents, or employees. This has prompted on-street parking and truck traffic associated with normal business operations to utilize the surrounding residential street. Additionally, the lot is not being utilized for parking and loading as intended. Additionally, the lot is not being utilized

found that the following parcels at least are in the Project Area where the following deleterious conditions exist:

- 4511 W. Duversey Avenue is overcrowded with 1,200 sq. ft. of off-street parking (mostly parking for trucks and trailers), none of which
- 4437 W. Duversey Avenue is a building with three floors of off-street parking
- Several large vehicle work facilities, including a celebrated parking lot at 4000 W. Duversey Avenue
- Behavioral on the sidewalk for an automotive shop at 4511 W. Duversey Avenue
- At 5037 W. Duversey Avenue, single family housing fronts onto a lot with a commercial parking lot
- 5256 W. Duversey Avenue is overcrowded with vehicles, some that are parked on a nearby sidewalk
- Several vehicles, some abandoned, are parked at 5946 W. Duversey Avenue

Of the 670 improved parcels in the Project Area, 400 (59%) revealed some evidence of excessive land coverage or overcrowding of structures and community facilities.

10. Deleterious Land Use or Layout

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

Summary of Findings Regarding Deleterious Land Use or Layout:

In locations such as the Project Area where its character has evolved over the years, industrial, commercial and residential uses are often in close proximity to one another. It is not unusual to find small pockets of isolated residential buildings within a predominantly commercial or industrial area or a commercial or industrial use in a residential area. In urban centers, commercial buildings were typically designed so that owners could live above their stores. A dense urban environment often leads to a relaxation of parking requirements due to such live-work situations and the availability of public transit. Although these buildings may be considered, because of age and continuous occupancy, as legal non-conforming uses (whose existence and use is thereby "grandfathered"), they are, nonetheless, incompatible land uses inasmuch as the predominant character of the Project Area is influenced by these differing uses. There may also be instances of incompatible commercial uses that affect residential uses. As noted under the findings for excessive land coverage, the combination of limited on-site parking and high density commercial development in close proximity to residential uses can cause conflict regarding parking availability, and traffic, safety and environmental conditions. These situations have produced some instances of deleterious use of land in some portions of the Project Area.

As noted, the Project Area consists primarily of commercial corridors with low-rise areas including dense residential neighborhoods. There are few industrial uses, but there are some large, and intense commercial areas that are an exception. One such example is the single-family residential use located at 5636 W. 14th Street on the Commercial First Medical Center (formerly Our Lady of the Resurrection Medical Center) site. Another example of this type is the presence of a large, multi-story commercial use (a parking lot) on the corner of

from (11%) of the 117 cases were permitted to be used, resulting in an ability to property to address a number of needs that were found to create to be an appropriate land use for the Project Area and are included in (11) the following list of findings:

11. Lack of Community Planning

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

1. Streets, alleys, and intersections that are too narrow or awkwardly configured to accommodate traffic movements.
2. Inadequate street and utility layout.
3. Tracts of land that are too small or have awkward configurations that would not meet contemporary development standards.
4. Properties lack adequate access to public streets.
5. Industrial land use and zoning adjacent to or within heavily developed residential areas without ample buffer areas.
6. Commercial and Industrial properties that are too small in area to adequately accommodate appropriate off-street parking and loading requirements.
7. The presence of deteriorated structures, code violations and other physical conditions that are further evidence of an absence of effective community planning.

Summary of Findings Regarding Lack of Community Planning:

Much of the Project Area was developed originally from the early to mid-1900's. As evidenced by limited lot sizes for commercial uses, placement and orientation of buildings with total or near-total lot coverage, and lack of provisions for off-street parking, loading and service, the development of the area occurred without consideration of a comprehensive community plan with adequate guidelines for the overall community area development.

As previously noted in this analysis, many properties in the Project Area are affected by lack of parking that has led to excessive land coverage and obnoxious land use or layout factors. The majority of the property within the Project Area developed at a time when on-site parking was not a priority. Patterns of commercial businesses often walked to their destination from adjacent neighborhoods or used public transit. The situation, while still in existence, often conflicts with contemporary use of the automobile and the increase of patrons using shopping alternatives outside of the usual shopping area. Local commercial users will typically provide off-site parking, but parking and loading affects more and impact nearby residents. Additionally, there is evidence of the presence of aging warehouses and a need for several code revisions.

However, it should be noted that the Project Area has benefited from economic planning in earlier forms - Planning and zoning ordinances, and in some cases public laws and zoning ordinances, all as required by City laws. Additionally, there are many structures representing an early period of development that are remnants of recent planning initiatives. While there are many conditions that may have been the result of original development without the benefit of special community planning, overall the Project Area does not demonstrate this factor for such a dense urban environment.

12. Environmental Remediation Costs

If an area has incurred Illinois 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 of the redevelopment project area, then this factor may be counted.

Summary of Findings Regarding Environmental Remediation Costs:

Field observation reveals that several properties may be affected by environmental contamination and three (3) sites are listed in the Illinois Environmental Protection Agency Site Remediation Program Database. These sites have all previously received letters of no further remediation. The program database does not indicate if State or Federal funds were used in the remediation of the sites and does not provide the credentials of the remediation consultants involved. Therefore, this factor was not identified in the Project Area.

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

If the total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (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 three (3) of the last five (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 three (3) of the last five (5) calendar years for which information is available then this factor may be counted.

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

As discussed in Section II-B, *Development Activity and Assessed Value Trends*, of the Illinois State Revenue Services (IRS) for the City of Area counties that the CAE of the Project Area has declined in 2010, 2011, 2012, and 2013 (four years) and the equalized growth is less than the change in the Annual Consumer Price Index for All Urban Consumers in the Chicago area (Cook and DuPage counties) for the same four years. Additionally, the Project Area has experienced a decline in population that is at the balance of DuPage in 2010, 2011, and 2012 (three years). The Project Area meets all three criteria for this factor and this factor will be counted.

Using GIS software, the Consultant evaluated the Project Area's vacant land in terms of the conditions listed in Table 3-2 during field surveys and subsequent analysis. The data was then scored by sub-area for each of the factors relevant to making a finding of eligibility.

Vacant Blighted Area Category 1 Factors:

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

Vacant land may qualify as a blighted area if any two (2) of the six (6) Vacant Blighted Area Category 1 Factors are present or if any one (1) of the Vacant Blighted Area Category 2 Factors is present.

Summary of Findings Regarding Obsolete Platting:

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

This Eligibility Study considers no finding regarding Obsolete Platting of the 22 vacant parcels in the Project Area.

Summary of Findings Regarding Diversity of Ownership:

Diversity of ownership refers to parcels of vacant land owned by so large a number of individuals or entities that the ability to assemble the land for development is retarded or impeded.

This Eligibility Study considers no finding regarding Diversity of Ownership of the 22 vacant parcels in the Project Area.

Summary of Findings Regarding Tax Delinquencies:

There are only 22 (3% of total parcels) vacant parcels in the Project Area. For the 2013 tax year, there were only four parcels found to be delinquent in the Project Area, with three (75%) of the vacant parcels found to be delinquent.

This Eligibility Study finds this factor present, but not specifically regarding the Project Area.

Summary of Findings Regarding Deterioration of Structures or Site Improvements in Neighboring Areas Adjacent to the Vacant Land:

As indicated in the prior analysis of blighting factors on adjacent parcels, of the Project Area, approximately 55% of buildings exhibited one or more of conditions, 20% of parcels show deteriorated site improvements, and 60% of parcels are subject to other blighting

of any conditions. It was found that all 22 (100%) of the vacant parcels are located adjacent to deteriorated buildings or site improvements.

All of the vacant land in the Project Area is adjacent to at least deteriorated buildings and site improvements. These deteriorated buildings detract from the desirability and marketability of nearby vacant sites. While the vacant land only represents 1.6 acres in the Project Area, it nonetheless equates to an impediment to redevelopment that can be addressed in part through the use of public-private financing mechanisms such as TIF to encourage investment.

Summary of Findings Regarding Environmental Remediation:

As is noted in the discussion of environmental remediation costs for improved portions, this factor was not determined to be present.

Summary of Findings Regarding Declining or Sub-Par Equalized Assessment Valuation (EAV) Growth:

As indicated in the prior analysis of blighting factors on improved portions of the Project Area, analysis of historic EAV for the Project Area indicated that the EAV has decreased from \$82.5 million to \$60.5 million. The EAV growth of the Project Area has: 1) Declined in at least 3 of the past 5 years; 2) been less than the EAV growth of the remainder of the City of Chicago in at least 3 of the past 5 years; and 3) has been less than the CPDU of the Chicago-Gary-Kenosha MSA in at least 3 of the past 5 years.

With regard to the second set of vacant land factors, if the category 1 factors are not found to exist, only one (1) category 2 factor is required for eligibility. No category 2 factors were found to be present in the Project Area.

Summary of Findings Regarding Blighted Improved Area Immediately Prior to Becoming Vacant:

It is evident from aerial photography that some buildings have been demolished in the Project Area. Over the course of time, a large dense urban area experiences a cycle of growth and decay. With only 3% of the Project Area's parcels being vacant, this factor is not shown to be present to a meaningful extent at this time.

Summary of Findings Regarding Unused or Illegal Disposal Site:

Garbage and debris consisting of various materials was found on scattered parcels that surround the Project Area. However, none of these sites had concentrations of materials in a sufficient quantity to be classified as an illegal disposal site. Due to the nature of the analysis, this factor was not shown on Table 3-2 – Blighting Factors Matrix for Vacant Land to be present. Nonetheless, it should be noted that the presence of garbage or other debris would tend either to cause the appearance of the Project Area as blighted, or detract.

11. Conclusion of Investigation of Eligibility Factors for the Vacant Portion of the Redevelopment Project Area

Based on the analysis that the examiner conducted as set forth in Table 3-2 – Blighting Factors Matrix for Vacant Land, it is concluded that the factors required to qualify this vacant portion of the Project

Area as a *blighted area* (see Act), that the presence of these factors were documented to a meaningful extent so that the City may take such action as the factors are primarily covered within the intent of the Act, and that the factors were reasonably identifiable throughout the vacant portion of the Project Area.

The tax increment program and other relevant plan and/or ordinance structures were given no weight or minimal weight because, as which cause the Project Area to qualify consistent with the strategy of the City of Chicago for revitalizing other designated redevelopment areas and industrial centers. As documented in this investigation and analysis, it is clear that the vacant portion of the Project Area is impacted by eligibility factors. The presence of these factors qualify the vacant portion of the Project Area as a *blighted area*.

IV. SUMMARY AND CONCLUSIONS

The conclusions of FGAM PLANNERS are that the number, degree, and distribution of eligibility factors in the Project Area as documented in this Eligibility Study warrants: a) the designation of the improved portion of the Project Area as a *conservation area*, and b) the designation of the vacant portion of the Project Area as a *blighted area* as set forth in the Act. Below is a table summarizing the qualifying factors that are found to exist in the Project Area.

A. Conservation Area Statutory Factors

FACTOR ¹	EXISTING IN PROJECT AREA ²
Age ³	<u>94% of bldgs. exceed 25 yrs. of age</u>
1. Dilapidation	
2. Obsolescence	<u>Major extent (5% of buildings)</u>
3. Deterioration	<u>Major extent (65% of buildings; 92% of sub-areas)</u>
4. Presence of structures below minimum code standards	
5. Regret use of industrial structures	
6. Excessive vacancies	<u>Major extent (12% of buildings)</u>
7. Lack of ventilation, light or sanitary facilities	
8. Inadequate utilities	<u>Major extent (100% of sub-areas)</u>
9. Excessive land coverage or overcrowding of structures	<u>Major extent (66% of buildings)</u>
10. Irregular land use or layout	<u>Major extent (31% of sub-areas)</u>
11. Fire-hazardous structure	
12. Lack of Community Planning	
13. Declining or subpar C.A.M. growth	<u>Yes</u>

Notes:

¹ Not including Age as a factor, only those (13) factors are included by the Act in the case of blighted areas as a *Conservation Area*. (1) Vacant (2) Existing and vacant (3) Deteriorated (4) Existing.

² Except for C.A.M. growth, qualifying factors are defined as 10% or more buildings or 20% or more sub-areas (more than 50% of the structures or sub-areas in the City of Chicago) that are affected by the factor in question and that are 1) all of them, or 2) a majority of them.

³ Age, although not a statutory factor in the case of an area blighted due to fire, is included as a factor for *Conservation Area*.

13 Weighting Factors for Vacant Areas

	FACTORS	EXISTING IN VACANT/ UNIMPROVED PORTION OF PROJECT AHFA
1	<p>Two (2) or more of the following factors:</p> <ul style="list-style-type: none"> i. Obsolete piling – no finding ii. Diversity of ownership – no finding iii. Tax and assessment delinquencies – if not (Present for 1% of vacant parcels) iv. Deterioration of Structures in Neighboring Areas – YLS (Present on 100% of vacant parcels) v. Environmental Remediation - not present vi. Declining or Subpar E.A.V. Growth - YES <p>or</p>	<p>YES Two (2) factors required, Two (2) are present</p>
2	<p>Area immediately prior to becoming vacant consisted of a blighted, improved area.</p> <p>or</p>	
3	<p>Area consists of unleased quarry or quarry site.</p> <p>or</p>	
4	<p>Area consists of unused rail yards, rail tracks or railroad right-of-way.</p> <p>or</p>	
5	<p>Area prior to designation is subject to chronic flooding or contributes to downstream flooding.</p> <p>or</p>	
6	<p>Area consists of unleased or illegal disposal of construction, earth, stone, building debris and other materials.</p> <p>or</p>	
7	<p>Area is not less than 50 acres or more than 100 acres (containing vacant).</p>	

Note: The Project Area Qualifies for inclusion in the Office of Community Development's Vacant Land Inventory if two (2) or more of the above factors are present.

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

The presence of factors indicated by the Act include deteriorated, obsolete structures; inadequate utilities; land use incompatibilities; deteriorated streets and sidewalks; declining or subpar EAV growth; and the predominance of parcels with excessive land coverage or overcrowding and may result in continued disinvestment that will not be overcome without action by the City. These conditions have been previously documented in this report. All properties within the Project Area will benefit from the TIF program.

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

The analysis contained herein was based upon data assembled by PGAV PLANNERS and Ernest R. Sawyer Enterprises. The study and survey of the Additional Area indicate the requirements necessary for designation as a combination conservation and blighted area, are present. Therefore, the Additional Area qualifies as a combination conservation area and a vacant blighted area, to be included with the Original Area, and the Amended Area designated as a redevelopment project area to be eligible for Tax Increment Financing under the Act.

Plan Appendix Attachment 5
 (1a Amendment No. 2 to Belmont Central TIF
 Redevelopment Plan Area Project)

I. INTRODUCTION *Urban Impact Study*

Goodman Williams Group is on a team headed by PGAV Partners and Ernest K. Sawyer Enterprises, Inc. that is amending the Belmont Central Tax Increment Financing (TIF) District. This TIF district was originally approved in January of 2002. It is being expanded to include areas adjacent to the Original Project Area. The added boundaries will be designated as the Belmont Central Redevelopment Project Area.

The original Belmont Central TIF Redevelopment Plan included an abbreviated Housing Impact Study (HIS). As part of the proposed Amendment, Goodman Williams Group has completed this HIS for the entire amended Belmont Central Redevelopment Project Area, (referred to in this report as the "Project Area") including the original and added parcels.

The Project Area is irregularly shaped with boundaries that follow the commercial corridors along several major streets that include:

- Central Avenue from Berenice Avenue on the north to Fullerton Avenue on the south;
- Belmont Avenue from Meado Avenue on the west to Loclam Avenue on the east;
- Diversay Avenue from Merimac Avenue on the west to an alley just west of Cicero Avenue on the east;
- Laramie Avenue from Belmont Avenue on the north generally to Fullerton Avenue on the south, excepting blocks between Wellington Avenue and George Street and between Wrightwood Avenue and Deming Place; and
- Fullerton Avenue from Melvina Avenue on the west to Lamon Avenue on the east.

Within those corridors, the block face on both sides of the street (to the respective parallel alley) is generally included. The Area includes the Community First Medical Center (formerly Our Lady of the Resurrection Medical Center), Chapin Park, Blackhawk Park, and Dugan Park. There are eight school uses in the Project Area. A map of the Project Area is included in the Redevelopment Plan, which is contained in a separate document. The boundaries of Project Area are generally contained in two Chicago community areas: Belmont-Crago and Portage Park.

Properties of the Redevelopment Area are contained in the Belmont Central Local Service Area (LSA), as then previously established in 1970, as the proceeds derived from the Tax Incremental Bond (TIB) funds are used to finance and improve services in the geographic area of the commercial district, and provide the free parking structure at 3100 North Central Avenue for customers of the project and businesses in the TIB LSA. The TIB LSA has a budget of \$11,950 and is managed by the Belmont Central Local Service Area.

There are five (5) TIF redevelopment areas that are adjacent to the Project Area: the Belmont/Cicero TIF, the Oversey/Morganston TIF, the Galewood/Bronze TIF, the Northwest Industrial Corridor TIF, and the West Irving Park TIF.

Housing Impact Study

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

The Project Area contains a total of 1,491 residential units: 456 in the Original Area and 1,035 in the Added Area. One thousand four hundred fifteen (1,415) of the overall units are occupied: 394 in the Original Area and 1,021 in the Added Area. Although the Redevelopment Plan, contained in a separate document, does not presently envision acquiring, demolishing, or displacing housing units, the Redevelopment Plan does provide 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 the Redevelopment Plan, the displacement of residents from 10 or more inhabited residential units could occur.

Therefore, this report fulfills the legislative requirements for a Housing Impact Study, as set forth in the Illinois Tax Incremental Allocation Redevelopment Act (65 ILCS 5/1-74.4-1 et seq.). The specific requirements of the Housing Impact Study are as follows:

Part I of the Housing Impact Study shall include the following for all residential units within the Project Area:

- (i) data as to whether the residential units are single family or multi-family units;
- (ii) the number and type of rooms within the units and their characteristics, including age;
- (iii) whether the units are protected or rentable by a lease term of less than 45 days before the date that the unit is to be vacated, pursuant to the provisions of Section 17-114-0-2 of the Code;
- (iv) data as to the current use of the residential units, including whether they are used as rental units. The data requirement in this section shall apply to the completion of the project and the final date of the housing impact study. The data shall be fully dated or by date from the date to which it applies.

Part II of the Housing Impact Study shall identify the impacted residential units in the Project Area that are to be or may be removed. If impacted residential units are to be removed, then the housing impact study shall identify:

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

II. HOUSING IMPACT STUDY – Part I

The information presented in this report is compiled from a variety of sources. In July 2014, PCMV Planning conducted field research that identified the parcels and buildings located in the Project Area, the number of units in each building, and whether the units were occupied or vacant.

The field work was supplemented with information from the U.S. Census American Community Survey Selected Housing Characteristics Profile. Ratios from the nineteen Census tracts that include and are adjacent to the Project Area were applied to the actual unit counts to provide estimates of the number of rooms and bedrooms in each unit. Information from the following Census tracts was used: 1506, 1507, 1510.01, 1511, 1512, 1711, 1902, 1903, 1904.01, 1904.02, 1906.01, 1905.02, 1907.01, 1907.02, 1908, 1911, 1912, 1913.01, and 1913.02.

Demographic information on current residents of the Project Area was provided by Esri Business Analyst, a respected vendor of demographic and economic data. The age of the housing stock and whether the occupied units were leased or owned in the Project Area were determined through Esri based on 2010 U.S. Census data. Other information in Part II of the Housing Impact Study was provided by Goodman Williams Group and reliable secondary sources, as noted in the tables. Some of the information is presented by Community Area. The Project Area falls within the Belmont-Cragin and Portage Park community areas.

Number and Type of Residential Units

The recent field work identified a total of 3,493 housing units in 401 buildings located within the Project Area. Table 1 provides estimates of the age of the structures based on percentages derived from the Census. As the table indicates, a fairly early percent of the housing units in the Project Area were built before 1930.

Table 1 Housing Units in Project Area by Year Structure Built

Total Housing Units	Year	Percentage
2000 to Present	14	0.4%
1970 to 1999	27	0.8%
1960 to 1969	29	0.8%
1950 to 1959	54	1.5%
1940 to 1949	124	3.5%
1930 to 1939	186	5.3%
1920 to 1929	262	7.5%
1910 to 1919	317	9.1%
1900 or earlier	2,496	71.2%

Source: PCMV Planning, Inc. Field Research, July 2014. Data provided by Esri Business Analyst, Esri, Inc. and Goodman Williams Group, Inc. (2014).
 Esri, Inc. 2014. Esri Business Analyst. Version 2.0.0.0. Copyright 2014. Esri, Inc. All rights reserved.

The housing stock in the Project Area is mostly 90% occupied, and consists mostly of multi-family buildings. As Table 2 below shows, 26.7% of units in the Project Area are located in buildings containing two to four units. More than sixty percent of the housing stock (62.9%) is in buildings with 5 or more units, and only 10.4% of the housing stock is comprised of single-family homes.

Table 2
Belmont Central IIF Redevelopment Project Area
Housing Unit Occupancy by Building Type

Building Type	Occupied Units		Vacant Units		Total	
	Number	Percent	Number	Percent	Number	Percent
Single Unit Dwellings	151	10.7%	4	5.3%	155	10.4%
Units in Two-Family Buildings	122	8.6%	4	5.3%	126	8.5%
Units in 3 and 4 Unit Buildings	264	18.7%	8	10.5%	272	18.2%
Units in Multi-Family (>5 units) Buildings	870	62.0%	60	78.9%	930	62.8%
TOTAL	1,416	100.00%	76	100.0%	1,491	100.0%

Source: PSAK Consulting, based on field work, 2014 and Goodman Wynums Group

However, in the Belmont Cragin and Portage Park communities as a whole, the percentage of single-family homes is much higher, at 30.4% and 40.7% respectively, suggesting that the Project Area, which is located primarily along commercial corridors, has a higher percentage of multi-unit buildings than the community as a whole.

Table 3
Housing Units by Property Type, by Community Area, 2012-2013

Community Area	Single Family		Bldg. with 2-4 Units	Bldg. with 5+ Units
	Family	Condominium		
Belmont Cragin	28.4%	2.7%	43.6%	25.3%
Portage Park	40.7%	5.0%	34.5%	19.8%

Source: *Chicago Metropolitan Housing Study of Districts Under*

Chicago's 2014 Housing Plan Study Report, 2013

Note: Belmont Cragin, Portage Park and Engle (2013) data is not available.

Number and Type of Rooms Within Units

estimates of the number and type of rooms in the units in the Project Area are shown in Table 4.

- Of the 1,491 total units counted in the Project Area, an estimated 30% contain two rooms. Another 19% of units contain six rooms, and 26% contain seven rooms or more.
- Most of the Units in the Project Area (68%) contain two or three bedrooms. Smaller studio and one-bedroom units make up an estimated 15% of the units. Larger units with four or more bedrooms make up the remaining 17%.

These findings suggest that the housing stock in the Project Area includes a high percentage of units with three or more bedrooms, meeting the needs of larger families with children.

Table 4
Belmont Central Redevelopment Project Area
Number and Type of Rooms

	Number	Percent
Total Number of Housing Units	1,491	100.0%
Number of Rooms		
1 room	60	4%
2 rooms	46	1%
3 rooms	104	7%
4 rooms	290	19%
5 rooms	447	29%
6 rooms	329	22%
7 or more rooms	295	20%
Number of Bedrooms		
No bedroom	93	6%
1 bedroom	114	1%
2 bedrooms	1,021	68%
3 bedrooms	411	27%
4 or more bedrooms	222	15%

Source: U.S. Census Bureau, 2010 Census of Housing, Characteristics of the Housing Units in Belmont Central Redevelopment Project Area, Belmont, MA, 2010. U.S. Census Bureau, *Compendium Now by P2-000*, released on July 13, 2012.

Households by Size in Project Area

Table 5 below summarizes the Household by Size in the Project Area:

- Family Households, defined as households where two or more of those in the household are related by birth, marriage, or adoption, make up the majority of the households in the Project Area at 75.7%.
- Of the Total Family Households, the average family size is 3.3. More than 40% of the households contain 3 or 4 people, and 35% have four or more people residing together. These larger families occupy the units with multiple bedrooms.
- Of the Total Non-Family Households, the number of people per household is, not surprisingly, much lower. Nearly 76% of non-family households are comprised of one person.

Table 5
Households By Size in Belmont Central Project Area

Total Family Households	3,144	100.0%
2 People	263	8.3%
3 People	256	8.1%
4 People	244	7.8%
5 People	167	5.3%
6 People	109	3.5%
7+ People	133	4.2%
Average Family Size	3.3	
Total Non-Family Households	347	100.0%
1 person	263	75.8%
2 People	49	14.1%
3 People	13	3.7%
4 People	5	1.4%
5 People	2	0.6%
6 People	1	0.3%
7+ People	1	0.3%
Average Nonfamily Size	1.7	
Total Households	3,491	100.0%
1 Person	302	8.7%
2 People	312	9.0%
3 People	257	7.4%
4 People	249	7.1%
5 People	169	4.8%
6 People	110	3.1%
7+ People	133	3.8%
Average Household Size	2.7	

Source: Total 2010 Census data for Belmont Central Project Area
 Derived from Census Bureau, Census 2010 Summary File

Number of Inhabited Units

As previously noted, the residential unit in the Project Area has a low vacancy rate. As shown in Table 6, of the 1,401 total residential units identified in the Project Area, 1,415 units, or nearly 99% are occupied. Of the occupied units, there are relatively evenly split between owners (68%) and renters (32%).

Table 6
Belmont Y.F. Redevelopment Project Area
Housing Units Occupancy and Tenure

	Number	Percent
Total Housing Units	1,401	100.0%
Occupied	1,415	94.9%
Vacant	76	5.1%
Occupied Housing Units	1,415	100.0%
Owner Occupied	961	68.0%
Renter Occupied	454	32.0%

Sources: PG&W Consulting with assistance from ESRI
Business Analyst, Census 2010 Housing Profile

Race and Ethnicity of Residents

Table 7 and Table 8 provide demographic information on residents of the Project Area (Table 7) and the surrounding community areas of Portage Park and Belmont Cragin (Table 8) for comparison.

- The 2014 total population of the Project Area is estimated to be 4,167, remaining almost constant from the 2010 Census count. Total population numbers in the two community areas are also relatively constant, with Belmont Cragin expected to grow slightly, from 75,694 to 79,600.
- Of the total number of residents in the Project Area, 50.9% identify as White, 2.2% as Black or African American, 1.1% American Indian or Alaska Native, and 45.8% Asian. Over 70% identify as some other race. While Belmont Cragin's race profile is similar, Portage Park is characterized by 70% White and 24% as Black or African American.
- The population of the Project Area is predominantly Hispanic/Latino at 50.1%. The Hispanic or Latin population of Belmont Cragin is slightly higher at 53.7%. By contrast, the Hispanic or Latin population in Portage Park is 14.4%.

The estimated median household income within the Project Area in 2014 was \$42,767, slightly below the estimated 2014 median for the City of Chicago at \$43,753. However, a median in Belmont Chicago is relatively consistent with the Project Area at \$40,072, while the median household income in Portage Park is higher at \$52,043.

Table 7
Belmont Central EIT Project Area, Select Population Characteristics

	2010		2014 Estimate	
	Number	Percent	Number	Percent
Population	4,172	100.0%	4,167	100.00%
Race				
White Alone	2,162	51.6%	2,121	50.9%
Black or African American Alone	163	3.9%	136	3.3%
American Indian and Alaska Native Alone	47	1.1%	49	1.1%
Asian Alone	83	2.0%	95	2.3%
Native Hawaiian and Other Pacific Islander Alone	3	0.1%	3	0.1%
Some Other Race Alone	1,605	37.9%	1,633	39.2%
Two or More Races	155	3.8%	142	3.4%
Hispanic or Latino	3,114	74.6%	3,176	76.2%

Median Household Income (Esri Estimate)

\$42,750

Median Household Income City of Chicago (Esri Estimate)

\$43,750

Source: U.S. Census Bureau (2010); City Business Analyst (2014 estimates)

Table 5
Portage Park and Belmont-Cragin Community Areas: Select Population Characteristics

	2010		2014 Esri Estimate	
	Number	Percent	Number	Percent
Belmont-Cragin				
Population	70,094	100.0%	70,905	100.0%
Race				
White Alone	30,152	43.0%	30,101	42.6%
Black or African American Alone	3,849	5.5%	3,398	4.8%
American Indian and Alaska Native Alone	291	0.4%	309	0.4%
Asian Alone	1,549	2.2%	1,698	2.4%
Native Hawaiian and Other Pacific Islander Alone	62	0.1%	61	0.1%
Some Other Race Alone	31,356	44.8%	32,490	45.9%
Two or More Races	3,122	4.5%	3,197	4.5%
Hispanic or Latino	62,071	88.6%	64,023	90.3%
Median Household Income (2014 Esri Estimate)			\$42,072	
Portage Park				
Population	71,221	100.0%	71,137	100.0%
Race				
White Alone	50,367	70.7%	51,310	72.1%
Black or African American Alone	1,130	1.6%	1,026	1.4%
American Indian and Alaska Native Alone	405	0.6%	419	0.6%
Asian Alone	2,307	3.2%	3,587	5.0%
Native Hawaiian and Other Pacific Islander Alone	42	0.1%	41	0.1%
Some Other Race Alone	11,434	16.1%	12,016	16.9%
Two or More Races	2,475	3.5%	2,561	3.6%
Hispanic or Latino	24,458	34.3%	24,065	33.8%
Median Household Income (2014 Esri Estimate)			\$32,065	

Source: U.S. Census Bureau, 2010 Census of the United States and the Puerto Rico Resident Population

II. HOUSING IMPACT STUDY – Part B

Current Land Uses in the Project Area

Existing land uses within the Project Area are primarily commercial and mixed-use, with residential units above ground floor spaces. The commercial corridors of Fullerton, Diversey, Belmont, and Central Avenues are bordered by dense residential neighborhoods, typically located across a rear alley from the main commercial corridors. There are eight school uses in the Project Area, including St. Patrick High School and Peter Reinlaug Elementary School, and three parks, including Chapin Park, Craig Park, and Blackhawk Park.

A notable institutional use in the Project Area includes Community First Medical Center (formerly Our Lady of the Resurrection Medical Center) at Addison Street and Central Avenue. Community First Medical Center recently transferred ownership, and is expected to invest \$20 million over the next five years on improvements.

Number and Location of Units That Could Potentially be Removed

Primary objectives of the Redevelopment Plan are to attract new private development that will produce new employment and tax increment revenues, to stabilize existing development in the Project Area, and to provide for improved recreational amenities for neighborhood residents. The plan does not presently envision acquiring or demolishing occupied housing units.

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

- 1) *Properties identified for acquisition.* An acquisition plan has not been prepared as part of the Plan. There are no occupied housing units in the acquisition plan. Therefore, there are no occupied housing units that are planned for acquisition.
- 2) *Dilapidation.* As described in the Eligibility Study, there are no occupied residential buildings classified as “dilapidated” in the Project Area. As a result of this analysis, there are no occupied housing units that are likely to be displaced because they are located within a dilapidated structure.
- 3) *Changes in land use.* The Land Use Plan, presented in the Appendix, identifies the future land uses to be in effect upon adoption of the Plan. If public or private redevelopment occurs in accordance with land use changes proposed by the Plan, displacement of residential units will not result. As a result of this analysis, no occupied housing units are likely to be displaced because of land use changes.

Relocation Plan

With no residential displacement anticipated, a relocation plan for displaced residents within the proposed TIF District has not been established. The following section discusses housing alternatives in the adjacent neighborhoods that could be choices for residents in the Project Area.

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 occupied residences within the Project Area. However, if replacement housing were needed, available housing options within the boundaries of, or in close proximity to, the Project Area are discussed in this section.

Housing Eligibility Assessment

Table 9 presents a breakdown of Project Area households by income. The estimates for percentage of households within the Area in each income category are applied to housing data from the field survey. Data estimates indicate that over 20% of the households in the Project Area have annual incomes of greater than \$75,000. Over forty percent (41.6%) have incomes between \$35,000 and \$75,000 annually, and the remaining 38.0% have incomes less than \$35,000.

Table 9
Deamont TIF Redevelopment Project Area
Number of Households by Income, 2014 Estimates

	<\$15,000	\$15,000	\$25,000	\$35,000	\$50,000	\$75,000	\$100,000 or more
Number of Households	207	174	183	313	316	130	171
Percent of Households	14.0%	11.7%	12.3%	20.8%	21.1%	8.7%	11.5%

Source: *2014 Field Survey and EIR Business Analysis, Demographic and Income Profile*

Most of the subsidized and public housing options available to low-income residents in Chicago are determined by Maximum Annual Income Limits published by the US Department of Housing and Urban Development (HUD). Limits are based on household size and are calculated from the Area Median Income (AMI). The 2013 schedule of the most recent available is shown in Table 10, which follows.

Table 1B
 Schedule of Maximum Annual Income Limits for Greater Chicago*
 Effective December 15, 2013

AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
100%	\$15,840	\$20,500	\$28,040	\$35,880	\$43,840	\$50,800	\$57,760	\$64,700
80%	\$10,560	\$14,000	\$18,820	\$23,900	\$28,590	\$33,200	\$37,800	\$42,400
60%	\$7,920	\$10,500	\$14,110	\$17,920	\$21,440	\$24,900	\$28,360	\$31,800
50%	\$6,560	\$8,750	\$11,750	\$14,900	\$18,100	\$20,800	\$23,520	\$26,200
40%	\$5,200	\$6,800	\$9,080	\$11,520	\$13,920	\$15,920	\$17,920	\$19,920
30%	\$3,920	\$5,100	\$6,810	\$8,640	\$10,560	\$12,000	\$13,440	\$14,880
25%	\$3,160	\$4,080	\$5,450	\$6,910	\$8,280	\$9,440	\$10,600	\$11,760
20%	\$2,530	\$3,280	\$4,330	\$5,520	\$6,560	\$7,520	\$8,480	\$9,440

* Includes Cook, DuPage, Lake, Kane, Mahanoy, & Will Counties

Source: Illinois Housing Development Authority, as published by HUD.

The Project Area has an estimated 555 households, or 36% of total households, who earn 60% or less of the Area Median Income (AMI). Two hundred eight (208) households earn less than \$15,000 and are categorized as earning less than 20% AMI. One hundred seventy-four (174) households earn between \$15,000 and \$24,959 and less than 50% AMI but more than 20% AMI.

Rental Housing

This section discusses rental housing options, including CHA-affordable and market-rate

Housing Choice Vouchers. Approximately 54% of the Project Area's residents are renters and 35% of all households have an income at or below 60% AMI, potentially qualifying them for Housing Choice Vouchers, also known as Section 8. Under the Housing Choice Voucher Program, renters pay 20-40% of their income for rent and utilities. Landlords whose tenants have Housing Choice Vouchers are eligible to join Market Rent (FMR) established annually by HUD, and which are roughly equivalent to Maximum Monthly Gross Rents for households at 60% AMI. Landlords collect the difference between tenants' rent and the FMR directly from the Chicago Housing Authority (CHA).

Chicago Public Housing Program. This program is designed for development and/or conversion into a contract with HUD to provide subsidies to both public housing residents related to the development and capital be maintained by a qualified landlord or resident-owned entity. A major concern in qualifying projects are the inclusion of Chicago Public Housing Section 8 units when rents are projected to exceed the maximum amount landlords should need to receive their Section 8 contracts, thereby, the owner can receive a profit on the housing.

However, within the Project Area and community areas of interest, there are no public housing units currently operating under Section 8 contracts.

CHA and the City's Programmatic. Chicago's public housing stock is in the midst of an ongoing redevelopment program known as CHA Plan for Transformation. Now in its 14th year, the plan calls for the redevelopment of 75,000 units of public housing into mixed-income communities. The CHA's FY2013 Moving to Work Annual Report projected a total of 21,350 units, or 28% of 25,000 units, to be completed by the end of FY2013.

CHA currently maintains three major wait lists across public housing and housing Choice Voucher programs:

- **Family Housing (Community-Wide) Wait List:** This wait list currently contains adult applicants who are interested in units within CHA's city-wide traditional family portfolio.
- **Scattered Site (Community Area) Wait Lists:** These wait lists contain applicants interested in housing opportunities in CHA's scattered site portfolio. CHA has a wait list for each of the 77 community areas in the City of Chicago. In general, these wait lists are opened periodically (for approximately 15-30 days) in order to maintain an adequate list of applicants.
- **Senior Site-Based Wait Lists:** The Senior Site-Based Wait Lists are for applicants requesting studio and one-bedroom apartments in senior designated housing developments.

As of December 31, 2015, the wait lists have a total 23,636 applicants.

While there are no project-based CHA housing, there are scattered site CHA properties in and around the Project Area:

- **CHA Scattered Sites North Central Hispanic Housing Development Corporation:** a private management firm, is contracted to manage the portfolio of CHA family and elderly public housing scattered site housing portfolio. It consists of 1,110 units in 405 buildings throughout 10 community areas, including Aurora Park, Avenida, Humboldt Park, Irving Park, Logan Square, Lower West Side, North Park, Portage Park, South Loopside and West Town. The building type is varied construction including single family homes and two and three-story brick walk-up buildings. Rental rates are subsidized 50% based on income. The waiting list for this housing is currently closed.
- **CHA Scattered Sites Northeast:** This portfolio also includes the neighborhoods of areas of Belmont-Cragin, and the neighboring communities of Montdale and Irving. The sites are concentrated in the northeast area of the project area and include 1,100 units.

As reported in the Chicago 5-Year Housing Market Report, 2017, in each of the 100 census tracts for Housing Needs of 60,000 or more units, 25 of the communities of Portage Park and Belmont Cragin have very low numbers of government-assisted units, reported at less than or equal to 2.5 percent of the total housing stock.

Market Rate Rentals

Listings for market rate rentals were identified in Multiple Listing Service (MLS) and Craigslist, a website where users can list their units for rent, in January and February 2019. As shown below in Table 11, there are a greater number of units listed for rent in Portage Park, and rents are consistently more expensive in Portage Park across the two communities. The majority of the product offered is mid-size, 2-bedroom units in both Belmont Cragin and Portage Park.

Rents for one-bedroom and two-bedroom units in Belmont Cragin and Portage Park are above the Local Housing Development Authority (LHDA) Maximum Monthly Gross Rents at 60% Area Median Income (AMI), \$615 for 1 bedroom, and \$976 for two-bedrooms. Similarly, three and four bedroom units are also above LHDA's established maximums, \$1,129 (3BR) and \$1,260 (4BR).

Table 11
Summary of Rental Listings, by Community Area

Belmont Cragin		
Bedrooms	Available Apts.	Avg. Rent
0 (Studios)	1	\$675
1	10	\$645
2	20	\$1,150
3	7	\$1,450
4	0	\$1,619
Total	48	
Portage Park		
Bedrooms	Available Apts.	Avg. Rent
0 (Studios)	2	\$700
1	16	\$976
2	33	\$1,050
3	10	\$1,414
4	1	\$1,300
Total	62	

Source: Compass, Inc. (2019). All figures rounded.

Senior Housing:

The Belmont Cragin and Portage Park Community Area offers several existing senior housing developments. Existing senior developments include:

- Senior Suites of Belmont Cragin: Located at 6945 West Grand Avenue, the 85-unit development, built in 1965, includes studio and one-bedroom senior apartments.
- Senior Suites of Kelyva Park: Located at 2715 North Cicero Avenue, the 85-unit development was built in 2009 and includes one-bedroom and studio apartments.
- Crystal Courts/Anixler Center: Located at 5039 West Armitage Avenue, this 17-unit development for seniors in the Belmont Cragin community area was developed by the Anixler Center.

The following two senior housing developments are under construction.

- Cicero and George Elderly Housing: In November 2014, the Hispanic Housing Development Corporation broke ground on the redevelopment of the Cicero and George Elderly Housing Apartments in the Belmont Cragin Community Area. The project will provide 70 units in a 75,000 square foot complex, to include a mix of studio, one, and two-bedroom units. Sixty-one percent of the units will be available for seniors whose incomes range between 30 to 60% of the area median income, while eight units will be provided to seniors at or below 80% of the area median income. A new construction permit valued at \$14 million was issued for this development at 4000 W. George Street.
- The Kilpatrick Renaissance: This new development located at 4217 North Kilpatrick Avenue in Portage Park is expected for occupancy in February 2015. The estimated 98-unit senior apartment building will offer a mix of studio, one and two-bedroom offerings. Reportedly, units will be reserved for tenants earning up to 60% of area median income. The estimated cost for the new construction of this project was \$15.2 million.

New and Planned Rental Developments

There has been limited new rental construction in the Project Area and neighboring communities. Development that is occurring is on a small scale, with typical floor plans designed for smaller households.

- A 36-unit affordable development was recently completed by Zofco Development in the Project Area split between buildings on 2915-2935 N. Central Avenue. A units are 2 bedrooms, 2 bath. Rent is on the 1750 level at \$1,295 per month (includes free cable and parking) for \$1,395 per month. The estimated construction cost for the residential facility development is \$6.6 million.

Two other recently completed developments are located within the Project Area:

- **2475-2420 North Milwaukee Avenue:** Koch Development recently completed six new residential buildings built on formerly vacant land. Each building's construction cost was estimated at \$1.5 million for a total of \$9 million. The 58 rental units all are 2 bedrooms, 2 bath, with rent at approximately \$1,500 per month. All units are currently leased.
- **2875-2841 N. Adams Avenue:** Zebra Development recently completed 70 new units in 5 adjacent buildings in the Belmont Central area. The estimated construction costs for each building was \$1.7 - \$2.1 million, with the total project cost about \$10 million. All units are 2 bedroom 2 bath. Units are currently renting for \$1,395 per month.

For-Sale Housing

The *Chicago 6-Year Housing Plan Data Report, 2013* issued by the Institute for Housing Studies at DePaul University reports data for the share of renters who can affordably pay for a median-priced SF home in their community (financed at 100%). The Portage Park/Belmont Cragin submarket was reported to have a median single family sales price in 2012 of \$148,250. The annual income to affordably own such a home was \$36,430, making it affordable for almost half (47.2%) of area renters to affordably own a median priced single-family home. Some communities reported a rate as low as 4.0% (Lakeview/Little Park), while the City of Chicago average for the percent of renters who could affordably own was 36.7%.

Single-family housing in Portage Park includes the distinctive Chicago bungalow style of housing. A portion of Portage Park was named in 2004 to the National Register of Historic Places, joining ten other Chicago neighborhood. The specific district is bounded by West Pensacola Avenue, North Lockwood Avenue, West Hutchinson Street, and North Central Avenue. The district, which is north of Irving Park Road, and outside of the Project Area boundaries, includes 188 historic bungalows.

As noted, 48.0% of Project Area renters are estimated to be homeowners or SF, remaining 54.0% renters. Table 12 below summarizes current estimates for Belmont Cragin and Portage Park Community Areas from *Midwest Real Estate Data*, the aggregator and distributor of Multiplacenet's 2014 data.

- The market for rental units in a relatively small percentage of the overall housing market with a predominant mix of 2 bedroom units.
- The market for rental units is largely vacant, with the share of units being rented being 78.0% in Belmont Cragin and 81.0% in Portage Park.

Table 12
 Summary of For-Sale Listings by Community Area

<u>Community Name</u>	<u>Type</u>	<u># Bedrooms</u>	<u>Median Price</u>	<u>Price Range</u>	<u># Listings</u>
Belmont Crugin	Attached	1	\$70,500	\$75,000	1
	Attached	2	\$129,900	\$42,000 - \$210,000	0
	Attached	3 & 4	\$119,000	\$119,900	1
	Detached	N/A	\$229,000	\$78,000 - \$475,000	97
Portage Park	Attached	1	N/A	N/A	0
	Attached	2	\$155,000	\$60,000 - \$199,000	11
	Attached	3 & 4	\$265,500	\$255,900	1
	Detached	N/A	\$206,000	\$107,900 - \$589,000	77

Source: Midwest Real Estate Data February 2015

Tables 13 and 14 show the median sale prices of detached and attached housing units sold by Realtors in the Belmont Crugin and Portage Park Community Areas over the previous 8 years.

- Prices are consistently higher in Portage Park for detached units. Prices dropped precipitously with the market downturn beginning at the end of 2007. After bottoming out in 2011, prices are slowly rebounding, but have not returned to pre-recessionary levels.
- Belmont Crugin saw an uptick in the number of detached units sold beginning in 2009, topping out in 2013. Portage Park saw similar upticks, while outpacing total units sold of 2,449 units to 2,388 units in Belmont Crugin.
- While the attached housing market is much smaller in these communities, the total number of units sold in Portage Park (664) again outpaced Belmont Crugin (620).
- Prices for attached units also dropped significantly from 2007 in both communities bottoming out in 2011 (Portage Park) and 2012 (Belmont Crugin).

Table 13
Median Sales Price of Detached Single-Family Units

Community Name	2007	2008	2009	2010	2011	2012	2013	2014
Belmont-Cragin	\$295,000	\$313,000	\$160,000	\$125,100	\$125,000	\$120,000	\$148,000	\$190,000
Portage Park	\$330,000	\$270,000	\$245,500	\$198,000	\$170,000	\$175,000	\$210,000	\$245,000

Number of Detached Single-Family Units Sold

Community Name	2007	2008	2009	2010	2011	2012	2013	2014	Total
Belmont-Cragin	190	137	294	325	337	351	405	343	2,300
Portage Park	235	148	254	275	308	355	415	384	2,699

Source: This representation is based in whole or in part on data supplied by Midwest Real Estate Data LLC for the period January 2007 through December 2014. Midwest Real Estate Data LLC does not guarantee nor is it in any way responsible for the accuracy. Data assembled by Midwest Real Estate Data LLC may not reflect all real estate activity in the market. © 2014 MRED

Table 14
Median Sales Price of Attached Single-Family Units

Community Name	2007	2008	2009	2010	2011	2012	2013	2014
Belmont-Cragin	\$189,000	\$170,500	\$70,000	\$72,000	\$66,000	\$50,000	\$45,000	\$115,400
Portage Park	\$184,000	\$183,500	\$130,950	\$100,000	\$83,500	\$67,000	\$90,000	\$95,100

Number of Attached Single-Family Units Sold

Community Name	2007	2008	2009	2010	2011	2012	2013	2014	Total
Belmont-Cragin	55	36	23	30	49	45	48	29	330
Portage Park	128	78	52	53	42	53	60	107	681

Source: This representation is based in whole or in part on data supplied by Midwest Real Estate Data LLC for the period January 2007 through December 2014. Midwest Real Estate Data LLC does not guarantee nor is it in any way responsible for the accuracy. Data assembled by Midwest Real Estate Data LLC may not reflect all real estate activity in the market. © 2014 MRED

Foreclosures

Table 15 summarizes the foreclosure filings in the Belmont-Cragin and Portage Park Community Areas over the last six years. Foreclosures have been higher in Belmont-Cragin (4,081) over this time period compared to Portage Park (2,655). Overall, foreclosure activity peaked in these communities in 2009 with a total 4,622 filings, and has been declining steadily since, to a low in 2013 of 537 filings.

Table 15
Foreclosure Filings by Community Area, 2008-2013

	2008	2009	2010	2011	2012	2013	2008 - 2013 Total
Belmont-Cragin	687	934	910	888	557	397	4,081
Portage Park	427	588	583	445	392	230	2,655
Total	1,114	1,522	1,493	1,333	949	627	6,736

Source: Woodstock Institute

Proposed For-Sale Developments in Project Area

Research indicates no multi-family for-sale developments currently proposed in either the Project Area or the neighboring Belmont-Cragin and Portage Park Community Areas.

New for-sale residential development in these communities has been comprised of single-family home construction. As shown below in Table 16, new SF construction is occurring primarily in Portage Park.

Table 16
New Single-Family Construction Permits, 2009-2014 by Community Area

	2009	2010	2011	2012	2013	2014	Total
Belmont-Cragin	0	0	0	0	4	3	7
Portage Park	9	3	1	0	3	5	21
Total	9	3	1	0	7	8	28

Source: City of Chicago Data Portal

Relocation Assistance

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

As used in the above paragraph "low-income households", "very low-income households" and "affordable housing" shall have the meanings set forth in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 660. As of the date of this Plan, these statutory terms are defined as follows: (i) "low-income household" means a single person, family or unrelated persons living together whose adjusted income is more than 50 percent but less than 80 percent of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the United States Department of Housing and Urban Development ("HUD") for purposes of Section 6 of the United States Housing Act of 1937; (ii) "very low-income household" means a single person, family or unrelated persons living together whose adjusted income is not more than 50 percent of the median income of the area of residence, adjusted for family size, as so determined by HUD, and (iii) "affordable housing" means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30 percent of the maximum allowable income for such households, as applicable.

Exhibit H
(to Ordinance)

Community Development Commission
Resolution 15-00019

State of Illinois
County of Cook

Know All Men

Robert Wolf, hereby authorized and qualified Assistant Secretary, of the Community Development Commission of the City of Chicago, and the custodian of the records thereof, hereby, hereby, certifies that I have examined the attached copy of a resolution adopted by the Community Development Commission of the City of Chicago at a regular meeting held on the 14th day of July, 2015 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 14th day of July, 2015

Signed

Robert Wolf
Assistant Secretary

Community Development Commission
of Chicago

Resolution 15-00019

Recommendation to The City Council of
The City of Chicago

Submitted by
Board of Commissioners No. 2
Held on 7/14/2015 at 10:00 AM

Approved On 7/14/2015 by No. 2 To The
Held on 7/14/2015 at 10:00 AM

Whereas The Community Development Commission of the City of Chicago and the City of Chicago has heretofore been notified by the Mayor of the City of Chicago in the capacity of its City Council, City Council, referred to herein collectively as the Mayor as the Executive Authority, as defined in Chapter 2-124 of the City's Municipal Code, pursuant

to Section 5/11-74.4-4(k) of the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1, et seq.) (the "Act"); and

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

Whereas, Staff of the City's Department of Planning and Development has conducted or caused to be conducted certain investigations, studies and surveys of the Belmont/Central Redevelopment Project Area Amendment Number 2, the street boundaries of which are described on Exhibit A hereto (the "Area"), to determine the eligibility of the Area as a redevelopment project area as defined in the Act (a "Redevelopment Project Area") and for tax increment allocation financing pursuant to the Act ("Tax Increment Allocation Financing"), and previously has presented the following documents to the Commission for its review: Belmont/Central Redevelopment Plan and Project Amendment Number 2 (the "Plan"); and

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

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 Thursday, April 30, 2015 at 6:00 P.M. at the Riis Park, 6100 West Fullerton Avenue, Chicago, Illinois 60639 (this date being more than 14 business days before the scheduled mailing of the notice of the Hearing [hereinafter defined], as specified in the Act), pursuant to notice from the City's Commissioner of the Department of Planning and Development, given on April 15, 2015 (this date being more than 15 days before the date of the Public Meeting, as specified in the Act), 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, with a good faith effort, by regular mail, to all residents and to the last known persons who paid property taxes on real estate in the proposed Area (which good faith effort was satisfied by such notice being mailed to each residential address and to the person or persons in whose name property taxes were paid on real property for the last preceding year located in the proposed Area); and

Whereas, The Report and Plan were made available for public inspection and review since May 1, 2015, being a date not less than 10 days before the Commission meeting at which the Commission adopted Resolution on May 12, 2015 fixing the time and place for the Hearing, at City Hall, 121 North LaSalle Street, Chicago, Illinois, in the following offices: City Clerk, Room 107 and Department of Planning and Development, Room 1000; and

Whereas, Notice of the availability of the Report and Plan, including how to obtain this information, were sent by mail on May 19, 2015 which is within a reasonable time after the adoption by the Commission of Resolution May 12, 2015 to: (a) all residential addresses that,

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

Whereas, Notice of the Hearing by publication was given at least twice, the first publication being on June 16, 2015 a date which is not more than 30 nor less than 10 days prior to the Hearing, and the second publication being on June 23, 2015, 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 June 16, 2015, being a date not less than 10 days prior to the date set for the Hearing; and where taxes for the last preceding year were not paid, notice was also mailed to the persons last listed on the tax rolls as the owners of such property within the preceding three years; and

Whereas, Notice of the Hearing was given by mail to the Illinois Department of Commerce and 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 May 15, 2015, 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 May 15, 2015, being a date not less than 45 days prior to the date set for the Hearing; and

Whereas, The Hearing was held on July 14, 2015 at 1:00 P.M., at City Hall, 2nd Floor, 121 North LaSalle Street, Chicago, Illinois, as the official public hearing, and testimony was heard from all interested persons or representatives of any affected taxing district present at the Hearing and wishing to testify, concerning the Commission's recommendation to City Council regarding approval of the Plan, designation of the Area as a Redevelopment Project Area and adoption of Tax Increment Allocation Financing within the Area; and

Whereas, The Board meeting was convened on June 5, 2015 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 May 15, 2015 in Room 1003A, City Hall, 121 North LaSalle Street, Chicago, Illinois, to review the matters properly coming before the Board to allow it to provide its advisory recommendation regarding the approval of the Plan, designation of the Area as a Redevelopment Project Area, adoption of Tax Increment Allocation Financing within the Area and other matters, if any, properly before it, all in accordance with Section 5/11-74.4-5(b) of the Act: and

Whereas, The Commission has reviewed the Report and Plan, considered testimony from the Hearing, if any, the recommendation of the Board, if any, and such other matters or

studies as the Commission deemed necessary or appropriate in making the findings set forth herein and formulating its decision whether to recommend to City Council approval of the Plan, designation of the Area as a Redevelopment Project Area and adoption of Tax Increment Allocation Financing within the Area; now, therefore,

Be It Resolved by the Community Development Commission of the City of Chicago:

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

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

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

b. The Plan:

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

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

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 23rd calendar year following the year of the adoption of the ordinance approving the designation of the Area as a redevelopment project area and, as required pursuant to Section 5/11-74.4-7 of the Act, no such obligation shall have a maturity date greater than 20 years;

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

e. The Plan will not result in displacement of residents from inhabited units.

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

g. As required pursuant to Section 5/11-74.4-3(p) of the Act:

(i) the Area is not less, in the aggregate, than one and one-half acres in size; and

(ii) conditions exist in the Area that cause the Area to qualify for designation as a redevelopment project area and a blighted area as defined in the Act;

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

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

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

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

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

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

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

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

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

Adopted: July 14, 2015.

(Sub)Exhibit "A" referred to in this Community Development Commission Recommendation reads as follows:

(Sub)Exhibit "A".
(To Community Development Commission Recommendation)
*Street Boundary Description Of Belmont/Central Tax Increment
Financing Redevelopment Project Area.*

The Area is generally bounded by Berenice Avenue on the north, Cicero Avenue on the east, Fullerton Avenue on the south, and Merrimac Avenue on the west.

EXHIBIT C
 175 Ordinance.

Legal Description of Area

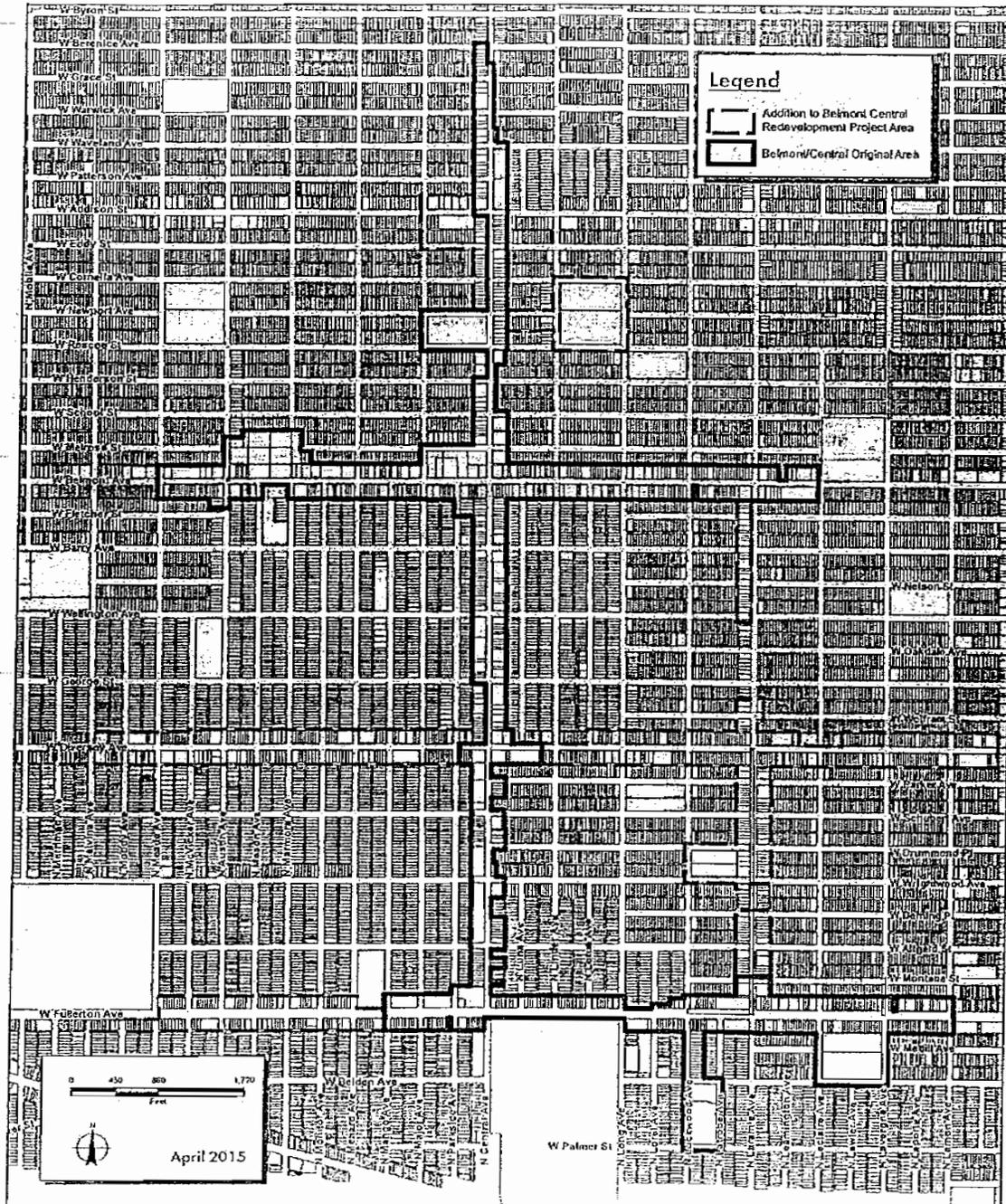
ALCOHOLIC BEVERAGE DEVELOPMENT AREA

ALL THAT PART OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE 2ND PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF CENTRAL AVENUE WITH THE NORTH LINE OF BRENDA AVENUE; THENCE SOUTH ALONG SAID WEST LINE OF CENTRAL AVENUE TO THE WESTERN EXTENSION OF THE HEATHLINE (BEING EXHIBIT 104) OF THE CITY SUBDIVISION IN THE NORTH 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, SAID RANGE AND TOWNSHIP; THENCE SOUTH ALONG THE SOUTH LINE OF THE ALLEY NORTH OF CAROL AVENUE; THENCE EAST ALONG SAID WESTERN EXTENSION OF THE NORTH LINE OF LOT 1A IN BLOCK 1 IN SAID HEATHLINE SUBDIVISION TO THE EAST LINE OF CENTRAL AVENUE; THENCE SOUTH ALONG THE EAST LINE OF CENTRAL AVENUE TO THE SOUTH LINE OF LOT 18 IN BLOCK 3 IN SAID FRED BUCK'S SUBDIVISION; SAID SOUTH LINE OF LOT 18 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF WASHINGTON AVENUE; THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF WASHINGTON AVENUE TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 15 IN BLOCK 3 IN SAID FRED BUCK'S SUBDIVISION; THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF LOT 15 IN SAID FRED BUCK'S SUBDIVISION TO THE NORTH LINE OF WASHINGTON AVENUE; THENCE EAST ALONG SAID NORTH LINE OF WASHINGTON AVENUE TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 39 IN FOSTER AND TADDER'S NORTH CENTRAL AVENUE SUBDIVISION OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, SAID RANGE, SAID WEST LINE OF LOT 39 BEING ALSO THE EAST LINE OF THE ALLEY LYING EAST OF CENTRAL AVENUE; THENCE SOUTH ALONG THE EAST LINE OF THE ALLEY EAST OF CENTRAL AVENUE TO THE NORTH LINE OF NEWPORT AVENUE; THENCE EAST ALONG THE NORTH LINE OF NEWPORT AVENUE TO THE WEST LINE OF UNDER AVENUE; THENCE NORTH ALONG THE WEST LINE OF UNDER AVENUE TO THE NORTH LINE OF CONNER AVENUE; THENCE EAST ALONG THE NORTH LINE OF CONNER AVENUE TO THE EAST LINE OF LONG AVENUE; THENCE SOUTH ALONG THE EAST LINE OF LONG AVENUE TO THE SOUTH LINE OF ROSCOE STREET; THENCE WEST ALONG THE SOUTH LINE OF ROSCOE STREET TO THE WEST LINE OF UNDER AVENUE; THENCE NORTH ALONG THE WEST LINE OF UNDER AVENUE TO THE SOUTHEAST CORNER OF LOT 4 IN BLOCK 6 IN FRED BUCK'S PORTAGE PARK SUBDIVISION OF LOTS 6 & 7 OF PARTITION OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 21, AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF LOT 4 IN BLOCK 6 IN FRED BUCK'S PORTAGE PARK SUBDIVISION AFORESAID TO THE WEST LINE OF SAID LOT 4 BEING ALSO THE EAST LINE OF AN ALLEY LYING WEST OF UNDER AVENUE; THENCE SOUTH ALONG THE EAST LINE OF AN ALLEY LYING WEST OF UNDER AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 5 IN BLOCK 6 IN FRED BUCK'S PORTAGE PARK SUBDIVISION AFORESAID; BEING ALSO THE SOUTH LINE OF AN ALLEY LYING NORTH OF ROSCOE STREET; THENCE WEST ALONG AN EASTERLY EXTENSION OF THE NORTH LINE OF LOT 9 BEING THE SOUTH LINE OF AN ALLEY LYING NORTH OF ROSCOE STREET TO THE NORTHWEST CORNER OF LOT 27 IN BLOCK 4 IN RESOLUTION OF J. WHEAT'S ADDISON GARDENS, BEING ALSO THE EAST LINE OF THE ALLEY LYING EAST OF CENTRAL AVENUE; THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF CENTRAL AVENUE TO THE SOUTH LINE OF ROSCOE STREET; THENCE WEST ALONG SAID SOUTH LINE OF ROSCOE STREET TO THE EAST LINE OF LOT 7 IN STOLTENBERG'S CENTRAL AVENUE SUBDIVISION (IN BLOCK 4 IN THE SUBDIVISION OF LOTS 9, 11 AND 13 OF THE PARTITION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, AFORESAID); THENCE SOUTH ALONG SAID EAST LINE OF LOT 7 IN STOLTENBERG'S CENTRAL AVENUE SUBDIVISION AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE NORTH LINE OF LOTS 14 AND 15 IN SAID STOLTENBERG'S CENTRAL AVENUE SUBDIVISION; SAID NORTH LINE OF LOTS 14 AND 15 BEING ALSO THE SOUTH LINE OF THE ALLEY LYING SOUTH OF ROSCOE STREET; THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY LYING SOUTH OF ROSCOE STREET TO THE EAST LINE OF LOT 11 IN SAID STOLTENBERG'S CENTRAL AVENUE SUBDIVISION; THENCE SOUTH ALONG SAID EAST LINE OF LOT 11 IN SAID STOLTENBERG'S CENTRAL AVENUE SUBDIVISION AND ALONG THE SOUTHERLY EXTENSION THEREOF, AND ALONG THE EAST LINE OF LOTS 30 AND 31 IN SAID STOLTENBERG'S CENTRAL AVENUE SUBDIVISION TO THE NORTH LINE OF SCHOOL STREET; THENCE EAST ALONG SAID NORTH LINE OF SCHOOL STREET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN W.M.S. FRYER'S SUBDIVISION OF LOT 1 IN BLOCK 1 IN LIND AND MARTIN'S SUBDIVISION OF BLOCKS 5 AND 6 IN THE SUBDIVISION OF LOTS 3, 5 AND 7 OF THE PARTITION OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 21, AFORESAID; THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF LOT 1 IN W.M.S. FRYER'S SUBDIVISION AND ALONG THE SOUTHERLY EXTENSION THEREOF, AND ALONG THE EAST LINE OF THE WEST 150 FEET OF LOT 2 IN BLOCK 1 IN THE LIND AND MARTIN'S SUBDIVISION OF BLOCKS 5 AND 6 AND ALONG THE EAST LINE OF THE WEST 150 FEET OF LOT 1 IN BLOCK 2 IN SAID LIND AND MARTIN'S SUBDIVISION TO THE SOUTH LINE OF SAID LOT 1 IN BLOCK 2; SAID SOUTH LINE OF LOT 1 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF BELMONT AVENUE; THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF BELMONT AVENUE TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 6 IN A. A. DEERMAN'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 21, SAID RANGE, SAID NORTHERLY EXTENSION OF THE EAST LINE OF SECTION 21, AFORESAID.

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 21 TO THE EAST LINE OF SAID LOT 22 BEING ALSO THE WEST LINE OF THE ALLEY LYING WEST OF LARAMIE AVENUE; THENCE EAST ALONG THE WEST LINE OF SAID LOT 22 TO THE EAST LINE OF SAID LOT 23 BEING ALSO THE WEST LINE OF THE ALLEY LYING WEST OF LARAMIE AVENUE; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 23 TO THE NORTH LINE OF LOT 24 IN THE HILBERT FULLERTON AVENUE HIGHLANDS SUBDIVISION NO. 23, A SUBDIVISION OF PART OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28 AFORESAID, ALSO BEING THE WEST LINE OF AN ALLEY LYING WEST OF LARAMIE AVENUE; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 24 TO THE NORTH LINE OF LOT 25 IN THE HILBERT FULLERTON AVENUE HIGHLANDS SUBDIVISION NO. 23, A SUBDIVISION OF PART OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28 AFORESAID, ALSO BEING THE WEST LINE OF AN ALLEY LYING WEST OF LARAMIE AVENUE; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 25 TO THE NORTH LINE OF LOT 26 IN THE HILBERT FULLERTON AVENUE HIGHLANDS SUBDIVISION NO. 23, A SUBDIVISION OF PART OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28 AFORESAID, ALSO BEING THE WEST LINE OF AN ALLEY LYING WEST OF LARAMIE AVENUE; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 26 TO THE NORTH LINE OF LOT 27 IN SAID BLOCK 3 IN J.E. WHITE'S FIRST DIVERSEY PARK ADDITION, A SUBDIVISION OF THE WEST 1/4 OF THE SOUTH 1/4 ACRES OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28 AFORESAID, SAID SOUTH LINE OF LOT 26 BEING ALSO THE NORTH LINE OF THE ALLEY LYING NORTH OF DIVERSEY AVENUE; THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY LYING NORTH OF DIVERSEY AVENUE TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 27 IN SAID BLOCK 3 IN J.E. WHITE'S FIRST DIVERSEY PARK ADDITION; THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE WEST LINE OF LOT 27 IN BLOCK 3 IN J.E. WHITE'S FIRST DIVERSEY PARK ADDITION TO THE NORTH LINE OF DIVERSEY AVENUE; THENCE EAST ALONG SAID NORTH LINE OF DIVERSEY AVENUE TO THE WEST LINE OF LOTS 28 AND 29; THENCE NORTH ALONG THE WEST LINE OF LOTS 28 AND 29 TO THE NORTH LINE OF AN ALLEY LYING NORTH OF DIVERSEY AVENUE; THENCE EAST ALONG THE NORTH LINE OF AN ALLEY LYING NORTH OF DIVERSEY AVENUE TO THE EAST LINE OF LOT 28 IN THE HILBERT FULLERTON AVENUE HIGHLANDS SUBDIVISION #22 BEING A SUBDIVISION OF PART OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28 AFORESAID, ALSO BEING THE WEST LINE OF AN ALLEY LYING WEST OF LARAMIE AVENUE; THENCE NORTH ALONG THE WEST LINE OF AN ALLEY LYING WEST OF LARAMIE AVENUE TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 29 IN THE HILBERT FULLERTON AVENUE HIGHLANDS SUBDIVISION #27 AFORESAID; THENCE EAST ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 29 IN THE HILBERT FULLERTON AVENUE HIGHLANDS SUBDIVISION #27 AFORESAID AND CONTINUING EAST ALONG THE EASTERLY EXTENSION OF SAID EAST LINE OF LOT 29 TO THE EAST LINE OF LARAMIE AVENUE; THENCE NORTH ALONG THE EAST LINE OF LARAMIE AVENUE TO THE SOUTH LINE OF LOT 29 IN BLOCK 14 IN FALCONER'S SECOND ADDITION TO CHICAGO BEING A SUBDIVISION OF THE SOUTH 1/4 OF THE NE 1/4 OF SECTION 28 AFORESAID, BEING ALSO THE NORTH LINE OF AN ALLEY LYING NORTH OF WYOLFRAM STREET; THENCE EAST ALONG THE NORTH LINE OF THE ALLEY LYING NORTH OF WYOLFRAM STREET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 22 IN BLOCK 14 IN FALCONER'S SECOND ADDITION TO CHICAGO AFORESAID; THENCE SOUTH ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 22 IN BLOCK 14 IN FALCONER'S SECOND ADDITION TO CHICAGO AFORESAID TO THE SOUTH LINE OF WYOLFRAM STREET; THENCE WEST ALONG THE SOUTH LINE OF WYOLFRAM STREET TO THE EAST LINE OF LARAMIE AVENUE; THENCE SOUTH ALONG THE EAST LINE OF LARAMIE AVENUE TO THE NORTH LINE OF BEADLEY LYING NORTH OF DIVERSEY AVENUE; THENCE EAST ALONG THE NORTH LINE OF AN ALLEY LYING NORTH OF DIVERSEY AVENUE TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF THE WEST 20 FEET OF LOT 27 IN BLOCK 22 IN FALCONER'S SECOND ADDITION TO CHICAGO AFORESAID; THENCE SOUTH ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF THE WEST 20 FEET OF LOT 27 AFORESAID TO THE NORTH LINE OF DIVERSEY AVENUE; THENCE WEST ALONG THE NORTH LINE OF DIVERSEY AVENUE TO THE WEST LINE OF LOT 28 IN BLOCK 22 IN FALCONER'S SECOND ADDITION TO CHICAGO AFORESAID; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 28 TO THE NORTH LINE OF AN ALLEY LYING NORTH OF DIVERSEY AVENUE; THENCE EAST ALONG THE NORTH LINE OF AN ALLEY LYING NORTH OF DIVERSEY AVENUE TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF THE

Exhibit "E".
(To Ordinance)

Map Of Area.



Attachment Two, Exhibit A
Boundary Map

Belmont / Central Amendment No. 2
City of Chicago, Illinois



David B. Sawyer Enterprises, Inc.
100 W. Lake Street, Suite 1510 - Chicago, Illinois 60601

PGAV PLANNERS

DESIGNATION OF BELMONT CENTRAL REDEVELOPMENT AMENDMENT NO. 2
PROJECT AREA AS TAX INCREMENT FINANCING NO. 91 DEVELOPMENT
(00015-7230)

The Committee on Finance and Public Health is to present

RESOLUTION NUMBER 14-8973

To the Finance and Public Health Committee of the Council

Your Committee on Finance, having had under consideration an ordinance authorizing the designation of the Belmont Central Redevelopment Amendment Number 2 project area as a local development project, and in compliance with the same ordinance, and in accordance with the requirements of that same ordinance, do hereby present the proposed ordinance described herein.

This recommendation was concurred in by a vote of seven of the members of the committee, with no dissenting vote.

Respectfully submitted,

signed: **JEFFREY D. BROWN**
Chairman

On motion of Alderman Bauer, the said ordinance and financial statement with the foregoing explanation thereon was read by title and adopted as follows:

Yeas: Aldermen Marjorie Hopkins, Donald Burns, Hanshan Tang, Michael Thomas, David Garza, Carlos Thompson, Carlos Ayala, Scott Baker, John Pappas, George Moore, James O'Shea, Luciano Brooks, Murray Zolotor, Scott Sims, Madeline Bennett, Brian Truitt, Anthony Williams, Margaret Moore, Alicia Ramirez, Kara Morgan, Mike Spasano, James O'Connor, Louis Anthony Smith, Thomas Allen, Edgar Rivera, Omar Contreras, George Brown, and the Mayor.

Nays: None.

Alderman Bauer moved for adjournment of the meeting, which motion was lost.

The following is a list of the members present:

WHEREAS, Under ordinances adopted on January 12, 2000, and published in the *Journal of the Proceedings of the City Council of the City of Chicago* (the "*Journal*") for such date at pages 22590 to 22740, and under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4.1, et seq., as amended (the "Act"), the City Council (the "City Council") of the City of Chicago (the "City"): (i) approved the "Belmont/Central Tax Increment Financing Redevelopment Plan and Project" (the "Belmont/Central Plan") for a portion of the City known as the "Belmont/Central Redevelopment Project Area" (the "Original Area") (the "Original Plan Ordinance"); (ii) designated the Original Area as a "redevelopment project area" within the requirements of the Act (the "Designation Ordinance"); and (iii) adopted tax increment financing for the Original Area (the "Adoption Ordinance") (the Original Plan Ordinance, the Designation Ordinance, and the Adoption Ordinance are collectively referred to herein as the "TIF Ordinances"); and

WHEREAS, The Belmont/Central Plan underwent certain revisions prior to the adoption of the TIF Ordinances (collectively, "Revision Number 1"), the substance of Revision Number 1 having been approved and adopted by the City Council by virtue of the inclusion of said revisions in the Belmont/Central Plan and the approval and adoption by the City Council of the TIF Ordinances; and

WHEREAS, Pursuant to an ordinance adopted on May 17, 2000, and published in the *Journal* for such date at pages 32103 to 32222, the City Council determined that an amendment to the Belmont/Central Plan was necessary in order to incorporate the most recent equalized assessed valuation ("EAV") of the Original Area, such incorporation being required pursuant to 65 ILCS 5/11-74.4-3(n)(F) ("Revision Number 2") (the Belmont/Central Plan, as amended by Revision Number 2, is hereinafter referred to as the "Belmont/Central Plan Number 2"); and

WHEREAS, Pursuant to an ordinance adopted on July 6, 2011, and published in the *Journal* for such date at pages 2231 to 2357, the City Council determined that an additional amendment (referred to in the *Journal* as "Amendment Number 1 to Belmont/Central Tax Increment Financing Redevelopment Plan and Project", herein referred to as "Amendment Number 1") was necessary in order to increase the total estimated redevelopment project costs as set forth in the Belmont/Central Plan Number 2 (the Belmont/Central Plan Number 2, as amended by Amendment Number 1, is hereafter referred to as the "Original Plan"); and

WHEREAS, It is desirable and in the best interests of the citizens of the City for the City to encourage development of areas located adjacent to the Original Area by adding certain additional contiguous parcels (the "Added Area") to the Original Area and designating such expanded project area as a redevelopment project area under the Act to be known as the "Belmont/Central Redevelopment Amendment Number 2 Project Area" (the "Area"); and

WHEREAS, The City desires further to supplement and amend the Original Plan for the Original Area to provide for the redevelopment of the Area; and

WHEREAS, The City has caused to be prepared an eligibility study entitled "Added Area Eligibility Study" (the "Eligibility Study") of the proposed Added Area, which Eligibility Study confirms the existence within the Added Area of various conservation factors and vacant blighted factors as set forth in the Act, and supports a finding of eligibility of the Added Area for designation as a combination Conservation/Blighted Area under the Act; and

WHEREAS, The City has caused to be prepared a housing impact study entitled "Belmont Central Redevelopment Project Area Tax Increment Financing Program Housing Impact Study" (the "Housing Study") of the Area, which Housing Study fulfills the legislative requirements for a Housing Impact Study, as set forth in Section 5/11-74.4-1, et seq. of the Act; and

WHEREAS, The Original Plan and the "Belmont/Central Tax Increment Financing Redevelopment Plan and Project Amendment Number 2: May 1, 2015" ("Amendment Number 2" and, together with the Original Plan, the "Amended Plan"), provides new total estimated redevelopment project costs for the Area; and

WHEREAS, It is desirable and in the best interests of the citizens of the City for the City to implement Tax Increment Allocation Financing pursuant to the Act for the Area described in Section 2 of this ordinance, to be redeveloped pursuant to the Amended Plan; and

WHEREAS, The Community Development Commission (the "Commission") of the City has heretofore been appointed by the Mayor of the City with the approval of its City Council (the City Council, referred to herein collectively with the Mayor as the "Corporate Authorities") (as codified in Chapter 2-124 of the City's Municipal Code) pursuant to Section 5/11-74.4-4(k) of the Act; and

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

WHEREAS, Pursuant to Sections 5/11-74.4-4 and 5/11-74.4-5 of the Act, the Commission, by authority of the Corporate Authorities, called a public hearing (the "Hearing") on July 14, 2015, concerning approval of the Amended 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; and

WHEREAS, Amendment Number 2 (including the Eligibility Study and Housing Study) was made available for public inspection and review pursuant to Section 5/11-74.4-5(a) of the Act since May 1, 2015, being a date not less than 10 days before the meeting of the Commission at which the Commission adopted Resolution 15-CDC-13 on May 12, 2015, accepting the Amended Plan for review and fixing the time and place for a public hearing ("Hearing"), at the offices of the City Clerk and the City's Department of Planning and Development; and

WHEREAS, Pursuant to Section 5/11-74.4-5(a) of the Act, notice of the availability of the Amendment Number 2 (including the related Eligibility Study and the Housing Study) was sent by mail on May 19, 2015, which is within a reasonable time after the adoption by the Commission of Resolution 15-CDC-13 to: (a) all residential addresses that, after a good faith effort, were determined to be (i) located within the Area and (ii) located within 750 feet of the boundaries of the Area (or, if applicable, were determined to be the 750 residential addresses that were closest to the boundaries of the Area); and (b) organizations and residents that were registered interested parties for such Area; and

WHEREAS, Due notice of the Hearing was given pursuant to Section 5/11-74.4-6 of the Act, said notice being given to all taxing districts having property within the Area, to the Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on April 15, 2015, by publication in the *Chicago Sun-Times* or *Chicago Tribune* on June 16, 2015 and June 23, 2015, and by certified mail to taxpayers within the Area on June 16, 2015; 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 June 5, 2015 at 10:00 A.M., to review the matters properly coming before the Board and to allow it to provide its advisory recommendation regarding the approval of the Amended Plan, designation of the Area as a redevelopment project area pursuant to the Act, 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 Amended 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 July 14, 2015; and

WHEREAS, The Commission has forwarded to the City Council a copy of its Resolution 15-CDC-19, adopted on July 14, 2015, recommending to the City Council approval of the Amended Plan, among other related matters; and

WHEREAS, The City Council has heretofore approved the Amended Plan, which was identified in an ordinance of the City of Chicago, Illinois approving Amendment Number 2 to the Belmont/Central tax increment financing redevelopment plan and project for the Belmont/Central redevelopment project 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 A attached hereto and incorporated herein. The street locations (as near as practicable) for the Area are described in Exhibit B attached hereto and incorporated herein. The map of the Area is depicted in Exhibit C attached hereto and incorporated herein.

SECTION 3. Findings. The Corporate Authorities hereby make the following findings:

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

b. 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 (1½) 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 combined conservation/blighted area as defined in the Act; and

c. 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 are (i) clearly present within the intent of the Act and with that presence documented to a meaningful extent, 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; and

d. 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 are detrimental to the public health, safety, morals or welfare, and the Area may become a blighted area.

SECTION 4. Area Designated. The Area is hereby designated as a redevelopment project area pursuant to Section 5/11-74.4-4 of the Act.

SECTION 5. 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.

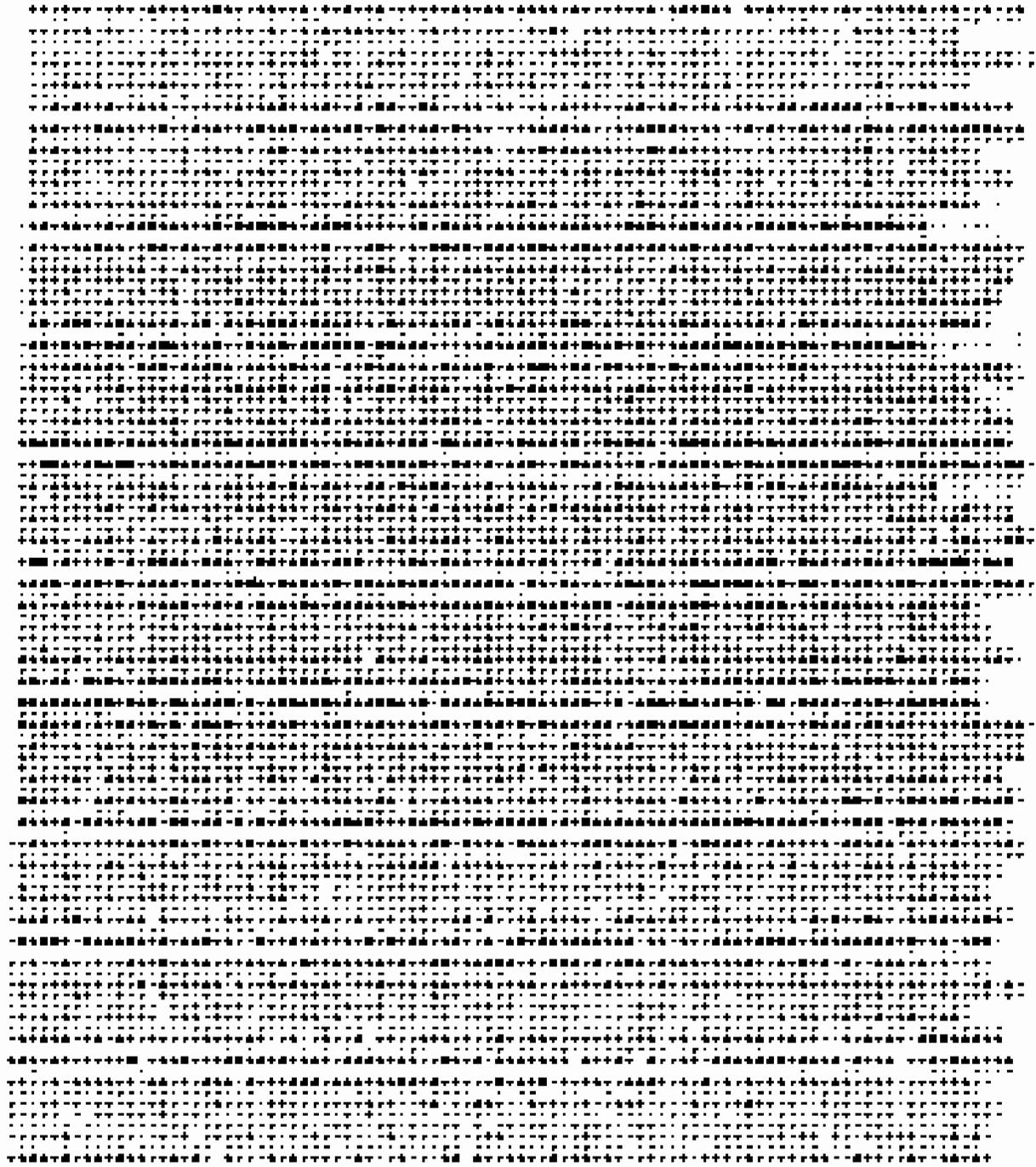
SECTION 6. Superseder. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 7. Effective Date. This ordinance shall be in full force and effect immediately upon its passage.

[Exhibit "C" referred to in this ordinance printed
on page 9206 of this *Journal*.]

Exhibits "A" and "B" referred to in this ordinance read as follows:

THE GENERAL AREA TO THE SOUTH END OF ALGEB STREET (EAST WEST) ALSO SAID TO BE THE END OF ALGEB STREET TO



NORTH END AND SECTION 3 AND 10 SAID TO BE THE END OF ALGEB STREET ALSO THE SOUTHERN END OF THE ALGEB STREET
 SECTION OF ALGEB STREET, TRACED WEST ALONG SAID EASTERN EXTENSION ALSO ALONG THE SOUTHERN END OF THE ALGEB
 STREET, SOUTH OF THE END OF ALGEB STREET TO THE EAST END OF ALGEB STREET, TRACED SOUTH ALONG SAID WESTERN
 END OF ALGEB STREET TO THE SOUTH END OF THE NEW MARKET, TRACED ALONG SAID WESTERN END OF ALGEB STREET TO
 THE WESTERN END OF ALGEB STREET, TRACED NORTH ALONG SAID WESTERN END OF ALGEB STREET TO THE WESTERN END OF
 THE ALGEB STREET, TRACED NORTH ALONG SAID WESTERN END OF ALGEB STREET TO THE WESTERN END OF THE ALGEB STREET AND
 ALONG SAID WESTERN END OF ALGEB STREET TO THE EAST END OF ALGEB STREET TO THE EAST END OF ALGEB STREET TO THE EAST

200072, A SUBDIVISION IN THE NORTH & THE SOUTH & SECTION 21 AFORESAID, THE LOT EAST TO THE NORTHWEST
 CORNER OF THE LOT 21 IN COOKING & GARFIELD'S DIVERSE SUBDIVISION AFORESAID, THE LOT EAST ALONG THE WEST LINE OF
 LOT 11 IN ELLIENS & GARFIELD'S DIVERSE SUBDIVISION AFORESAID, TO THE EAST LINE OF LOT 11 IN ELLIENS &
 GARFIELD'S DIVERSE SUBDIVISION AFORESAID ALONG THE WEST LINE OF MONROE AVENUE, THENCE NORTH ALONG
 THE WEST LINE OF MONROE AVENUE TO THE INTERSECTION WITH THE WEST LINE EXTENSION OF THE SOUTH LINE OF LOT 26
 IN WALTER BOGDANSKI'S SUBDIVISION OF QUINCY OF CLARET, WATSON'S SUBDIVISION OF THE CHICAGO AFORESAID,
 SAID SOUTH LINE OF LOT 26 BEING ALSO THE NORTH LINE OF AN ALLEY LYING NORTH OF QUINCY AVENUE; THENCE EAST
 ALONG THE WESTERN EXTENSION OF THE NORTH LINE OF AN ALLEY LYING NORTH OF QUINCY AVENUE TO THE EAST LINE OF
 LOT 27 IN SUBDIVISION OF LOTS 25 AND 26 IN KING & PATTERSON'S SUBDIVISION OF THE NE 1/4 OF
 SECTION 20 AFORESAID, BEING ALSO THE WEST LINE OF AN ALLEY LYING WEST OF CENTRAL AVENUE; THENCE NORTH ALONG
 SAID WEST LINE OF THE ALLEY LYING WEST OF CENTRAL AVENUE TO THE SOUTH LINE OF THE NORTH 15 FEET 8 INCHES OF LOT
 17 IN BLOCK 1 IN SCHERENBERG'S SUBDIVISION OF LOT 1 IN KING AND PATTERSON'S SUBDIVISION OF THE NORTHEAST 1/4 OF
 SECTION 29 AFORESAID; THENCE WEST ALONG SAID SOUTH OF THE NORTH 15 FEET 8 INCHES OF LOT 17 IN BLOCK 1 IN
 SCHERENBERG'S SUBDIVISION AND ALONG THE WESTERN EXTENSION THEREOF TO THE WEST LINE OF PARKER AVENUE;
 THENCE NORTH ALONG SAID WEST LINE OF PARKER AVENUE TO THE NORTH LINE OF LOT 20 IN KEQUIN'S SUBDIVISION OF
 LOTS 11 & 12 IN BLOCK 2 IN SCHERENBERG'S SUBDIVISION AFORESAID, SAID NORTH LINE OF LOT 20 BEING ALSO THE SOUTH
 LINE OF THE ALLEY LYING SOUTH OF BELMONT AVENUE; THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY LYING SOUTH
 OF BELMONT AVENUE TO THE WEST LINE OF MARJORIA AVENUE; THENCE NORTH ALONG SAID WEST LINE OF MARJORIA
 AVENUE TO THE SOUTH LINE OF BELMONT AVENUE; THENCE WEST ALONG SAID SOUTH LINE OF BELMONT AVENUE TO THE
 EAST LINE OF MASON AVENUE; THENCE SOUTH ALONG SAID EAST LINE OF MASON AVENUE TO THE EASTERLY EXTENSION OF
 THE NORTH LINE OF LOT 40 IN BLOCK 2 IN WALTER BOGDANSKI'S SUBDIVISION OF BLOCKS 1 AND 2 IN ISLANDS &
 DYNWICZ'S SUBDIVISION OF LOT 4 IN KING AND PATTERSON'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 29 AFORESAID,
 SAID NORTH LINE OF LOT 40 BEING ALSO THE SOUTH LINE OF THE ALLEY LYING SOUTH OF BELMONT AVENUE; THENCE WEST
 ALONG SAID EASTERLY EXTENSION AND ALONG THE SOUTH LINE OF THE ALLEY LYING SOUTH OF BELMONT AVENUE TO THE
 EAST LINE OF AUSTIN AVENUE; THENCE SOUTH ALONG SAID EAST LINE OF AUSTIN AVENUE TO THE EASTERLY EXTENSION OF
 THE SOUTH LINE OF THE NORTH 3 FEET OF LOT 46 IN BLOCK 1 IN JAYRAS AND JOHNSON'S WESTFIELD MANOR SUBDIVISION
 OF THE EAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29 AFORESAID; THENCE WEST ALONG SAID EASTERLY
 EXTENSION TO THE TO THE EAST LINE OF LOT 36 IN BLOCK 3 IN SAID JAYRAS AND JOHNSON'S WESTFIELD MANOR
 SUBDIVISION, SAID EAST LINE OF LOT 36 BEING ALSO THE WEST LINE OF THE ALLEY LYING WEST OF AUSTIN AVENUE; THENCE
 NORTH ALONG SAID EAST LINE OF LOT 36 IN BLOCK 3 IN SAID JAYRAS AND JOHNSON'S WESTFIELD MANOR SUBDIVISION TO
 THE NORTH LINE OF SAID LOT 36, SAID NORTH LINE OF LOT 36 BEING ALSO THE SOUTH LINE OF THE ALLEY LYING SOUTH OF
 BELMONT AVENUE; THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY LYING SOUTH OF BELMONT AVENUE TO THE WEST
 LINE OF MEADE AVENUE; THENCE NORTH ALONG SAID WEST LINE OF MEADE AVENUE TO THE WESTERN EXTENSION OF THE
 SOUTH LINE OF LOT 29 IN ISLANDS BOOTH'S BELMONT AVENUE ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTH 1/4
 ACRES OF THE NORTH 1/4 OF THE SOUTH 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTH 1/4 OF THE SOUTH 1/4 OF THE SOUTHWEST 1/4
 OF SECTION 20 AFORESAID, SAID SOUTH LINE OF LOT 29 BEING ALSO THE NORTH LINE OF THE ALLEY LYING NORTH OF
 BELMONT AVENUE; THENCE EAST ALONG SAID WEST LINE EXTENSION AND ALONG THE NORTH LINE OF THE ALLEY LYING
 NORTH OF BELMONT AVENUE TO THE WEST LINE OF AUSTIN AVENUE, THENCE NORTH ALONG SAID WEST LINE OF AUSTIN
 AVENUE TO THE WESTERN EXTENSION OF THE SOUTH LINE OF LOT 6 IN BLOCK 2 IN JOHN HUNTER'S FIRST ADDITION TO
 WESTFIELD MANOR, A SUBDIVISION IN THE WEST 1/3 OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
 SECTION 20 AFORESAID, THENCE EAST ALONG SAID WEST LINE EXTENSION AND ALONG THE SOUTH LINE OF LOT 6 IN BLOCK 2
 IN JOHN HUNTER'S FIRST ADDITION TO WESTFIELD MANOR TO THE EAST LINE OF SAID LOT 6, SAID EAST LINE OF LOT 6
 BEING ALSO THE WEST LINE OF THE ALLEY LYING EAST OF AUSTIN AVENUE; THENCE NORTH ALONG SAID WEST LINE OF THE
 ALLEY LYING EAST OF AUSTIN AVENUE TO THE WESTERN EXTENSION OF THE SOUTH LINE OF LOT 9 IN SAID BLOCK 3 IN
 JOHN HUNTER'S FIRST ADDITION TO WESTFIELD MANOR, SAID SOUTH LINE OF LOT 9 BEING ALSO THE NORTH LINE OF THE
 ALLEY LYING SOUTH OF SCHOOL STREET, THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY LYING SOUTH OF SCHOOL
 STREET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOTS 7 & 8 OWNER'S PARTITION
 OF LOTS 7 & 8, 1 AND 2 IN OWNER'S PARTITION OF THE NE 1/4 CORNER OF AND INCLUDING THE EAST 1/4 ACRES OF THE SOUTHEAST
 1/4 OF SECTION 20 AFORESAID, THENCE NORTH ALONG SAID WEST LINE EXTENSION AND THE WEST LINE OF LOT 10 IN THE
 SUBDIVISION OF LOTS 7 & 8 IN OWNER'S PARTITION AND ALONG THE SOUTH LINE EXTENSION OF SAID WEST LINE OF LOT 10 TO THE
 SOUTH LINE OF BELMONT AVENUE, THENCE EAST ALONG SAID SOUTH LINE OF BELMONT AVENUE TO THE EAST LINE OF LOT 11 IN
 WALTER BOGDANSKI'S SUBDIVISION OF LOT 11 IN OWNER'S PARTITION, THENCE WEST ALONG SAID EAST LINE OF LOT 11 IN THE SUBDIVISION OF
 LOTS 7 & 8 IN OWNER'S PARTITION TO THE WEST LINE OF THE SAID SOUTH LINE OF LOT 11 BEING ALSO THE NORTH LINE OF THE
 ALLEY LYING NORTH OF BELMONT AVENUE; THENCE EAST ALONG SAID WEST LINE OF THE ALLEY LYING NORTH OF BELMONT
 AVENUE TO THE WEST LINE OF PARKER AVENUE; THENCE NORTH ALONG SAID WEST LINE OF PARKER AVENUE TO THE NORTH
 LINE OF BELMONT AVENUE.

THENCE EAST ALONG SAID NORTHERLY CORNER LINE TO THE EAST LINE OF LOT 15 IN THE 2^D DIVISION OF THE LUTHER WOOD THE MEADOWS IN THE SOUTH QUARTER OF THE EAST HALF IN THE 20TH SECTION OF SECTION 20 AFORESAID, SAID EAST LINE OF LOT 15 BEING ALSO THE WEST LINE OF THE ALLEY LYING WEST OF CENTRAL AVENUE; THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY LYING WEST OF CENTRAL AVENUE TO THE NORTH LINE OF BERNICE PARK (BEING THE WEST LINE OF CENTRAL AVENUE); THENCE EAST ALONG SAID NORTH LINE OF CENTRAL AVENUE TO THE WEST LINE OF EDWARDS STREET; THENCE WEST ALONG SAID WEST LINE OF EDWARDS STREET TO THE WEST LINE OF MAJOR AVENUE; THENCE NORTH ALONG SAID WEST LINE OF MAJOR AVENUE TO THE NORTH LINE OF WYCKOFF AVENUE; THENCE EAST ALONG THE NORTH LINE OF NEWPORT AVENUE TO THE EAST LINE OF LOT 7 IN BRIDGEMAN'S SUBDIVISION OF LOTS 3 TO 7 AND 13 TO 28 AND 31 TO 35 IN BLOCK 3 IN CLASE AND HANSEN'S ADDITION TO CHICAGO, A SUBDIVISION IN THE EAST 1/2 OF THE NE 1/4 OF THE 1ST 1/2 SECTION OF SECTION 20 AFORESAID, BEING ALSO THE WEST LINE OF AN ALLEY LYING WEST OF CENTRAL AVENUE; THENCE NORTH ALONG THE WEST LINE OF AN ALLEY LYING WEST OF CENTRAL AVENUE TO THE SOUTH LINE OF EDDY STREET; THENCE WEST ALONG THE SOUTH LINE OF EDDY STREET TO THE WEST LINE OF MAJOR AVENUE; THENCE NORTH ALONG THE WEST LINE OF MAJOR AVENUE TO THE SOUTHWEST CORNER OF LOT 1 IN BRIDGEMAN, BRIDGEMAN'S RESUBDIVISION OF THE EAST QUARTER OF LOT 147 IN ROYSTER & ZACHER'S ADDITION TO WEST IRVING PARK, A SUBDIVISION OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 20 AFORESAID, ALSO BEING THE NORTH LINE OF AN ALLEY LYING NORTH OF ADDISON STREET; THENCE EAST ALONG THE NORTH LINE OF AN ALLEY LYING NORTH OF ADDISON STREET TO THE EAST LINE OF LOT 117 IN ROYSTER & ZACHER'S ADDITION TO WEST IRVING PARK AFORESAID, BEING ALSO THE WEST LINE OF AN ALLEY LYING WEST OF CENTRAL AVENUE; THENCE NORTH ALONG THE WEST LINE OF THE ALLEY LYING WEST OF CENTRAL AVENUE TO THE NORTH LINE OF BERENICE AVENUE; THENCE EAST ALONG SAID NORTH LINE OF BERENICE AVENUE TO THE POINT OF BEGINNING AT THE WEST LINE OF CENTRAL AVENUE; ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

(Exhibit "H")

Street Locations Of The Area

The Area is irregularly shaped with boundaries that follow the commercial corridors along several major streets that include: Central Avenue, from Berenice Avenue on the north to Fullerton Avenue on the south; Belmont Avenue, from Meane Avenue on the west to LeClair Avenue on the east; Divorsey Avenue, from Merrimac Avenue on the west to an alley just west of Cicero Avenue on the east; Laramie Avenue, from Belmont Avenue on the north generally to Fullerton Avenue on the south, excepting blocks between Wellington Avenue and George Street and between Wrightwood Avenue and Deming Place; and Fullerton Avenue, from Mulvan Avenue on the west to Lamon Avenue on the east.

ADOPTION OF TAX INCREMENT FINANCING FOR BELMONT/CENTRAL REDEVELOPMENT AMENDMENT NO. 2 PROJECT AREA.

[O2015-7248]

The Committee on Finance submitted the following report:

CHICAGO, October 14, 2015.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration an ordinance authorizing the adoption of tax increment financing for the Belmont/Central Redevelopment Amendment Number 2 project area, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) EDWARD M. BURKE,
Chairman.

On motion of Alderman Burke, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas-- Aldermen Moreno, Hopkins, Dowell, Burns, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solís, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 49.

Nays -- None.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, Under ordinances adopted on January 12, 2000, and published in the *Journal of the Proceedings of the City Council of the City of Chicago* (the "*Journal*") for such date at pages 22590 to 22740, and under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4.1, et seq., as amended (the "Act"), the City Council (the "City Council") of the City of Chicago (the "City"): (i) approved the "Belmont/Central Tax Increment Financing Redevelopment Plan and Project" (the "Belmont/Central Plan") for a portion of the City known as the "Belmont/Central Redevelopment Project Area" (the "Original Area") (the "Original Plan Ordinance"); (ii) designated the Original Area as a "redevelopment project area" within the requirements of the Act (the "Designation Ordinance"); and (iii) adopted tax increment financing for the Original Area (the "Adoption Ordinance") (the Original Plan Ordinance, the Designation Ordinance, and the Adoption Ordinance are collectively referred to herein as the "TIF Ordinances"); and

WHEREAS, The Belmont/Central Plan underwent certain revisions prior to the adoption of the TIF Ordinances (collectively, "Revision Number 1"), the substance of Revision Number 1 having been approved and adopted by the City Council by virtue of the inclusion of the revisions in the Belmont/Central Plan and the approval and adoption by the City Council of the TIF Ordinances; and

WHEREAS, Pursuant to an ordinance adopted on May 17, 2000, and published in the *Journal* for such date at pages 32103 to 32222, the City Council determined that an amendment to the Belmont/Central Plan was necessary in order to incorporate the most recent equalized assessed valuation ("EAV") of the Original Area, such incorporation being required pursuant to 65 ILCS 5/11-74.4-3(n)(F) ("Revision Number 2") (the Belmont/Central Plan, as amended by Revision Number 2, is hereinafter referred to as the "Belmont/Central Plan Number 2"); and

WHEREAS, Pursuant to an ordinance adopted on July 6, 2011, and published in the *Journal* for such date at pages 2231 to 2357, the City Council determined that an additional amendment (referred to in the *Journal* as "Amendment Number 1 to Belmont/Central Tax Increment Financing Redevelopment Plan and Project", herein referred to as "Amendment Number 1") was necessary in order to increase the total estimated redevelopment project costs as set forth in the Belmont/Central Plan Number 2 (the Belmont/Central Plan Number 2, as amended by Amendment Number 1, is hereafter referred to as the "Original Plan"); and

WHEREAS, Pursuant to the 2015 Designation Ordinance (defined below), the City, to encourage redevelopment of areas located adjacent to the Original Area, has expanded the boundaries of the Original Area and designated such additional project area (the "Added

Area") as a redevelopment project area under the Act (together with the Original Area, the "Area"); and

WHEREAS, The Area is to be known as the Belmont/Central Redevelopment Amendment Number 2 Project Area; and

WHEREAS, Pursuant to the 2015 Plan Ordinance (defined below), the City has supplemented and amended the Original Plan for the Original Area to provide for the redevelopment of the Area (the "Amended Plan"); and

WHEREAS, It is desirable and in the best interests of the citizens of the City for the City to implement Tax Increment Allocation Financing pursuant to the Act for the Area described in Section 2 of this ordinance, to be redeveloped pursuant to the Amended Plan; and

WHEREAS, The Community Development Commission of the City has forwarded to the City Council a copy of its Resolution 15-CDC-19, recommending to the City Council the adoption of Tax Increment Allocation Financing for the Area, among other things; and

WHEREAS, As required by the Act, the City has heretofore approved the Amended Plan, which was identified in An Ordinance of the City of Chicago, Illinois Approving Amendment Number 2 to the Belmont/Central Tax Increment Financing Redevelopment Plan and Project for the Belmont/Central Redevelopment Project Area (the "2015 Plan Ordinance") and has heretofore designated the Area as a redevelopment project area by passage of An Ordinance of the City of Chicago, Illinois designating the Belmont/Central Redevelopment Amendment Number 2 Project Area a Redevelopment Project Area pursuant to the Tax Increment Allocation Redevelopment Act (the "2015 Designation Ordinance") and has otherwise complied with all other conditions precedent required by the Act; 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. Tax Increment Allocation Financing Adopted. Tax Increment Allocation Financing is hereby adopted pursuant to Section 5/11-74.4-8 of the Act to finance redevelopment project costs as defined in the Act and as set forth in the Amended Plan within the Area legally described in Exhibit A attached hereto and incorporated herein. The street locations (as near as practicable) for the Area are described in Exhibit B attached hereto and incorporated herein. The map of the Area is depicted in Exhibit C attached hereto and incorporated herein.

SECTION 3. Allocation Of Ad Valorem Taxes. Pursuant to the Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Area by taxing districts and tax rates determined in the manner provided in Section 5/11-74.4-9(c) of the Act each year after the effective date of this ordinance until redevelopment project costs and all municipal obligations financing redevelopment project costs incurred under the Act have been paid, shall be divided as follows:

a. That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the Area shall be allocated to, and when collected, shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of Tax Increment Allocation Financing; and

b. That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract or parcel of real property in the Area over and above the initial equalized assessed value of each property in the Area shall be allocated to, and when collected, shall be paid to the City treasurer who shall deposit said taxes into that special fund designated the "Belmont/Central Redevelopment Project Area Special Tax Allocation Fund" of the City for the purpose of paying redevelopment project costs and obligations incurred in the payment thereof.

SECTION 4. Invalidity Of Any Section. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this ordinance.

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

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

[Exhibit "C" referred to in this ordinance printed
on page 9218 of this *Journal*.]

Exhibits "A" and "B" referred to in this ordinance read as follows:

Exhibit A

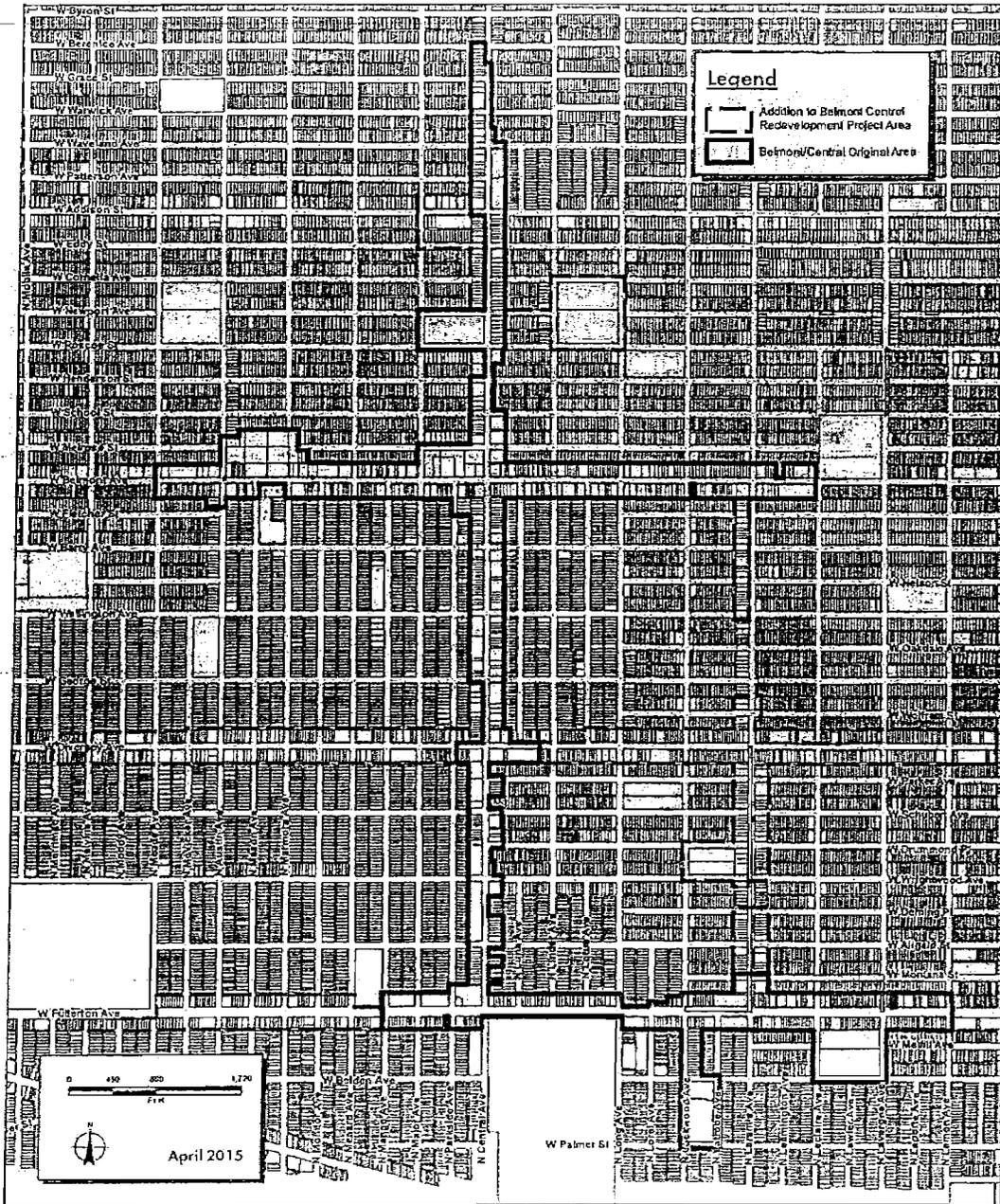
Legal Description of Area

ALL THAT PART OF SECTION 21, 22, 23, 24 AND 25 TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUND AND DESCRIBED AS FOLLOWS. BEGIN AT THE POINT OF INTERSECTION OF THE WEST LINE OF CENTRAL AVENUE WITH THE NORTH LINE OF STREUSE AVENUE, THENCE SOUTH ALONG SAID WEST LINE OF CENTRAL AVENUE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 18 IN BLOCK 1 IN FRED BUCK'S SUBDIVISION BY THE NORTH K OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21 AFORESAID, SAID NORTH LINE OF LOT 18 BEING ALSO THE SOUTH LINE OF THE ALLEY NORTH OF GRACE AVENUE; THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF LOT 18 IN BLOCK 1 IN SAID FRED BUCK'S SUBDIVISION TO THE EAST LINE OF CENTRAL AVENUE; THENCE SOUTH ALONG SAID EAST LINE OF CENTRAL AVENUE TO THE SOUTH LINE OF LOT 18 IN BLOCK 1 IN SAID FRED BUCK'S SUBDIVISION, SAID SOUTH LINE OF LOT 18 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF WAVELAND AVENUE; THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF WAVELAND AVENUE TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 19 IN BLOCK 3 IN SAID FRED BUCK'S SUBDIVISION; THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF LOT 19 IN SAID BLOCK 3 IN FRED BUCK'S SUBDIVISION TO THE NORTH LINE OF WAVELAND AVENUE; THENCE EAST ALONG SAID NORTH LINE OF WAVELAND AVENUE TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 39 IN ROESTER AND ZIMMER'S NORTH CENTRAL AVENUE SUBDIVISION OF THE SOUTH K OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21 AFORESAID, SAID WEST LINE OF LOT 39 BEING ALSO THE EAST LINE OF THE ALLEY LYING EAST OF CENTRAL AVENUE; THENCE SOUTH ALONG THE EAST LINE OF THE ALLEY EAST OF CENTRAL AVENUE TO THE NORTH LINE OF NEWPORT AVENUE; THENCE EAST ALONG THE NORTH LINE OF NEWPORT AVENUE TO THE WEST LINE OF UNDER AVENUE; THENCE NORTH ALONG THE WEST LINE OF UNDER AVENUE TO THE NORTH LINE OF CORNELIA AVENUE; THENCE EAST ALONG THE NORTH LINE OF CORNELIA AVENUE TO THE EAST LINE OF LONG AVENUE; THENCE SOUTH ALONG THE EAST LINE OF LONG AVENUE TO THE SOUTH LINE OF ROSCOE STREET; THENCE WEST ALONG THE SOUTH LINE OF ROSCOE STREET TO THE WEST LINE OF UNDER AVENUE; THENCE NORTH ALONG THE WEST LINE OF UNDER AVENUE TO THE SOUTHEAST CORNER OF LOT 4 IN BLOCK 6 BY FRED BUCK'S PORTAGE PARK SUBDIVISION OF LOTS 8 & C IN PARTITION OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 21 AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF LOT 4 IN BLOCK 6 BY FRED BUCK'S PORTAGE PARK SUBDIVISION AFORESAID TO THE WEST LINE OF SAID LOT 4 BEING ALSO THE EAST LINE OF AN ALLEY LYING WEST OF UNDER AVENUE; THENCE SOUTH ALONG THE EAST LINE OF AN ALLEY LYING WEST OF UNDER AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOTS 9 IN BLOCK 6 BY FRED BUCK'S PORTAGE PARK SUBDIVISION AFORESAID, BEING ALSO THE SOUTH LINE OF AN ALLEY LYING NORTH OF ROSCOE STREET; THENCE WEST ALONG AN EASTERLY EXTENSION OF THE NORTH LINE OF LOT 9 BEING THE SOUTH LINE OF AN ALLEY LYING NORTH OF BOX OF MAPLE TO THE NORTHWEST CORNER OF LOT 27 IN BLOCK 4 IN RESUBDIVISION OF J. W. WHITE'S ADDISON GARDENS, BEING ALSO THE EAST LINE OF THE ALLEY LYING EAST OF CENTRAL AVENUE, THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF CENTRAL AVENUE TO THE SOUTH LINE OF KING OF STREET; THENCE WEST ALONG SAID SOUTH LINE OF ROSCOE STREET TO THE EAST LINE OF LOT 21 IN STOLTZNER'S CENTRAL AVENUE SUBDIVISION OF BLOCK 4 IN THE SUBDIVISION OF LOTS 1, 2 AND 4 IN THE PARTITION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 IN SECTION 21 AFORESAID; THENCE SOUTH ALONG SAID EAST LINE OF LOT 21 IN STOLTZNER'S CENTRAL AVENUE SUBDIVISION AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF LOTS 14 AND 15 IN SAID STOLTZNER'S CENTRAL AVENUE SUBDIVISION, SAID SOUTH LINE OF LOTS 14 AND 15 BEING ALSO THE SOUTH LINE OF THE ALLEY LYING SOUTH OF ROSCOE STREET; THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY LYING SOUTH OF ROSCOE STREET TO THE EAST LINE OF LOT 11 IN SAID STOLTZNER'S CENTRAL AVENUE SUBDIVISION, THENCE SOUTH ALONG SAID EAST LINE OF LOT 11 IN SAID STOLTZNER'S CENTRAL AVENUE SUBDIVISION AND ALONG THE SOUTHERLY EXTENSION THEREOF, AND ALONG THE EAST LINE OF LOTS 11 AND 12 IN SAID STOLTZNER'S CENTRAL AVENUE SUBDIVISION TO THE NORTH LINE OF SCHOOL STREET; THENCE EAST ALONG SAID NORTH LINE OF SCHOOL STREET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN W. M. S. P. S. SUBDIVISION OF LOT 1 IN BLOCK 3 IN HILL AND MARY'S SUBDIVISION OF LOTS 5 AND 6 IN THE SUBDIVISION OF LOTS 1, 2 AND 4 IN PARTITION OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 21 AFORESAID, THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF LOT 1 IN W. M. S. P. S. SUBDIVISION AND ALONG THE SOUTHERLY EXTENSION THEREOF, AND ALONG THE EAST LINE OF THE WEST 1/2 OF LOT 2 IN BLOCK 1 IN HILL AND MARY'S SUBDIVISION AFORESAID, AND ALONG THE SOUTHERLY EXTENSION OF SAID EAST LINE OF THE WEST 1/2 OF LOT 2 IN BLOCK 1 IN HILL AND MARY'S SUBDIVISION AND ALONG THE EAST LINE OF THE WEST 1/2 OF LOT 2 IN BLOCK 1 IN HILL AND MARY'S SUBDIVISION TO THE NORTH LINE OF SAID LOT 2 IN BLOCK 1, AND ALONG THE SOUTH LINE OF SAID LOT 2 IN BLOCK 1, BEING ALSO THE NORTH LINE OF THE ALLEY LYING WEST OF NEWPORT AVENUE, THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY LYING WEST OF NEWPORT AVENUE TO THE NORTHERLY EXTENSION OF THE EAST LINE OF THE WEST 1/2 OF LOT 2 IN BLOCK 1 IN HILL AND MARY'S SUBDIVISION AFORESAID, THENCE SOUTH ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF SAID LOT 68 IN E.A. COPELAND'S SUBDIVISION TO THE NORTH LINE OF BELMONT AVENUE; THENCE EAST ALONG SAID NORTH LINE OF BELMONT AVENUE TO THE EAST LINE OF LOT 21 IN MADRAA CLEMENS' SUBDIVISION; THENCE SOUTH ALONG SAID EAST LINE OF LOT 21 IN SAID CLEMENS' SUBDIVISION TO THE SOUTH LINE OF SAID BELMONT AVENUE; THENCE EAST ALONG SAID SOUTH LINE OF BELMONT AVENUE TO THE WEST LINE OF LARAMIE AVENUE; THENCE SOUTH ALONG SAID WEST LINE OF LARAMIE AVENUE TO THE NORTH LINE OF LOT 44 IN ST. PAUL'S BELMONT & LARAMIE AVENUE SUBDIVISION OF BLOCK 16 IN FALCONER'S ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 28 AFORESAID, SAID NORTH LINE OF LOT 44 BEING ALSO THE SOUTH LINE OF THE ALLEY LYING SOUTH OF BELMONT AVENUE; THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY LYING SOUTH OF BELMONT AVENUE TO THE WEST LINE OF LARAMIE AVENUE; THENCE SOUTH ALONG THE WEST LINE OF LARAMIE AVENUE TO THE SOUTHEAST CORNER OF LOT 13 IN THE HULBERT FULLERTON AVENUE HIGHLANDS SUBDIVISION #27 BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 28 AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF LOT 13 IN THE HULBERT FULLERTON AVENUE HIGHLANDS SUBDIVISION #27 AFORESAID TO THE WEST LINE OF AN ALLEY LYING WEST OF LARAMIE AVENUE; THENCE NORTH ALONG THE WEST LINE OF AN ALLEY LYING WEST OF LARAMIE AVENUE TO THE NORTHEAST CORNER OF LOT 6 IN THE HULBERT FULLERTON AVENUE HIGHLANDS SUBDIVISION #27 BEING A SUBDIVISION IN THE EAST 1/2 OF THE NW 1/4 OF SAID SECTION 28, BEING ALSO THE SOUTH LINE OF THE ALLEY LYING SOUTH OF BELMONT AVENUE; THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY LYING SOUTH OF BELMONT AVENUE TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 22 IN THE HULBERT FULLERTON AVENUE HIGHLANDS SUBDIVISION NO. 33, A SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28 AFORESAID; THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE OF LOT 22 IN THE HULBERT FULLERTON AVENUE HIGHLANDS SUBDIVISION NO. 33 TO THE SOUTH LINE OF BELMONT AVENUE; THENCE WEST ALONG SAID SOUTH LINE OF BELMONT AVENUE TO THE EAST LINE OF LOCKWOOD AVENUE; THENCE SOUTH ALONG SAID EAST LINE OF LOCKWOOD AVENUE TO THE NORTH LINE OF LOT 15 IN THE HULBERT FULLERTON AVENUE HIGHLANDS SUBDIVISION NO. 33, A SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28 AFORESAID, SAID NORTH LINE OF LOT 15 BEING ALSO THE SOUTH LINE OF THE ALLEY LYING SOUTH OF BELMONT AVENUE; THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY LYING SOUTH OF BELMONT AVENUE TO THE WEST LINE OF LOT 43 IN BLOCK 14 IN KENDALL'S BELMONT & 58TH AVENUE SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28 AFORESAID, SAID WEST LINE OF LOT 43 BEING ALSO THE EAST LINE OF THE ALLEY LYING EAST OF CENTRAL AVENUE; THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY LYING EAST OF CENTRAL AVENUE TO THE SOUTH LINE OF LOT 25 IN BLOCK 3 IN J.E. WHITE'S FIRST DIVERSEY PARK ADDITION, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTH 3/4 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28 AFORESAID, SAID SOUTH LINE OF LOT 25 BEING ALSO THE NORTH LINE OF THE ALLEY LYING NORTH OF DIVERSEY AVENUE; THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY LYING NORTH OF DIVERSEY AVENUE TO THE WEST LINE OF LOT 17 IN SAID BLOCK 3 IN J.E. WHITE'S FIRST DIVERSEY PARK ADDITION; THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE WEST LINE OF LOT 17 IN BLOCK 3 IN J.E. WHITE'S FIRST DIVERSEY PARK ADDITION TO THE NORTH LINE OF DIVERSEY AVENUE; THENCE EAST ALONG SAID NORTH LINE OF DIVERSEY AVENUE TO THE WEST LINE OF LOT 15 IN SAID BLOCK 3 IN J.E. WHITE'S FIRST DIVERSEY PARK ADDITION; THENCE NORTH ALONG THE WEST LINE OF LOT 15 IN SAID BLOCK 3 IN J.E. WHITE'S FIRST DIVERSEY PARK ADDITION TO THE NORTH LINE OF AN ALLEY LYING NORTH OF DIVERSEY AVENUE; THENCE EAST ALONG THE NORTH LINE OF AN ALLEY LYING NORTH OF DIVERSEY AVENUE TO THE EAST LINE OF LOT 60 IN THE HULBERT FULLERTON AVENUE HIGHLANDS SUBDIVISION #27 BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 28 AFORESAID, ALSO BEING THE WEST LINE OF AN ALLEY LYING WEST OF LARAMIE AVENUE; THENCE NORTH ALONG THE WEST LINE OF AN ALLEY LYING WEST OF LARAMIE AVENUE TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 30 IN THE HULBERT FULLERTON AVENUE HIGHLANDS SUBDIVISION #27 AFORESAID; THENCE EAST ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 30 IN THE HULBERT FULLERTON AVENUE HIGHLANDS SUBDIVISION #27 AFORESAID AND CONTINUING EAST ALONG THE EASTERLY EXTENSION OF SAID NORTH LINE OF LOT 30 TO THE EAST LINE OF LARAMIE AVENUE; THENCE NORTH ALONG THE EAST LINE OF LARAMIE AVENUE TO THE SOUTH LINE OF LOT 20 IN BLOCK 14 IN FALCONER'S SECOND ADDITION TO CHICAGO BEING A SUBDIVISION IN THE WEST 1/2 OF THE NW 1/4 OF SECTION 28 AFORESAID, BEING ALSO THE NORTH LINE OF AN ALLEY LYING NORTH OF WOLFTRAM STREET; THENCE EAST ALONG THE NORTH LINE OF THE ALLEY LYING NORTH OF WOLFTRAM STREET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 22 IN BLOCK 14 IN FALCONER'S SECOND ADDITION TO CHICAGO; THENCE SOUTH ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 22 IN BLOCK 14 IN FALCONER'S SECOND ADDITION TO CHICAGO TO THE SOUTH LINE OF WOLFTRAM STREET; THENCE WEST ALONG THE SOUTH LINE OF WOLFTRAM STREET TO THE EAST LINE OF LARAMIE AVENUE; THENCE SOUTH ALONG THE EAST LINE OF LARAMIE AVENUE TO THE NORTH LINE OF AN ALLEY LYING NORTH OF DIVERSEY AVENUE; THENCE EAST ALONG THE NORTH LINE OF AN ALLEY LYING NORTH OF DIVERSEY AVENUE TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF THE WEST 1/2 OF THE NW 1/4 OF SECTION 28 IN FALCONER'S SECOND ADDITION TO CHICAGO AFORESAID; THENCE WEST ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF THE WEST 1/2 OF THE NW 1/4 OF SECTION 28 AFORESAID TO THE NORTH LINE OF DIVERSEY AVENUE; THENCE EAST ALONG THE NORTH LINE OF DIVERSEY AVENUE TO THE WEST LINE OF LOT 28 IN BLOCK 3 IN J.E. WHITE'S FIRST DIVERSEY PARK ADDITION TO CHICAGO; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 28 IN THE NORTHWEST 1/4 OF SECTION 28 AFORESAID TO THE SOUTH LINE OF SAID AVENUE; THENCE EAST ALONG THE SOUTH LINE OF SAID AVENUE TO THE WEST LINE OF AN ALLEY LYING WEST OF LARAMIE AVENUE; THENCE NORTH ALONG THE WEST LINE OF SAID AVENUE TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE

Exhibit "C".

Map Of Area.



Attachment Two, Exhibit A
Boundary Map

Belmont / Central Amendment No. 2
City of Chicago, Illinois




 Council on Governmental Interrelations, Inc.
 176 West 111th Street, Suite 1515 • Chicago, Illinois 60642

PCAV PLANNERS