



City of Chicago Office of the City Clerk

City Hall
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Chicago, IL 60602
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Legislation Referred to Committees at the Chicago City Council Meeting 3/5/2014 Section 1a - Mayoral Introductions

	File #	Title	Sponsor(s)	Committee Referral
Agreement(s) - Collective Bargaining				
1	O2014-1466	Collective Bargaining Agreement with Unit 156-Lieutenants	Emanuel (Mayor)	Workforce Development
Agreement(s) - Intergovernmental				
2	O2014-1681	Intergovernmental agreement with Chicago Transit Authority for Tax Increment Financing (TIF) assistance for Blue Line rehabilitation	Emanuel (Mayor)	Finance
Agreement(s) - Lease				
3	O2014-1481	License agreement with Cook County for use of property at 2750 S California Ave	Emanuel (Mayor)	Housing
4	O2014-1493	Interim Stadium Agreement with Illinois Sports Facilities Management for use of property at 333 West 35th St	Emanuel (Mayor)	Housing
Appointment(s)				
5	A2014-39	Reappointment of Eve J. Moran as member of Special Service Area No. 16, Greektown/Halsted Commission	Emanuel (Mayor)	Finance
6	A2014-40	Appointment of Thomas J. Bonanno as member of Special Service Area No. 16, Greektown/Halsted Commission	Emanuel (Mayor)	Finance
7	A2014-41	Appointment of Helen C. Cameron as member of Special Service Area No. 26, Broadway Commercial District Commission	Emanuel (Mayor)	Finance
Fund 925 Amendment(s)				
8	O2014-1991	Amendment of 2014 Annual Appropriation Ordinance within Fund No. 925 for Office of Emergency Management and Communications	Emanuel (Mayor)	Budget
Municipal Code Amendment(s)				
9	O2014-1943	Amendment of Municipal Code Chapters 17-2, 17-3, 17-4, 17-5, 17-6, 17-9 and 17-17 regarding coke and coal bulk material facilities	Emanuel (Mayor) Burke (14) Pope (10)	Zoning
Property - Acquisition				
10	O2014-1806	Acquisition of property in River South Tax Increment Financing (TIF) area	Emanuel (Mayor)	Housing
Tax Increment Financing				
11	O2014-1902	Adoption of Tax Increment Allocation Financing (TIF) for Foster and California Revelpment Project Area	Emanuel (Mayor)	Finance

Legislation Referred to Committees at the Chicago City Council Meeting

3/5/2014

Section 1a - Mayoral Introductions

	File #	Title	Sponsor(s)	Committee Referral
12	O2014-1917	Approval of Tax Increment Financing (TIF) for Foster and California Redevelopment Project area	Emanuel (Mayor)	Finance
13	O2014-1936	Designation of Tax Increment Financing (TIF) for Foster and California Redevelopment Project Area	Emanuel (Mayor)	Finance
14	O2014-1959	Approval of Tax Increment Financing (TIF) for 107th/Halsted Redevelopment Project Area	Emanuel (Mayor)	Finance
15	O2014-1969	Adoption of Tax Increment Financing (TIF) for 107th/Halsted Redevelopment Project Area	Emanuel (Mayor)	Finance
16	O2014-1981	Designation of Tax Increment Financing (TIF) for 107th/Halsted Redevelopment Project Area	Emanuel (Mayor)	Finance



City of Chicago



O2014-1466

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/5/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Collective Bargaining Agreement with Unit 156-Lieutenants
Committee(s) Assignment:	Committee on Workforce Development and Audit



WMFORCE

OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

March 5, 2014

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

Ladies and Gentlemen:

At the request of the Corporation Counsel and the Budget Director, I transmit herewith an ordinance authorizing the execution of a collective bargaining agreement with Unit 156 - Lieutenants.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

Mayor

ORDINANCE

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

SECTION 1. The City Council hereby approves the attached agreement between the City of Chicago and the Policemen's Benevolent & Protective Association of Illinois, Unit 156-Lieutenants. The Mayor is authorized to execute this agreement.

SECTION 2. This ordinance shall be in force and effect upon its passage and approval.

AGREEMENT

BETWEEN THE

CITY OF CHICAGO

AND THE

**POLICEMEN'S BENEVOLENT & PROTECTIVE
ASSOCIATION OF ILLINOIS, UNIT 156-LIEUTENANTS**

EFFECTIVE JULY 1, 2012 THROUGH JUNE 30, 2016

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ARTICLE 1 PREAMBLE

This Agreement is entered into by and between the City of Chicago, an Illinois municipal corporation, (hereinafter referred to as the "Employer") and the Policemen's Benevolent & Protective Association of Illinois, Unit 156-Lieutenants (hereinafter referred to as "Unit 156-Lieutenants").

It is the purpose of this Agreement and it is the intent of the parties hereto to establish and promote mutual harmonious understanding and relationships between the Employer and Unit 156-Lieutenants, to promote efficiency and effectiveness in the Department of Police (hereinafter referred to as the "Department"), to establish wages, hours, standards and other terms and conditions of employment for Lieutenants covered by this Agreement and to provide for the equitable and peaceful adjustment and resolution of differences which may arise from time to time over the negotiations, interpretation and application of this Agreement.

In consideration of the mutual promises, covenants and agreements contained herein, the parties hereto, by their duly authorized representative and/or agents, do mutually covenant and agree, as follows:

ARTICLE 2 RECOGNITION AND UNIT WORK

Pursuant to the certification of the Illinois Local Labor Relations Board dated December 13, 1996, the Employer recognizes Unit 156-Lieutenants as the sole and exclusive collective bargaining representative for all sworn police officers in the rank of Lieutenant (hereinafter referred to as "Lieutenant"), excluding confidential, managerial or non-public employees within the meaning of Section 3(n) of the Illinois Public Labor Relations Act as set out in Appendix A.

ARTICLE 3 UNION SECURITY

Section 3.1 Maintenance of Membership and Agency Shop

A. Each Lieutenant who on the effective date of this Agreement is a member of Unit 156-Lieutenants and each Lieutenant who becomes a member after that date, shall, as a condition of employment, maintain membership in good standing in Unit 156-Lieutenants during the term of this Agreement.

B. Any present Lieutenant who is not a member of Unit 156-Lieutenants shall, as a condition of employment, be required to pay a fair share (not to exceed the amount of Unit 156-Lieutenants dues) of the cost of the collective bargaining process and contract administration. All Lieutenants who are promoted into Unit 156-Lieutenants on or after the effective date of this Agreement and who have not made application for membership shall, on or after the thirtieth day following their promotion, also be required to pay a fair share of the cost of the collective bargaining process and contract administration.

Section 3.2 Dues Deduction

A. With respect to any Lieutenant (i) who is covered by this Agreement or who was covered by this Agreement and is on a leave of absence from the Lieutenant rank to serve in an exempt position within the Department and (ii) on whose behalf the Employer receives written authorization in a form agreed upon by Unit 156-Lieutenants and the Employer, the Employer shall deduct from the wages of the Lieutenant or exempt member the dues and/or financial obligations uniformly required and shall forward the full amount to Unit 156-Lieutenants by the tenth day of the month following the month in which the deductions are made. The amounts deducted shall be in accordance with a schedule to be submitted to the Employer by Unit 156-Lieutenants. Authorization for such deductions shall be irrevocable, unless revoked by written notice to the Employer and Unit 156-Lieutenants during the fifteen- (15-) day period prior to the expiration of this Agreement. The Employer will not similarly deduct the dues of any other organization as to Lieutenants covered by this Agreement.

B. With respect to any Lieutenant on whose behalf the Employer has not received a written authorization as provided for in subsection (A), the Employer shall deduct from the wages of the Lieutenant the fair share financial obligation (including any retroactive amount due and owing) and shall forward said amount to Unit 156-Lieutenants by the tenth day of the month following the month in which the deduction is made, subject only to the following:

1. Unit 156-Lieutenants has certified to the Employer that the affected Lieutenant has been delinquent in his/her obligation for at least sixty (60) days;
2. Unit 156-Lieutenants has certified to the Employer that the affected Lieutenant has been notified in writing of the obligation and the requirement of each provision of this Article; and
3. Unit 156-Lieutenants has certified to the Employer that the affected Lieutenant has been given a reasonable opportunity to prepare and submit any objections to the payment and has been afforded an opportunity to appear before Unit 156-Lieutenants or its designee for the purpose of being heard on said objections.

C. The provisions of this Section that apply to Lieutenants who are on leaves of absence from the Lieutenant rank to serve in exempt positions within the Department are not subject to the grievance and arbitration procedure set forth in this Agreement.

Section 3.3 Indemnity

Unit 156-Lieutenants shall indemnify and save the Employer harmless against any and all claims, demands, suits or other forms of liability that shall arise out of or by reason of action taken by the Employer for the purpose of complying with this Article or in reliance on any list, notices, certifications or assignments furnished under any of its provisions.

Section 3.4 *Bona Fide* Religious Belief

This Article shall not be enforced in a manner inconsistent with Section 6(g) of the Illinois Public Labor Relations Act based upon the *bona fide* religious tenets or teachings of a church or religious body of which such Lieutenants are members, provided, however, that such Lieutenants may be required to pay an amount equal to a lawful fair share to a non-religious charitable organization mutually agreed upon by the affected Lieutenants and Unit 156-Lieutenants.

Section 3.5 Unit 156-Lieutenants Presentation at Orientation

The Employer shall grant Unit 156-Lieutenants an opportunity during the orientation of newly promoted Lieutenants to present the benefits of membership in Unit 156-Lieutenants.

ARTICLE 4 MANAGEMENT RIGHTS

The Employer has and will continue to retain the right to operate and manage its affairs in each and every respect. The rights reserved to the sole discretion of the Employer shall include, but not be limited to, the following:

- A. To determine the organization and operations of the Department;
- B. To determine and change the purpose, composition and function of each of its constituent departments and subdivisions;
- C. To set standards for the services to be offered to the public;
- D. To direct the Lieutenants of the Department, including the right to assign work and overtime;
- E. To hire, examine, classify, select, promote, restore to career service positions, train, transfer, assign and schedule Lieutenants;
- F. To increase, reduce, change, modify or alter the composition and size of the work force, including the right to relieve Lieutenants from duties because of a lack of work or funds or for other proper reasons;
- G. To contract out work when essential in the exercise of police power;
- H. To establish work schedules and determine the starting and quitting times and the number of hours to be worked;
- I. To establish, modify, combine or abolish job positions and classifications;
- J. To add, delete or alter methods of operation, equipment or facilities;

K. To determine the locations, methods, means and personnel by which the operations are to be conducted, including the right to determine whether goods or services are to be made, provided or purchased;

L. To establish, implement and maintain an effective internal control program;

M. To suspend, demote, discharge or take other disciplinary action against Lieutenants for just cause; and

N. To add, delete or alter policies, procedures, rules and regulations.

Inherent managerial functions, prerogatives and policy making rights, whether listed above or not, which the Employer has not expressly restricted by a specific provision of this Agreement, are not in any way, directly or indirectly, subject to the grievance and arbitration procedure contained herein, provided that no right is exercised contrary to, or inconsistent with, other terms of this Agreement.

ARTICLE 4A ACCOUNTABILITY OF LIEUTENANTS

Police Lieutenants, as with all police officers, are agents of the Employer and the Department who shall serve, represent and execute such professional policies, procedures and directives as are deemed necessary and proper to carry out the mission of the Department as such policies, procedures and directives may be established. Within the scope of these professional policies, procedures and directives, Lieutenants are to prepare, oversee and monitor the performance of Department officers and employees and to evaluate the performance of subordinates in order to make such recommendations to the Superintendent of Police (hereinafter referred to as the "Superintendent") which will allow the Superintendent to exercise complete and independent discretion relating to such matters.

ARTICLE 5 NO STRIKE

Section 5.1 No Strike Commitment

Neither Unit 156-Lieutenants nor any Lieutenant will call, institute, authorize, participate in, sanction, encourage or ratify any strike, work stoppage or other concerted refusal to perform duties by any Lieutenant or Lieutenant group, or the concerted interference with, in whole or in part, the full, faithful and proper performance of the duties of employment with the Employer. Neither Unit 156-Lieutenants nor any Lieutenant shall refuse to cross any picket line by whoever established.

Section 5.2 Resumption of Operations

In the event of an action prohibited by Section 5.1, Unit 156-Lieutenants immediately shall disavow such action and request the Lieutenants to return to work and shall use its best efforts to achieve a prompt resumption of normal operations. Unit 156-Lieutenants, including its officials and

agents, shall not be liable for any damages, direct or indirect, upon complying with the requirements of this Section.

Section 5.3 Union Liability

Upon the failure of Unit 156-Lieutenants to comply with the provisions of Section 5.2, any agent or official of Unit 156-Lieutenants who is a Lieutenant covered by this Agreement may be subject to the provisions of Section 5.4.

Section 5.4 Discipline of Strikers

Any Lieutenant who violates the provisions of Section 5.1 shall be subject to immediate discharge. Any action taken by the Employer against any Lieutenant who participates in an action prohibited by Section 5.1 shall not be considered a violation of this Agreement and shall not be subject to the provisions of the grievance procedure, except that the issue of whether a Lieutenant in fact participated in a prohibited action shall be subject to the grievance and arbitration procedure.

ARTICLE 6 BILL OF RIGHTS

Section 6.1 Conduct of Disciplinary Investigation

Whenever a Lieutenant covered by this Agreement is the subject of a disciplinary investigation other than summary punishment, the interrogation will be conducted in the following manner:

A. The interrogation of the Lieutenant, other than in the initial stage of the investigation, shall be scheduled at a reasonable time, preferably while the Lieutenant is on duty, or, if feasible, during daylight hours.

B. The interrogation, depending upon the allegation, will normally take place at the Lieutenant's Unit of assignment, the Independent Police Review Authority, the Internal Affairs Division or other appropriate location.

C. Prior to an interrogation, the Lieutenant under investigation shall be informed of the identities of the person in charge of the investigation, the interrogation officer(s) and all persons present during the interrogation. When a formal statement is being taken, all questions directed to the Lieutenant under interrogation shall be asked by and through one interrogator at a time, provided that if a second interrogator participates in the interrogation, he or she shall be present for the entire interrogation.

D. Unless the Superintendent specifically authorizes in writing, no complaint or allegation of any misconduct concerning any incident or event which occurred five (5) years prior to the date the complaint or allegation became known to the Department shall be made the subject of a Complaint Register investigation or be re-opened or re-investigated after five (5) years from the date the Complaint Register number was issued.

E. No anonymous complaint made against a Lieutenant shall be made the subject of a Complaint Register investigation, unless the allegation is a violation of the Illinois Criminal Code, the criminal code of another state of the United States or a criminal violation of a federal statute.

F. No anonymous complaint regarding residency or medical roll abuse shall be made the subject of a Complaint Register investigation until verified. No ramifications will result regarding issues other than residency or medical roll abuse from information discovered during an investigation of an anonymous complaint regarding residency or medical roll abuse, unless of a criminal nature as defined in the preceding paragraph.

G. Immediately prior to the interrogation of a Lieutenant under investigation, the Lieutenant shall be informed, in writing, of the nature of the complaint, the names of all complainants and the specific date, time and, if relevant, location of the incident.

H. The length of interrogation sessions will be reasonable with reasonable interruptions permitted for personal necessities, meals, telephone calls and rest.

I. A Lieutenant under interrogation shall not be threatened with transfer, dismissal or disciplinary action or promised a reward as an inducement to provide information relating to the incident under investigation or for exercising any rights contained herein.

J. A Lieutenant under investigation will be provided with a copy of any and all statements the Lieutenant has made that are recorded either audio electronically or in writing within seventy-two (72) hours of the time the statement was made.

K. If the allegation under investigation indicates a recommendation for separation is probable against the Lieutenant, the Lieutenant will be given the statutory administrative proceedings rights, or, if the allegation indicates criminal prosecution is probable against the Lieutenant, the Lieutenant will be given the constitutional rights concerning self-incrimination prior to the commencement of the interrogation.

L. A Lieutenant under interrogation shall have the right to be represented by counsel of his/her own choice and to have that counsel present at all times during the interrogation, and/or, at the request of the Lieutenant under interrogation, the Lieutenant shall have the right to be represented by a representative of Unit 156-Lieutenants and to have that representative present at all times during the interrogation. The Unit 156-Lieutenants representative shall be a Lieutenant covered by Article 17 or an off-duty Lieutenant designated by Unit 156-Lieutenants. The interrogation shall be suspended for a reasonable time until representation can be obtained.

M. Prior to the imposition of discipline, the Lieutenant will be informed of the rule violated and the corresponding specifications of misconduct, including the date, time, location and manner in which the rule was violated.

N. The provisions of this Agreement shall be deemed to authorize the Independent Police Review Authority and the Internal Affairs Division to require Lieutenants under interrogation to provide audio-recorded statements, provided that the provisions in Section 6.1 are satisfied.

Section 6.2 Witness Statements in Disciplinary Investigations

When a Lieutenant covered by this Agreement is required to give a statement in the presence of an observer, as a witness in a disciplinary investigation other than summary punishment, or as a witness in a police-related shooting investigation, at the request of the Lieutenant the interview shall be conducted in the following manner:

A. The interview of the Lieutenant shall be scheduled at a reasonable time, preferably while the Lieutenant is on duty, or, if feasible, during daylight hours.

B. The interview, depending on the nature of the investigation, will normally take place at the Lieutenant's Unit of assignment, the Independent Police Review Authority, the Internal Affairs Division or other appropriate location.

C. Prior to an interview, the Lieutenant being interviewed shall be informed of the identities of the person in charge of the investigation, the interviewing officer(s) and all persons present during the interview and the nature of the complaint, including the date, time, location and relevant Records Division ("R.D.") number, if known. When a formal statement is being taken, all questions directed to the Lieutenant being interviewed shall be asked by and through one interviewer at a time, provided that if a second interviewer participates in the interview, he or she shall be present for the entire interview.

D. The Lieutenant will be provided with a copy of any and all statements he/she has made that are recorded either audio electronically or in writing within seventy-two (72) hours of the time the statement was made.

E. A Lieutenant being interviewed pursuant to this Section shall, upon his/her request, have the right to be represented by counsel of his/her own choice and to have that counsel present at all times during the interview, or, at the request of the Lieutenant being interviewed, the Lieutenant shall have the right to be represented by a representative of Unit 156-Lieutenants and to have that representative present at all times during the interview. The Unit 156-Lieutenants representative shall be a Lieutenant covered by Article 17 or an off-duty Lieutenant designated by Unit 156-Lieutenants. For purposes of this subsection, "represented" shall mean that the Lieutenant's counsel and/or representative shall only advise the Lieutenant, but shall not in any way interfere with the interview. The interview shall be postponed for a reasonable time, but in no case for more than forty-eight (48) hours from the time the Lieutenant is informed of the request for an interview and the general subject matter thereof and his/her counsel or representative can be present, provided that, in any event, interviews in shooting cases may be postponed for no more than two (2) hours.

F. This Section shall not apply to questions from a supervisor in the course of performing his/her normal day-to-day supervisory duties or to requests to prepare detailed reports or To-From-Subject Reports, except To-From-Subject Reports that relate to the Lieutenant as a witness to a police-related shooting.

G. The length of interviews will be reasonable with reasonable interruptions permitted for personal necessities, meals, telephone calls and rest.

H. The provisions of this Agreement shall be deemed to authorize the Independent Police Review Authority and the Internal Affairs Division to require Lieutenants being interviewed to provide audio-recorded statements, provided that the provisions in Section 6.2 are satisfied.

Section 6.3 Non-Adoption of Ordinance

The Employer shall not adopt any ordinance and the Department shall not adopt any regulation which prohibits the right of a Lieutenant to bring suit arising out of his/her duties as a Lieutenant.

Section 6.4 Photo Dissemination

No photo of a Lieutenant under investigation shall be made available to the media prior to a conviction for a criminal offense or prior to an adverse decision being rendered by the Police Board.

Section 6.5 Compulsion of Testimony

The Department shall not compel a Lieutenant under investigation to speak or testify before or to be questioned by any non-governmental agency relating to any matter or issue under investigation.

Section 6.6 Polygraph

No Lieutenant shall be disciplined for a refusal to take a polygraph examination, and the results of the polygraph examination shall not be admissible as evidence in proceedings before the Police Board or in any proceeding where the Lieutenant may appeal to the Police Board, unless by Illinois or federal court decision or statute such evidence shall become admissible before the Police Board.

In the event that the results of a polygraph examination become admissible as evidence before the Police Board and the Department determines a polygraph examination is necessary, the complainant will be requested to take a polygraph examination first. If the complainant refuses to take a polygraph examination, the accused Lieutenant will not be requested to take a polygraph examination. If the complainant takes the polygraph examination and the results indicate deception, the accused Lieutenant may be requested to take a polygraph examination covering those issues wherein the examiner determines that the complainant is truthful.

When the polygraph is used, the accused Lieutenant will be advised twenty-four (24) hours prior to the administering of the test, in writing, of any questions to which the Department will request an answer.

Section 6.7 Disclosure

A Lieutenant shall not be required to disclose any item of his/her property, income, assets, source of income, debts or personal or domestic expenditures (including those of any member of his/her family or household), unless such information is reasonably necessary to monitor the performance of the Lieutenant's job or violations of reasonable Employer rules, statutes, ordinances

or this Agreement. In the administration of fringe benefits applicable to all employees of the Employer, Lieutenants covered by this Agreement may be required to disclose any coverage they (including any member of their families or households) may have under health or medical insurance and the name and appropriate identification of the carrier and coverage. Except for ethic statements legally required to be filed, the parties agree that the disclosure of such personal information shall not be made available for public inspection or copying because such would be an unwarranted invasion of personal privacy of the Lieutenant and/or is intended to otherwise be exempt from any state or local freedom of information statute, ordinance or executive order.

Section 6.8 Media Information Restrictions

The identity of a Lieutenant under investigation shall not be made available to the media, unless there has been a criminal conviction or an adverse decision has been rendered by the Police Board (or by the Superintendent where no appeal is taken to the Police Board). However, if the Lieutenant is found innocent, the Lieutenant may request and the Department shall issue a public statement.

Section 6.9 Videotaping of Witness Testimony

The testimony of all witnesses in hearings conducted by the Police Board will be video recorded in addition to the current practice of stenographically recording their testimony. The videotape, written transcripts and all evidence will be forwarded to the Police Board members for their consideration and deliberations as part of the record. Additionally, the Employer shall amend the Municipal Code of Chicago, Section 2-84-030, to conform to this Section and also to provide as follows: "No member of the Board may participate in any disciplinary recommendation or action without having read the written record and having viewed the taped testimony of the witnesses upon which said recommendation or action is based."

Section 6.10 Affidavits

When an allegation of misconduct against a Lieutenant is initiated by a non-Department member, and the allegation is not of a criminal nature within the meaning of Section 6.1(E) or does not regard residency or medical roll abuse within the meaning of Section 6.1(F), the Independent Police Review Authority or the Internal Affairs Division shall secure an affidavit from the complainant. If the complainant executes the affidavit, the investigation shall proceed as a Complaint Register investigation. If the complainant refuses to execute the affidavit, the Independent Police Review Authority or the Internal Affairs Division shall, subject to the provisions below, proceed in accordance with the provisions applicable to Complaint Register investigations.

If the Independent Police Review Authority or the Internal Affairs Division determines to conduct a Complaint Register investigation where the complainant does not execute an affidavit, the appropriate official shall execute an affidavit stating that he/she has reviewed the evidence compiled in a preliminary investigation, and, based upon the sufficiency of the evidence, continued investigation of the allegation is necessary. For Independent Police Review Authority cases, the "appropriate official" shall be the Commanding Officer of the Internal Affairs Division. For Internal Affairs Division cases, the "appropriate official" shall be the Chief Administrator of the Independent

Police Review Authority. If an affidavit is not executed by the Independent Police Review Authority or the Internal Affairs Division, the matter shall not be used by the Department with respect to any aspect of the Lieutenant's employment.

Section 6.11 Mediation

At any time during an investigation, but usually prior to an accused Lieutenant giving a statement, the parties may agree to mediate the resolution of the investigation. The "parties" shall mean the accused Lieutenant, with or without his/her Association representative, and the Employer through a representative of IAD or IPRA, as appropriate. Neither party is required to meet. The IAD/IPRA investigator assigned to the case will not be present.

During the mediation session IAD/IPRA shall serve the accused Lieutenant with a Notice of Administrative Rights and a Notice of Charges and Allegations, which will include the rule violation and the factual basis therefore.

The parties shall discuss the allegations and the IAD's/IPRA's position regarding the finding of the case and the recommended penalty.

Statements made and information conveyed at the mediation session will not be used against the Lieutenant or included in the file at any later date. By accepting the agreed upon finding and recommendation, the accused Lieutenant is waiving his/her right to grieve or appeal the finding and the recommendation. The accused Lieutenant is not required to submit any statement or response. If the parties cannot reach an agreement, the process will continue.

If the parties agree on a penalty less than separation, it is binding on both parties. However, the Superintendent retains the right to seek separation of an accused Lieutenant.

ARTICLE 7 SUMMARY PUNISHMENT

Summary punishment action shall be considered as an alternative to formal disciplinary procedures, provided that in each such action the following shall apply:

A. The summary punishment which may be administered conforms to the "Notice to Supervisors Regarding Progressive Discipline" as set forth in this Agreement as Appendix B and is limited to the following:

1. Reprimand; or
2. Excusing a Lieutenant for a minimum of one (1) day to a maximum of three (3) days without pay.

In all instances, the Summary Punishment shall be satisfied by deducting the equivalent of day(s) off without pay from the Lieutenant's accumulated elective time. The elective time shall consist of eight (8) hours for each day. Only in the event the Lieutenant does not have sufficient accumulated elective time will the Summary Punishment be satisfied

by means of days off without pay.

B. The Department shall promulgate, maintain and publicize reasonable guidelines which will specify those acts, omissions or transgressions the violation of which will subject a Lieutenant to summary punishment action and the penalties for each such violation, which shall be uniformly applied.

ARTICLE 8 EMPLOYEE SECURITY

Section 8.1 Just Cause Standard

No Lieutenant covered by this Agreement shall be suspended, relieved from duty or disciplined in any manner without just cause.

Section 8.2 File Inspection

The Employer's personnel files, disciplinary history files and completed inactive investigative files, except for information which the Employer deems to be confidential, shall be open and available for inspection by the affected Lieutenant during regular business hours.

Section 8.3 Limitation on Use of File Material

It is agreed that any material and/or matter not available for inspection, such as provided in Section 8.2, shall not be used in any manner or any forum adverse to the Lieutenant's interests.

Section 8.4 Use and Destruction of File Material

All Disciplinary Investigation Files, Disciplinary History Card Entries, Office of Professional Standards or Independent Police Review Authority disciplinary records, and any other disciplinary record or summary of such record other than Police Board cases, will be purged from the online file system five (5) years after the date of the incident or the date upon which the violation is discovered, whichever is longer, and, therefore, will not be used against the Lieutenant in any future disciplinary proceedings, unless the investigation relates to a matter which has been subject to either civil or criminal court litigation or arbitration prior to the expiration of the five- (5-) year period. In such instances, the Complaint Register case files will be purged from the online file system five (5) years after the date of the final arbitration award or the final court adjudication, unless a pattern of sustained infractions exists.

Any information of an adverse employment nature which may be contained in any unfounded or exonerated file shall not be used against the Lieutenant for any reason. A not sustained finding shall not be used against the Lieutenant in any disciplinary proceeding.

A finding of "Sustained-Violation Noted, No Disciplinary Action" entered upon a Lieutenant's disciplinary record or any record of summary punishment may be used for a period of time not to exceed one (1) year and shall thereafter be removed from the Lieutenant's disciplinary

record and not used for disciplinary action. The Department's finding of "Sustained-Violation Noted, No Disciplinary Action" is not subject to the grievance procedure.

Information relating to a "preventable" traffic accident involving a Department vehicle may be used and/or considered in determining future discipline for a period of time not to exceed two (2) years from the date of such "preventable" traffic accident and shall thereafter not be used and/or considered in any employment action, provided there is no intervening "preventable" traffic accident involving a Department vehicle, and if there is, the two- (2-) year period shall continue to run from the date of the most recent "preventable" traffic accident and any prior incidents which were determined to be "preventable" traffic accidents may be used and/or considered in employment actions. In no event shall any prior "preventable" traffic accident five (5) or more years old be used and/or considered.

Section 8.5 Notification

In the event the Employer receives a subpoena or other legal process (excluding discovery material) requiring the inspection, tender or submission of personnel, disciplinary or investigative records and/or files (other than a grand jury subpoena or other subpoena or process which would preclude disclosure), the Employer will promptly send a copy of such subpoena or process to the Lieutenant whose records have been requested. However, failure to furnish such notice shall not in any way affect the validity of any disciplinary action or personnel action taken by the Employer, provided that Unit 156-Lieutenants will not be barred from asserting and does not waive any rights a Lieutenant may have to inspect or to otherwise challenge the use of files under applicable rules, statutes or this Agreement, including Article 8.

ARTICLE 9 GRIEVANCE PROCEDURE

Section 9.1 Definition and Scope

A grievance is defined as a dispute or difference between the parties to this Agreement concerning the interpretation and/or application of this Agreement or its provisions. The separation of a Lieutenant from service and suspensions in excess of thirty (30) days are cognizable only before the Police Board and shall not be cognizable under this procedure, provided, however, that the provisions of Article 17 shall be applicable to separations.

The grievance procedure provisions herein and the Police Board procedure are mutually exclusive, and no relief shall be available under both, provided that, if the Police Board reduces a discipline of over thirty (30) days to thirty (30) days or under, the Lieutenant may grieve the reduced discipline.

Section 9.2 Procedures, Steps and Time Limits

A grievance may be initiated by Unit 156-Lieutenants or an aggrieved Lieutenant. Any Lieutenant shall have the right to present a grievance at any time, although it is understood that the Lieutenant should attempt to satisfy his/her concerns on an informal basis before invoking the procedure. In the event an informal resolution proves to be unsatisfactory, a grievance may be

submitted electronically and shall be processed in accordance with this Agreement. Upon request, the grievant shall be represented by an appropriate Unit 156-Lieutenants representative, provided, however, the grievant Lieutenant may have the grievance adjusted without a Unit 156-Lieutenants representative, so long as such adjustment is not inconsistent with the provisions of this Agreement.

Step One: The grievant will first attempt to resolve the grievance with the first exempt Commanding Officer in his/her chain-of-command. In the event a resolution is not reached and the grievant desires to formalize the dispute, a grievance shall be submitted electronically to the first exempt Commanding Officer in the grievant's chain-of-command and Unit 156-Lieutenants within ten (10) of the Lieutenant's working days following the events or circumstances giving rise to the grievance or when first known by the grievant, or forty (40) days, whichever period is shorter. A Unit 156-Lieutenants representative may accompany the grievant if requested by the grievant to attend any meeting with the exempt Commanding Officer regarding the grievance. The exempt Commanding Officer shall submit his/her decision electronically to the grievant and Unit 156-Lieutenants within ten (10) of the exempt Commanding Officer's working days after the grievance was submitted.

Step Two: If the response at Step One is not satisfactory to the grievant, the grievant may pursue an adjustment through his/her designated representative by notifying Unit 156-Lieutenants of his/her intent to pursue such grievance within ten (10) days of the Step One response or within ten (10) days of the expiration of the response period in Step One, whichever is sooner. Unit 156-Lieutenants shall then determine whether in its opinion a valid grievance exists. Unless Unit 156-Lieutenants elects to proceed, there shall be no further action taken under this procedure. If Unit 156-Lieutenants chooses to proceed, it may seek a resolution or adjustment of the grievance by submitting the grievance electronically to the Management and Labor Affairs Section within twenty (20) days of the Step One response or within twenty (20) days of the expiration of the response period in Step One, whichever is sooner. Following a hearing on the issue, the Management and Labor Affairs Section shall submit its decision electronically to Unit 156-Lieutenants within ten (10) days of receiving the grievance. If the grievant is directed by the Employer to meet concerning his/her grievance at a time when the grievant is not scheduled to work, he/she shall be compensated for such time at the applicable rate provided for in this Agreement, provided that he/she shall not be compelled to attend a hearing on his/her regular day off without his/her consent.

Step Three: Within thirty (30) days of the receipt of the Step Two decision or Step Two decision due date, Unit 156-Lieutenants may refer the grievance to arbitration.

Section 9.3 Arbitration of Standard Grievances

Either party may seek arbitration. If the Employer desires to proceed to arbitration, Section 9.2 does not apply. If either party proceeds to arbitration, the following procedure shall apply:

A. Within ten (10) days, the Employer and Unit 156-Lieutenants shall attempt to mutually agree upon an Arbitrator. If they fail to agree, a list of seven (7) qualified neutrals shall be requested from the Federal Mediation and Conciliation Service. Within ten (10) days after receipt of the list, the parties shall select an Arbitrator. Both the Employer and Unit 156-Lieutenants each shall alternately strike names from the panel. The remaining person shall be the Arbitrator.

B. The Employer and Unit 156-Lieutenants, by mutual agreement, may submit the matter for mediation before a Mediator, but mediation shall not be a pre-condition for arbitration. If the case is not resolved, the parties may exercise their right to arbitrate under this Section by request made by either party within thirty (30) days of the mediation. The Mediator shall not be selected as the Arbitrator for the same case. The parties shall split evenly the cost of the Mediator's expenses and fees.

C. The Employer or Unit 156-Lieutenants, by mutual agreement, may submit the matter to expedited arbitration under the Expedited Arbitration Rules in Appendix C.

D. In all discipline cases, Complaint Register files shall be provided to Unit 156-Lieutenants within fourteen (14) days of a request for such files (unless exigent circumstances exist) by Unit 156-Lieutenants or Unit 156-Lieutenants representatives who are sworn members of the Department, and these individuals shall be allowed to use Department or Independent Police Review Authority copying equipment to copy the requested Complaint Register files, with appropriate supervision.

E. The parties shall develop a roster of twelve (12) Arbitrators who shall commit to pre-scheduled hearing dates on a regular basis. From this roster the parties shall schedule a minimum of two (2) arbitration hearing dates per month, unless waived by mutual agreement. The parties shall make every effort (including the substitution of cases in the event of settlement or inability to try a case when scheduled) to ensure that such dates are not canceled.

F. The parties shall avoid continuances. Requests for continuances are disfavored and shall be granted only upon showing good cause.

Section 9.3A Suspension Grievances

1. Suspensions of Ten (10) Days or Fewer

A Lieutenant who receives a recommendation for a suspension, not including Summary Punishment, for a period of ten (10) days or fewer, may file a grievance challenging and seeking review of that recommendation. Such grievances will be reviewed through a Summary Opinion, as described below, which shall be binding. The Summary Opinion process of review requires the Employer to provide a copy of the investigative file, including all internal reviews of the file, to Unit 156B for review. An Arbitrator, selected by mutual agreement of the parties, will also receive the file from the Employer.

Unit 156B may file a one page report to the Arbitrator making any appropriate argument addressing the findings and/or the recommendation for discipline. The Employer may not file any argument nor respond to Unit 156B's argument unless asked to do so by the Arbitrator.

The Arbitrator will review the argument and the complete file and will issue an award granting or denying the grievance in whole or in part. The award will include the basis for the Arbitrator's opinion and award. The award will be binding on the Employer, Unit 156B and the Lieutenant.

The Lieutenant will not be required to serve any of the suspension until such time as the Arbitrator's award is received. No further review of the Arbitrator's award is available under this Agreement.

The fees and expenses of the Summary Opinion Arbitrator shall be shared equally between the Employer and Unit 156B.

2. Suspensions of Eleven (11) Days or More

A Lieutenant who receives a recommendation for suspension of eleven (11) days or more, not including a suspension accompanied by a recommendation for separation, may file a grievance challenging and seeking review of that recommendation. Such grievances will be sent for full arbitration on an expedited basis.

The Employer will provide a copy of the complete investigative file, including all internal reviews of the file, to Unit 156B. An Arbitrator selected by mutual agreement of the parties will conduct a "full" arbitration evidentiary hearing and will thereafter expeditiously issue an award. The award of the Arbitrator is binding on the Employer, Unit 156B and the Lieutenant.

The Lieutenant will not be required to serve any of the suspension until such time as the Arbitrator's Award is received. No further review of the Arbitrator's award is available under this Agreement.

Section 9.4 Authority of Arbitrator

A. Except as specified in subsection (B), the Arbitrator shall have no right to amend, modify, nullify, disregard, add to or subtract from the provisions of this Agreement. The Arbitrator shall only consider and make a decision with respect to the specific issue or issues presented to the Arbitrator and shall have no authority to make a decision on any other issues not so submitted. The Arbitrator shall submit, in writing, his/her decision to the Employer and to Unit 156-Lieutenants within thirty (30) days following the close of the hearing, unless the parties agree to an extension thereof. The decision shall be based upon the Arbitrator's interpretation of the meaning or application of the terms of this Agreement to the facts of the grievance presented and shall be final and binding upon the parties.

B. Any Lieutenant who is a member of, and adheres to, the established and traditional tenets or teachings of a *bona fide* religion, body or sect which has historically held conscientious objections to financially supporting organizations such as Unit 156-Lieutenants, upon proof thereof, may be excused from the obligations set forth in Section 3.1; the Arbitrator may require, in lieu of such obligations, the payment by such Lieutenant of a sum equal to the fair share agency fee to a non-religious charitable fund exempt from taxation under Section 501(C)(3) of Title 26 chosen by such Lieutenant from a list of at least three (3) such funds to be submitted by Unit 156-Lieutenants. The Employer shall not participate in, but shall be bound by, such arbitration.

If a Lieutenant who holds conscientious objections pursuant to this Section requests Unit 156-Lieutenants to use the grievance and arbitration procedure on the Lieutenant's behalf, Unit 156-Lieutenants may charge the Lieutenant the reasonable costs of using the procedure.

C. With respect to grievances challenging the recommended discipline of Lieutenants for non-criminal misconduct, the Employer and Unit 156B mutually acknowledge the principle that investigations of suspected employee misconduct are to be carried out on a timely basis, and that unwarranted delays in completing disciplinary investigations may prejudice the employee's ability to respond to or defend against allegations of misconduct. Accordingly, the Arbitrator is vested with specific authority to inquire into the reason(s) for any delay in completing an investigation, whether the Lieutenant has been harmed by the delay in the investigation and, further, the parties mutually acknowledge that the Arbitrator, in the process of applying the tenets of the "just cause" principle, possesses the authority to reverse or reduce any disciplinary penalty where the evidence demonstrates that a disciplinary investigation was unreasonably delayed and that a Lieutenant was prejudiced thereby.

Effective for disciplinary investigations concluding ninety (90) days after the date of ratification of this collective bargaining agreement, in the event the Employer recommends a disciplinary penalty upon a Lieutenant as a result of a disciplinary investigation that took more than eighteen (18) months to conclude, as measured from the date on which the disciplinary investigation was opened, upon request of Unit 156B, the Arbitrator, who shall be the same Arbitrator selected to hear the merits of the disciplinary penalty, shall convene a hearing, preliminary to the hearing on the merits, to determine whether there was a reasonable basis for the investigation to take longer than eighteen (18) months. At this preliminary hearing the Employer shall bear the burden of demonstrating the existence of reasonable cause. "Reasonable cause" may include, but is not limited to, such factors as unavailability of the accused Lieutenant or a critical witness, delays attributable to the Lieutenant or his or her attorney, the unusual complexity of the matter under investigation, the need to investigate claims or new evidence arising in the course of the investigation, the pendency of a criminal investigation involving the matter under investigation, the pendency of civil litigation involving the matter under investigation, etc. If the Arbitrator determines there was reasonable cause for the investigation to take longer than eighteen (18) months, the Arbitrator shall proceed to the hearing on the merits of the disciplinary penalty against the Lieutenant.

Nothing in this sub-section C shall apply in any instance where the allegation against the Lieutenant is of a criminal nature within the meaning of Section 6.1E.

Section 9.5 Expenses of Arbitrator

The fees and expenses of the Arbitrator shall be borne by the party whose position is not sustained by the Arbitrator. The Arbitrator, in the event of a decision not wholly sustaining the position of either party, shall determine the appropriate allocation of his/her fees and expenses. Each party shall be responsible for compensating its own representatives and witnesses. The cost of a transcript, where requested by either party, shall be paid by the party so requesting it. The party

requesting a cancellation, rescheduling or other postponement of a set hearing date shall pay the Arbitrator's cancellation fee.

Section 9.6 Processing and Time Limits

The resolution of a grievance satisfactory to Unit 156-Lieutenants at any step shall be deemed a final settlement, and any grievance not initiated or taken to the next step within the time limit specified herein will be considered settled on the basis of the last answer by the Employer. The time limits specified in this Article may be extended or waived by mutual agreement. Grievances may be initiated at any appropriate step corresponding with the nature of the grievance and the manner in which it arose.

ARTICLE 9A MEDICAL GRIEVANCES

Section 9A.1 Psychological Review

Grievances concerning involuntary removal from active duty due to psychological or psychiatric reasons will comply with the following procedures:

Step One: A Lieutenant who wants to challenge the Employer's decision to place him/her involuntarily on the medical roll will file a grievance with the Medical Administrator within ten (10) calendar days of being placed on the medical roll, or, if the Lieutenant was on authorized furlough during his/her involuntary placement, within thirty-five (35) calendar days of being placed on the medical roll or within thirty-five (35) calendar days of the Lieutenant on furlough being notified of placement on the medical roll.

If the Employer's psychiatrist/psychologist recommends that the Lieutenant is fit for full duty and also was fit when he/she was involuntarily placed on the medical roll due to psychological or psychiatric reasons, the Lieutenant shall have any paid medical time used during such period of being involuntarily placed on the medical roll restored and will be made whole for lost pay and other benefits to which he/she is entitled.

Step Two: For a Lieutenant who has filed a timely grievance at Step One and/or when the Employer's psychiatrist/psychologist recommends that the Lieutenant is unfit for full duty and was also unfit when he/she was involuntarily placed on the medical roll due to psychological or psychiatric reasons, upon written request made by Unit 156-Lieutenants within ten (10) calendar days of notice to the Lieutenant that he/she is unfit for duty, Unit 156-Lieutenants may file a grievance at Step Two and may request review of that decision by a three- (3-) member psychological review panel. The Lieutenant shall, as promptly as feasible, be evaluated by a panel of three (3) psychiatrists or psychologists, one (1) appointed by Unit 156-Lieutenants, one (1) appointed by the Employer and a third knowledgeable about police duties appointed by mutual agreement of the Employer's and Unit 156-Lieutenants' psychiatrist or psychologist. This panel shall have the authority to examine and evaluate the Lieutenant and recommend whether the Lieutenant is fit for duty. In making its recommendations, the primary considerations of the panel shall be the protection

and safety of, and need for effective service to, the public. These considerations shall prevail over all others in any case of a conflict of interests between the Lieutenant and the Employer.

If the panel recommends that the Lieutenant is fit for duty and was also fit when he/she was placed involuntarily on the medical roll due to psychological or psychiatric reasons, then the Lieutenant shall have any paid medical time used during such involuntary period on the medical roll restored and will be made whole for lost pay and other benefits to which he/she is entitled.

If the panel determines that the Lieutenant was unfit for duty at the time he/she was involuntarily placed on the medical roll, but became fit for duty sometime thereafter, the panel shall identify the point at which the Lieutenant was fit for duty, and the Lieutenant will be made whole for lost pay and benefits from the date that the panel determined he/she was fit for duty.

Each party shall bear the full cost of the panel member appointed by it, with the cost of the mutually appointed panel member to be split equally between the parties. The recommendations of the panel shall be binding upon the Employer, Unit 156-Lieutenants and the Lieutenant.

Section 9A.2 Medical Grievances

Grievances concerning medical issues (excluding issues covered under Section 9A.1) shall follow the procedure below. Medical issues are defined as grievances involving medical issues, including, but not limited to, the non-payment of injury on duty ("IOD") bills, removal of a Lieutenant from duty for medical reasons, refusal to return a Lieutenant to duty from the medical roll, classification of an injury as non-IOD and the Benefits Management Office's denial of payment of medical and hospital bills of a Lieutenant or his/her covered dependents under the Employer's self-funded health care plan.

Step One: Initiating a Medical Grievance. Grievances concerning the Benefits Management Office's denial of payment of medical and hospital bills will be filed with the Management and Labor Affairs Section within ten (10) working days following the events or circumstances giving rise to the grievance or when first reasonably known by the grievant.

All other grievances concerning medical issues will be filed with the Medical Administrator within ten (10) working days following the events or circumstances giving rise to the grievance or where first known by the grievant, but in no event later than thirty-five (35) calendar days following the events or circumstances giving rise to the grievance or within thirty-five (35) days of a Lieutenant on furlough being notified of the events or circumstances giving rise to the grievance. If the determination at Step One is not satisfactory, Unit 156-Lieutenants may by written request made within fifteen (15) days of the Step One response or the expiration of the period for said response submit the matter for mediation.

Step Two: Mediation of Medical Grievances. At mediation, representatives of Unit 156-Lieutenants, the Department, the Benefits Management Office and the Committee on Finance of the City Council of the City of Chicago shall participate as needed. Any settlements reached in the mediation proceedings shall be binding upon the parties. Medical mediation sessions shall occur

each thirty (30) days, unless waived by mutual agreement. The parties shall split evenly the cost of the Mediator's fees and expenses.

The grievant shall be provided with the relevant medical records within the possession of the Medical Services Section, the Committee on Finance, the Benefits Management Office and the Management and Labor Affairs Section. A release shall be required for production of medical records. The relevant medical records shall include the Medical Administrator's determination of the grievant's status and the response to the grievance. The above records shall be submitted to Unit 156-Lieutenants by the Department within forty-five (45) days of the Department's receipt of Unit 156-Lieutenants' releases and mediation agenda setting forth the grievants' names. Relevant records from the Medical Services Section, the Committee on Finance, the Benefits Management Office and the Management and Labor Affairs Section shall be provided as stated above and throughout the grievance process until the grievance is fully resolved.

Relevant documents to be produced by the Benefits Management Office in mediation are limited to medical records, claim forms, medical bills, explanations of benefits and recommendations to and the decision of the Benefits Committee regarding the claim. This definition of relevant records to be produced by the Benefits Management Office does not preclude Unit 156-Lieutenants from subpoenaing additional relevant documentation in response to the scheduling of an arbitration of a grievance.

Step Three: Arbitration. If the grievance is not resolved at Step Two, Unit 156-Lieutenants, upon written request within thirty (30) days of the date of mediation, may demand arbitration. The Mediator shall not be selected as the Arbitrator for the same case. The arbitration hearing shall be scheduled to commence within thirty (30) days of the selection of the Arbitrator, unless the parties agree otherwise. Within ten (10) days of Unit-156 Lieutenants' demand for arbitration, the Employer and Unit 156-Lieutenants shall attempt to mutually agree upon an Arbitrator. If they fail to agree, a list of seven (7) qualified neutrals shall be requested from the Federal Mediation and Conciliation Service. Within five (5) days after receipt of the list, the parties shall select an Arbitrator. Both the Employer and Unit 156-Lieutenants shall alternately strike names from the list. The remaining person shall be the Arbitrator.

ARTICLE 10 NON-DISCRIMINATION

Section 10.1 Equal Employment Opportunity

The Employer will continue to provide equal employment opportunity for all Lieutenants and to develop and apply equal employment practices.

Section 10.2 Non-Discrimination

The Employer shall not discriminate against a Lieutenant with regard to race, color, sex, religion, age (40-63) or national origin of the Lieutenant nor shall the Employer discriminate against Lieutenants as a result of membership in Unit 156-Lieutenants. Nothing contained in this Agreement shall be deemed to preclude the mandatory retirement of any Lieutenant upon or after the attainment

of age sixty-three (63). Lieutenants shall not be transferred, assigned or reassigned for reasons prohibited by this Section.

Section 10.3 Religious Holiday Accommodation

The obligation to accommodate the religious beliefs of Lieutenants covered by this Agreement is fulfilled if those Lieutenants whose religious beliefs require that they not work, but who are scheduled to work, on a recognized religious holiday are permitted at the Lieutenants' option one of the following choices in order to be excused from their regular tours of duty: (a) the use of elective time or (b) excused from duty non-disciplinary (Code 89). This option may be applied for certain recognized religious holidays of faiths whose tenets require abstinence from work, subject to the determination of the Commanding Officer that this accommodation does not unduly interfere with operational needs.

Section 10.4 Americans with Disabilities Act

In the event the Employer shall be required to make a reasonable accommodation under the Americans with Disabilities Act to the disability of an applicant or incumbent Lieutenant that may be in conflict with the rights of a Lieutenant under this Agreement, the Employer shall bring this matter to the attention of Unit 156-Lieutenants. In the event the parties cannot reach an agreement on such accommodation, the provisions of Article 9 shall be available, and the Arbitrator shall consider the Employer's and Unit 156-Lieutenants' (if any exist) obligations under the Americans with Disabilities Act and this Agreement, provided that no Lieutenant shall be displaced by such decision.

ARTICLE 11 HOLIDAYS

Section 11.1 Designated Holiday

The Employer agrees that the following days shall be considered holidays:

New Year's Day	1 January
Martin Luther King, Jr.'s Birthday	Third Monday in January
Lincoln's Birthday	12 February
Washington's Birthday	Third Monday in February
Pulaski Day	First Monday in March
Community/Police Partnership Day	Last Saturday in April
Memorial Day	Last Monday in May
Independence Day	4 July
Labor Day	First Monday in September
Columbus Day	Second Monday in October
Veteran's Day	11 November
Thanksgiving Day	Fourth Thursday in November
Christmas Day	25 December

Section 11.2 Compensation for Holidays

Compensation for the holidays listed in Section 11.1 is granted as follows:

- A. Lieutenants who are required to work a regular tour of duty [eight (8), eight and one-half (8 ½), or ten (10) hours] on a holiday will be credited with eight (8), eight and one-half (8 ½) or ten (10) hours of compensatory time and four (4), four and one-quarter (4 ¼), or five (5) hours of compensatory time or additional pay as the Lieutenant elects.
- B. Lieutenants whose regular day off coincides with an established holiday will be credited with eight (8), eight and one-half (8 ½) or ten (10) hours of compensatory time.
- C. Lieutenants whose regular day off coincides with an established holiday and who are required to work a regular tour of duty [eight (8), eight and one-half (8 ½), or ten (10) hours] on that holiday will be credited with twenty (20), twenty-one and one-quarter (21.25) or twenty-five (25) hours of compensatory time and four (4), four and one-quarter (4.25), or five (5) hours of compensatory time or additional pay as the Lieutenant elects.
- D. All hours in excess of a regular tour of duty on a holiday will be compensated in accordance with the provisions of Article 20.
- E. Compensatory time will not be credited to a Lieutenant on a holiday if the Lieutenant is on the medical roll (excluding IOD), absent due to sickness or death in the family, on military leave, suspended, excused non-disciplinary or on a leave of absence.

Section 11.3 Personal Day

- A. For each calendar year, Lieutenants shall be entitled to receive, in addition to the days specified in Section 11.1, six (6) personal days. Subject to the limitations set forth in subsection (B), Lieutenants shall not be required to work on a personal day, provided that written notice of the personal day is given to the appropriate superior no later than ten (10) days prior to the personal day.
- B. The following limitations apply to the scheduling of personal days:
 - 1. A holiday specified in Section 11.1 may not be selected as a personal day.
 - 2. Prior to January 1 of each year, the Department may identify up to three (3) dates for each watch during which personal days may not be scheduled, provided that the operation of this paragraph shall not result in more than three (3) denials for any Lieutenant during the course of a calendar year.
 - 3. Notwithstanding paragraph 2, the Department retains its existing right to deny a personal day in response to sudden or unexpected events or circumstances that customarily would require maximum sworn staffing levels. If the Department intends to exercise this right, the Department shall provide Unit 156B – Lieutenants with twenty-one (21) days' notice of its intent or as much notice as is possible given the events or circumstances at issue.

C. Lieutenants may elect to be paid for six (6) unused personal days per year in lieu of taking the time off. Where Lieutenants elect such payment, the payment shall be made by April 1 of the following year. Lieutenants may carry over six (6) unused personal days for use in the following year.

D. Any dispute within a Unit as to the selection of a personal day shall be resolved by seniority as defined in Section 23.1(A).

Section 11.4 Special Compensation Time

If, as a result of a declaration by the Mayor, all employees of the Employer except for police and fire employees are given a day off or portion thereof with pay, then all Lieutenants who are required to work during such excused time shall be given compensatory time off at a straight-time rate equivalent to the hours worked during such excused time.

Section 11.5 Holiday Declaration

To the extent that any additional holiday is declared by federal, state or municipal authority during the term of this Agreement, and such holiday is granted to any employee of the Employer, then said holiday shall be incorporated into Section 11.1 and compensated for as provided in Section 11.2.

ARTICLE 12 HEALTH INSURANCE AND RELATED BENEFITS

Section 12.1 Medical, Dental and Flexible Spending Account Plans

The Employer's medical and dental plans are incorporated by reference into this Agreement and described in Appendices D, E, F, G, H, I and J.

The Employer shall provide Lieutenants with the opportunity to enroll in a Flexible Spending Account ("FSA") plan, which will permit Lieutenants to fund, on a pre-tax basis, an individual account that the Lieutenant may use to pay for qualified unreimbursed medical expenses, as provided under Section 213 of the Internal Revenue Code. Subject to Internal Revenue Service regulations, the FSA plan will allow participants to pay the following qualified expenses on a pre-tax basis: dental expenses; vision expenses; health plan contributions, deductibles and co-payments; prescription drug co-payments and payments for over-the-counter drugs; and other unreimbursed medical expenses. Participation is voluntary, and participants may contribute up to \$5000.00 annually on a pre-tax basis, which will be deducted pro-rata each payroll period. Lieutenants may enroll in the FSA plan or change the amount of their elections once per year during open enrollment or when they have a change in family status. As mandated by the Internal Revenue Code, a "use it or lose it" rule applies to Section 125 plans. During open enrollment, the parties will engage in a joint educational campaign to inform Lieutenants of the benefits of the FSA plan and otherwise increase employee participation in such plan.

The medical plan (health insurance plan) shall consist of two (2) separate alternative coverages—a PPO plan ("PPO") and two (2) HMO plans ("HMO"). In the event that a new health

care plan becomes available to the Employer during a plan year, the Employer shall have the right to include that new plan in the plan alternatives upon reasonable prior notice to and discussion with Unit 156-Lieutenants.

The Employer shall make available to Lieutenants and their eligible dependents summaries of the benefits provided by the Employer's health care plan either electronically or in print with the cost of any printing to be borne by the Employer.

The plans for both medical and dental benefits, including the provisions on eligibility and self-contribution rules and amounts in effect as of the date of this Agreement, may not be changed by the Employer without the agreement of Unit 156-Lieutenants; however, any changes during the term of this Agreement relating to health care (including, but not limited to, changes in employee contributions, deductibles or out-of-pocket limits) agreed to with Lodge 7 and applicable to bargaining unit members represented by Lodge 7 or Fire Captains represented by Local 2, shall be applicable to Lieutenants covered by this Agreement. Any increases in deductibles or out-of-pocket limits affecting the higher health care contribution band shall not exceed an increase in deductibles or out-of-pocket limits for the lower health care contribution band.

The Employer agrees to make available to the following other persons the above-described hospitalization and medical program and the dental plan: Lieutenants who retire on or after age sixty (60) and their eligible dependents; widows and children of Lieutenants killed in the line of duty; former Lieutenants on pension disability (both duty and occupational) and their eligible dependents; and widows and children of deceased Lieutenants who were formerly on pension disability (both duty and occupational). The Employer will contribute the full cost of coverage for any of the above-enumerated Lieutenants who elect coverage under any plan or plans. However, coverage under a plan for such Lieutenants shall terminate when a Lieutenant either reaches the age for full Medicare eligibility under federal law or ceases to be a dependent as defined in a plan, whichever occurs first. After a Lieutenant reaches the age for full Medicare eligibility, the Lieutenant shall be covered under the medical program for annuitants, provided the person pays the applicable contributions.

Section 12.2 Chicago Labor-Management Trust

Unit 156-Lieutenants commits to becoming a signatory labor organization of the labor-management cooperation committee known as the Chicago Labor-Management Trust ("Trust"). Upon the ratification of this Agreement, Unit 156-Lieutenants agrees to meet with the Employer and representatives from the signatory labor organizations to the Agreement and Declaration of Trust establishing the Trust ("Trust Agreement") for the purpose of determining Unit 156-Lieutenants' representation within the Trust and the guidelines and procedures to be used in expanding the Trust to include the members of the bargaining unit. The parties contemplate that Unit 156-Lieutenants shall have at least one (1) Trustee appointed to the Trust. After Unit 156-Lieutenants becomes a signatory labor organization to the Trust, Unit 156-Lieutenants shall be afforded the same right to withdraw from the Trust as is granted to any other signatory labor organization pursuant to the Trust Agreement.

Section 12.3 Health Care Reopener

A. Each party reserves the right to reopen this Agreement to negotiate the health care plan set forth in this Agreement for the following reasons:

1. Any change in the applicable laws, including a universal, national or state health care program, mandating significant changes in health insurance benefits that becomes law and is effective during the term of this Agreement and that affects the health care benefits offered to bargaining unit members; or
2. The lack of achievement of health care cost containment as anticipated by the parties pursuant to the formation and administration of the Trust referenced in Section 12.2 and as defined in the Trust Agreement.

B. If any one of the foregoing events or conditions occurs, either party has thirty (30) days to notify the other party in writing of its intent to reopen this Agreement to negotiate the health care plan set forth in this Agreement. Thereafter, the parties have ninety (90) days within which to reach an agreement.

C. In the event that this Agreement is reopened to negotiate the health care plan, the health care plan in effect at the time the Agreement is reopened shall not be changed by the Employer without the written consent of Unit 156-Lieutenants. If the parties are unable to agree on modifications to the health care plan, the dispute shall be submitted to interest arbitration in accordance with Section 28.3(B).

Section 12.4 Ambulance Fees

Lieutenants and their eligible dependents will be exempt from fees for emergency medical services performed by the Chicago Fire Department.

ARTICLE 13 LAYOFFS AND RE-EMPLOYMENT

Section 13.1 Priority of Layoffs

No Lieutenant in the bargaining unit shall be laid off until all sworn police officers (including probationary police officers) have been laid off.

Section 13.2 Notice of Layoffs

When there is an impending layoff with respect to any Lieutenants in the bargaining unit, the Employer shall inform Unit 156-Lieutenants, in writing, no later than thirty (30) days prior to such layoff. The Employer will provide Unit 156-Lieutenants with the names of all Lieutenants to be laid off prior to the layoff. Lieutenants shall be laid off in accordance with their seniority (i.e., time in grade). The Lieutenants with the least amount of seniority shall be laid off first. All Lieutenants shall receive notice, in writing, of the layoff at least thirty (30) days in advance of the effective date of such layoff.

Section 13.3 Recall

Any Lieutenant who has been laid off shall be placed on the appropriate reinstatement list and shall be recalled on the basis of seniority, provided the Lieutenant is fully qualified to perform the work to which he/she is recalled without further specialized training. No Sergeant shall be promoted to Lieutenant while a Lieutenant is on layoff. Any Lieutenant who has been laid off shall receive when recalled the salary rate that would have been received by the Lieutenant had the Lieutenant never been laid off.

ARTICLE 14 BULLETIN BOARDS

The Employer shall provide Unit 156-Lieutenants with designated space on available bulletin boards, or provide bulletin boards on a reasonable basis where none are available, upon which Unit 156-Lieutenants may post its notices.

ARTICLE 15 SAFETY ISSUES

Section 15.1 Cooperation

The Employer and Unit 156-Lieutenants agree to cooperate to the fullest extent reasonably possible to promote the use of safe equipment and facilities.

Section 15.2 Safety Committee

Unit 156-Lieutenants and the Employer shall establish a Safety Committee composed of one (1) Sergeant, one (1) Lieutenant and one (1) Captain designated by Unit 156-Lieutenants and up to three (3) members designated by the Employer. The Committee shall meet at least semi-annually, unless waived by mutual agreement, or more frequently by mutual agreement, for the purpose of discussing and investigating safety and health issues relating to Lieutenants and to recommend reasonable safety and health criteria relating to equipment and facilities. Formal recommendations of the Committee shall be submitted, in writing, to the Superintendent or his/her designee with a copy to Unit 156-Lieutenants, but such recommendations shall not be binding upon the Employer or Unit 156-Lieutenants. In addition to Committee recommendations, Unit 156-Lieutenants may submit additional written recommendations to the Superintendent.

For purposes of this Section, the term "investigating" shall be limited to the right of Unit 156-Lieutenants Committee members to obtain information upon request, receive minutes of other Department safety meetings (if any), observe conditions regarding identified safety and health hazards and discuss such matters with Lieutenants and members of management, provided such discussions do not unduly interfere with the performance of duty by any Lieutenant or Committee member.

In the event the Employer agrees, in writing, to adopt the recommendation of the Committee or Unit 156-Lieutenants, the recommendation shall be implemented within a reasonable period of time, unless the failure to implement in a timely fashion was beyond the reasonable control of the

Employer. However, no monetary relief shall result from the failure to implement any such recommendation.

If the Superintendent or the Superintendent's designee disagrees with the recommendation of the Committee or Unit 156-Lieutenants, he/she shall so notify the Committee or Unit 156-Lieutenants in writing within ten (10) days. Within ten (10) calendar days of such notice, Unit 156-Lieutenants may request arbitration of any such dispute if such dispute raises a good faith issue regarding the use of equipment or materials which are alleged to present a serious risk to the health or safety of a Lieutenant beyond that which is inherent in the normal performance of police duties. The decision of the Arbitrator under this Section shall be advisory only and shall not be binding upon the Employer, provided that this procedure shall not be exclusive and shall not affect the right of a Lieutenant or Unit 156-Lieutenants to invoke Article 9 where otherwise appropriate. No such advisory opinion shall constitute a determination of the existence of any safety or health hazard under this Agreement nor shall any such advisory opinion be introduced in any proceeding under Article 9.

Section 15.3 Disabling Defects

No Lieutenant shall be required to use any equipment that has been designated by both Unit 156-Lieutenants and the Employer as being defective because of a disabling condition, unless the disabling condition has been corrected. When an assigned Department vehicle is found to have a disabling defect or is in violation of the law, the Lieutenant will notify his/her supervisor, complete required reports and follow the supervisor's directions relative to requesting repairs, replacement or the continued operation of said vehicle.

Section 15.4 Notices

The Employer shall post all safety and health notices required by law in conspicuous places where notices to employees are customarily posted.

ARTICLE 16 SECONDARY EMPLOYMENT

A. The Special Employment Program is a voluntary program that allows Lieutenants to work on their days off for the Department at the rate of one and one-half times the Lieutenant's usual salary.

B. The Employer reserves the right to restrict secondary employment when it has reasonable cause to believe that the number of hours which the Lieutenant spends on secondary employment is adversely affecting his/her performance. The Employer retains the existing right to limit, restrict or prohibit the nature or type of secondary employment that a Lieutenant undertakes. No Lieutenant on the Medical Roll may engage in secondary employment.

ARTICLE 17

UNIT 156-LIEUTENANTS REPRESENTATIVES

For the purposes of administering and enforcing the provisions of this Agreement, the Employer agrees as follows:

Section 17.1 Meeting Participation and Scheduling

The Employer recognizes and agrees to meet with Unit 156-Lieutenants' representatives relating to matters covered by this Agreement. Meetings shall occur at reasonable times by mutual agreement. The names of designated representatives shall be certified to the Employer, in writing, by Unit 156-Lieutenants.

Section 17.2 Unit 156-Lieutenants Representatives

For purpose of the administration and operation of Unit 156-Lieutenants, and for the purpose of conducting union business for Unit 156-Lieutenants, the Employer shall grant designated officers of Unit 156-Lieutenants paid time off to be used in a manner determined by Unit 156-Lieutenants. During such paid time off, the Employer shall continue to pay the Lieutenant all salary and maintain all benefits, including pension contributions and seniority accruals, as if the Lieutenant were on duty with the Employer, provided that Unit 156-Lieutenants reimburses the Employer an amount equal to the paid time off for said salary and benefits. Paid time off shall not exceed twenty-five hundred (2500) hours per year.

Section 17.3 Attendance at Unit 156-Lieutenants Meetings

Subject to emergencies and the need for orderly scheduling, the Employer agrees that elected officials and members of the Board of Directors of Unit 156-Lieutenants shall be permitted reasonable time off, without loss of pay, to attend general, board or special meetings of Unit 156-Lieutenants, provided that at least forty-eight (48) hours' notice of such meetings shall be given, in writing, to the Employer, and provided further that the names of all such officials and Lieutenants shall be certified, in writing, to the Employer.

Elected officials and members of the Board of Directors may be excused for an entire tour of duty to attend general, board or special meetings up to a maximum of four (4) tours of duty per official/member per year.

Section 17.4 Grievance Processing

Reasonable time shall be permitted Unit 156-Lieutenants representatives for the purpose of aiding, assisting or otherwise representing Lieutenants in the handling and processing of grievances or exercising other rights set forth in this Agreement, and such reasonable time shall be without loss of pay.

Section 17.5 Attendance at State and National Conferences

A. Subject to staffing needs, a maximum of five (5) appointed or elected delegates will be permitted to attend state and national conferences of the Policemen's Benevolent & Protective Association of Illinois and the National Association of Police Organizations. Such conference time shall be equal to the duration of the conference plus reasonable travel time to and from such conference.

B. A maximum of five (5) appointed or elected delegates of Unit 156-Lieutenants will be permitted to attend state and national conventions of the Policemen's Benevolent & Protective Association of Illinois and the National Association of Police Organizations with pay. Such convention time shall be equal to the duration of the convention plus reasonable travel time to and from such convention up to a maximum of seven (7) days every two (2) years.

Section 17.6 Unit 156-Lieutenants Negotiating Team

Up to three (3) members designated as being on the Unit 156-Lieutenants negotiating team shall, for the purpose of attending scheduled negotiations, be excused from their regular duties without loss of pay. If a Lieutenant is in day-off status on the day of negotiations, the Lieutenant will not be compensated for attending the session.

Section 17.7 Unit 156-Lieutenants Activity

The Employer shall not prohibit discussion, solicitation or distribution of literature among Lieutenants covered by this Agreement with respect to matters concerning Unit 156-Lieutenants affairs, unless such activity interferes with the performance of the duties of any employee or with the orderly and efficient operations of the Employer, or unless it interferes with the transaction of business by the public with the Employer.

ARTICLE 18 DISABILITY INCOME

Section 18.1 IOD

Any Lieutenant absent from work on account of an IOD for any period of time not exceeding twelve (12) months shall receive for each such IOD full pay and benefits for the period of absence, provided such injury or illness is certified by the Medical Administrator. Such certification shall not be unreasonably withheld.

Lieutenants who have exhausted said twelve (12) month paid IOD leave shall be given the option to go voluntarily on non-paid medical leave instead of disability pension, provided as follows:

A. The Lieutenant must exhaust all furlough, personal days, Baby Furlough Days and accumulated compensatory time;

B. Such non-paid leave shall continue for no more than three (3) months, plus an extension of no more than three (3) months, and shall not be granted or extended, unless the

Employer determines that the Lieutenant is likely to return to duty within the period of the leave or extension thereof; and

C. Such non-paid leave shall be subject to Section 23.1(B) and shall not be deemed duty disability leave.

Section 18.2 Non-IOD

Any Lieutenant absent from work on account of a non-IOD injury or illness for any period of time not exceeding twelve (12) months in any twenty-four (24) consecutive month period shall receive full pay and benefits for the period of absence, provided such injury or illness is certified by the Medical Administrator. Such certification shall not be unreasonably withheld.

Section 18.3 Certification

Certification that a Lieutenant has been injured in the line of duty shall not be unreasonably withheld.

Section 18.4 Return to Duty

In order to enable Lieutenants applying to return from leave for injury or illness to be processed back to duty as soon as possible, the Employer shall advise such Lieutenants in advance of the records needed and other requirements they must meet in order to permit such return. The Employer must consider medical records and reports from legally qualified practitioners of the healing arts acting within the scope of their licenses, including, but not limited to, chiropractors, in its determination of whether a Lieutenant is fit to return to duty.

If the Employer requires and specifies certain additional medical tests to be performed and passed as a condition of the Lieutenant's return, and said tests were not, and are not normally, performed in the normal course of appropriate medical treatment for the illness or injury involved, then the Employer shall, at its option, either provide the test or reimburse the Lieutenant for the cost of both the test and any required record thereof to the extent that such cost is not covered by insurance.

The Employer shall not require a physician's certificate as a condition of return to duty from medical leave lasting three (3) days or less, except for good cause.

Section 18.5 Advisory Committee

The Employer and Unit 156-Lieutenants shall establish a joint Committee to develop solutions to problems of medical leave cost and abuse. The Committee shall be advisory only.

Section 18.6 Injuries on Duty and Recurrence Claims

The Employer and Unit 156-Lieutenants have agreed upon procedures which will be followed by the Medical Services Section when a Lieutenant reports an injury on duty or a recurrence of an injury on duty. Those procedures are set forth in Appendix K.

Section 18.7 Employer Responsibility for Hospital, Medical and Prescription Costs and Pension Contributions

The Employer agrees to pay all hospital, medical and prescription costs of a Lieutenant who is on a leave of absence for duty or occupational disability purposes, all at no cost to the Lieutenant. The Employer shall make pension contributions on behalf of the Lieutenant as if the Lieutenant had remained in active service.

Section 18.8 Medical Benefit Statement

Upon the written request of a Lieutenant who is injured or who becomes ill in the performance of his/her duties, the Employer will provide a written statement showing the period of absence and the amount of salary received during the period of absence due to such injury or illness. Upon the written request of a Lieutenant on a leave of absence for ordinary, occupational or duty disability pension, the Employer will provide a statement covering the period of absence prior to retirement and the amount of the disability benefit received by the Lieutenant during said period. Any statements for any calendar year required of the Employer under this Section will be provided only once.

ARTICLE 19 BEREAVEMENT LEAVE

Section 19.1 Death in Family

The Employer agrees to provide to Lieutenants leave without loss of pay, as the result of a death in the family, not to exceed three (3) consecutive days (except for brother-in-law and sister-in-law, which shall be for the day of the funeral only), including regularly scheduled days off, within the fourteen (14) calendar days immediately following the death of a member of the immediate family.

Annual and time-due furlough will not be extended as a result of a death occurring in the Lieutenant's immediate family during such furlough, unless the death occurs during the last three (3) days of the furlough period, at which time the procedure outlined above will be followed.

Section 19.2 Definition of Family

A member of the immediate family shall be defined to be any Lieutenant's mother or father (including step), wife, husband, domestic partner, daughter or son (including step or adopted), sister or brother (including half or step), father-in-law, mother-in-law, daughter-in-law, son-in-law, sister-in-law, brother-in-law, grandparent or grandchild.

In the event of the death of a domestic partner, the Lieutenant shall be granted three (3) consecutive days of leave, including regularly scheduled days off, within the fourteen (14) calendar days immediately following the death, provided that the Lieutenant has registered the name of the Lieutenant's domestic partner with the Department of Personnel.

Domestic partners are defined as two (2) persons, regardless of their gender, who have a close personal relationship, sharing the same regular and permanent residence for at least six (6) months,

are eighteen (18) years of age or older, not married to anyone, not related by blood closer than would bar marriage in the State of Illinois and are each other's sole domestic partner, responsible for each other's common welfare and jointly sharing their financial responsibilities.

Section 19.3 Extended Bereavement Leave

Where a Lieutenant is entitled to bereavement leave pursuant to Section 19.1 and where the death occurs and the funeral is to be held out of Illinois and beyond the states contiguous thereto, the Lieutenant shall be entitled to a maximum of five (5) consecutive days. For purposes of this Section, those states contiguous to Illinois are Missouri, Iowa, Wisconsin, Indiana, Kentucky and Michigan.

ARTICLE 20 HOURS AND OVERTIME

Section 20.1 Work Day, Work Week and Work Period

All time in excess of the hours worked in the normal work day and the normal work week shall be compensated as provided in this Article. The normal work period shall be twenty-eight (28) days commencing on a Sunday.

Section 20.2 Compensation for Overtime

Overtime is defined as those hours actually worked in excess of the normal work day or the normal work week. All approved overtime in excess of the normal work day or the normal work week shall be compensated at the appropriate overtime rate of time-and-one-half. For hours in excess of the normal work day or the normal work week, but less than 171 for a twenty-eight- (28-) day work period, the overtime rate will be calculated on the Lieutenant's base salary only. For hours in excess of 171 in a twenty-eight- (28-) day period, the overtime rate will be calculated in accordance with the Fair Labor Standards Act (FLSA). Overtime will accrue in fifteen- (15-) minute increments once Lieutenants work at least eight (8) minutes in a fifteen- (15-) minute period.

A Lieutenant who earns overtime pursuant to the FLSA shall be paid overtime compensation. A Lieutenant who earns non-FLSA overtime shall have the option of electing pay or compensatory time consistent with the provisions of this Agreement.

Section 20.3 Call Back/Reporting on Regular Day Off

A call back is defined as an official assignment of work (including reporting to the Medical Services Section, but not for release from the medical roll) which does not continuously precede or continuously follow a Lieutenant's worked hours. Lieutenants who are called back or who are required to report to any location for work on a regular day off shall be compensated for two (2) hours at the appropriate overtime rate or for the actual time worked, whichever is greater, at the overtime rate.

Section 20.4 Court Time

A. Lieutenants required to attend authorized court outside their regularly scheduled working hours shall be compensated at the overtime rate with a minimum of two (2) hours, except (1) if the court time is during a Lieutenant's elective time and the Lieutenant knew of the court date before the request for elective time was approved, (2) while the Lieutenant is on paid medical leave or (3) if the Lieutenant is compensated for such time by a secondary employer.

B. Lieutenants required to attend authorized court or authorized pre-trial conferences within one (1) hour immediately preceding their normal tours of duty will be compensated at the overtime rate for one (1) hour. Lieutenants required to attend authorized court or authorized pre-trial conferences commencing during their tours of duty and extending beyond the normal end of the tours of duty, or commencing at the same time as their tours of duty end, will be compensated at the overtime rate on the basis of completed fifteen- (15-) minute segments. This overtime will be computed from the end of the normal tour of duty to the sign-out time at the court or at the conclusion of the pre-trial conference.

C. Court appearances during off-duty hours, with the exceptions as noted above, will be credited at the rate of time-and-one-half with a minimum of two (2) hours when the actual time spent in court is two (2) hours or less. When the actual time spent in court exceeds two (2) hours, overtime will be computed on the basis of completed fifteen- (15-) minute segments. Appearances at more than one (1) court on the same day will be computed at the rate of time-and-one-half in the following manner:

1. When the time between court appearances exceeds two (2) hours (sign-out time from the first court to sign-in time at the next court), a minimum of two (2) hours will be credited for each court appearance.
2. When the time between court appearances is two (2) hours or less, overtime will be computed on the basis of completed fifteen- (15-) minute segments for the total time between sign-in time at the first court and sign-out time at the last court. A minimum of two (2) hours will be credited when this total time is two (2) hours or less.

Section 20.5 Stand-By

Where the Employer requires a Lieutenant to remain on stand-by and available for work, and the Lieutenant is not able to come and go as the Lieutenant pleases, such time shall be paid as time worked.

Section 20.6 Day Off Changes

A. Days off assigned on "change day" shall remain unchanged for the duration of each twenty-eight- (28-) day police period, except for the following:

1. In-service training;
2. Elective training;

3. Mandatory proficiency training;
4. Pre-service training for promotion; and
5. A situation where the Superintendent and the Mayor have determined in writing that a serious emergency condition exists.

B. The Employer's right to assign Lieutenants for duty while on regular day-off status is unrestricted and unchallenged, provided, however, that in each such event, the Employer will pay the Lieutenant so assigned the premium time under Section 20.2.

C. Changes required to implement the provisions of Section 23.2 controlling scheduled days off for Lieutenants going on or returning from furlough or changes made at the request of Lieutenants shall not require premium compensation.

Section 20.7 Accumulation of Compensatory Time

The Employer will not restrict an accumulation of compensatory time subject to Section 20.2; the number of hours of compensatory time which a Lieutenant has on record shall not be the controlling factor in determining whether a Lieutenant will be allowed to take time due.

Section 20.8 Scheduled Back-to-Back Shifts

A. Scheduled Back-to-Back Shifts on Change Day

When a Lieutenant is scheduled to work the first watch on a change day after having worked a tour of duty on the third watch on the preceding day, the Lieutenant shall receive compensation as follows:

1. For four (4) hours worked, the Lieutenant will be credited with eight (8) hours of regular pay.
2. For more than four (4) hours worked, the Lieutenant shall be credited at the rate of time-and-one-half for hours worked over four (4) on the first watch in addition to the eight (8) hours of regular pay up to a maximum of fourteen (14) hours for a full tour of duty on the first watch.

Such compensation will not apply if the back-to-back tour of duty on change day occurs as a result of the Lieutenant's request.

B. Back-to-Back Shifts

Provided that the on duty Assistant Deputy Superintendent [or such other person(s) as may be designated by the Department] has been notified, and the Lieutenant is required to work two (2) back-to-back shifts, the second shift being a full tour of duty as a Watch Commander in District Law Enforcement, the Lieutenant will be credited with two (2) hours' compensation in addition to earned overtime.

C. "Back-to-Back"

For purposes of this Section, back-to-back shifts mean two (2) consecutive, but different, tours of duty that may overlap by two (2) hours. Back-to-back does not include an extension of a tour of duty, which is a continuation of duties from the prior tour of duty.

Section 20.9 Rank Credit

Effective July 1, 2004, the Employer will credit each Lieutenant with forty-five (45) minutes per day of compensatory time. Said forty-five (45) minutes per day will be credited for each day on which a Lieutenant works, provided the Lieutenant works at least four (4) hours that day.

Section 20.10 Duty Availability Allowance

A. Effective July 1, 2012 and thereafter, all eligible Lieutenants shall be paid quarterly payments of \$805.00 as duty availability pay.

B. Entitlement to duty availability pay is not dependent on a Lieutenant being present for duty for an entire pay period.

C. In accordance with applicable law, the Employer shall treat duty availability allowance payments as pensionable.

Section 20.11 Change of Schedule

A. The Employer's right to assign Lieutenants at any time and at different times during each twenty-eight- (28-) day police period remains unrestricted and unchallenged. Watch assignments and designated starting times shall be established and posted at the beginning of each police period and shall remain in effect for the duration of the twenty-eight- (28-) day police period, except for the following:

1. In-service training;
2. Elective training;
3. Mandatory proficiency training;
4. Pre-service training for promotion;
5. Court appearances in excess of two (2) consecutive days; and
6. A situation where the Superintendent and the Mayor have determined in writing that a serious emergency condition exists.

However, starting times may be adjusted by the Employer (1) plus or minus two (2) hours from the designated starting time or (2) for up to seven (7) hours within the Lieutenant's assigned watch for circumstances not known to the Employer forty-eight (48) hours prior to the start of the police period.

B. Any adjustment made inconsistent with the above provision, made after the start of the twenty-eight- (28-) day period, will result in payment in accordance with Section 20.2 for the hours worked outside of the Lieutenant's tour of duty scheduled at the beginning of the twenty-eight- (28-) day period. Shift changes during the police period made voluntarily at the request of the Lieutenant and upon approval of the Employer shall not require additional compensation. There shall be no pyramiding of overtime and/or premium pay; overtime and premium pay shall not be paid for the same hours worked.

C. This Section does not apply to Lieutenants who volunteer for duties which by their very nature require changes in starting times, personnel working who are assigned to District Tactical Teams, First and Eighteenth District Foot Patrol Units, Patrol Division Administration, the Detail Unit, the Mounted Unit and the Special Functions Group, Internal Affairs Division, Bureau of Staff Services, Summer Mobile Force and Organized Crime Division.

Section 20.12 Out of Area Detail

In the event the Department details a Management Lieutenant assigned to District Law Enforcement outside his District of assignment, the following procedure will be followed:

The table below identifies the Districts in Area North to which a Management Lieutenant assigned to District Law Enforcement may be detailed without payment of additional compensation to the Lieutenant:

<u>District of Assignment</u>	<u>May be detailed to any of the following:</u>			
011	014	015	019	025
014	011	015	020	025
015	011	014	016	025
016	015	017	024	025
017	016	019	020	024
019	011	014	020	024
020	016	017	019	024
024	016	017	019	020
025	011	014	015	017

The table below identifies the Districts in Area Central to which a Management Lieutenant assigned to District Law Enforcement may be detailed without payment of additional compensation to the Lieutenant:

<u>District of Assignment</u>	<u>May be detailed to any of the following:</u>			
001	002	003	012	018
002	001	003	008	012
003	001	002	008	009
008	002	003	009	010
009	002	003	010	018
010	008	009	012	018
012	001	008	010	018
018	001	009	010	012

The table below identifies the Districts in Area South to which a Management Lieutenant assigned to District Law Enforcement may be detailed without payment of additional compensation to the Lieutenant:

<u>District of Assignment</u>	<u>May be detailed to any of the following:</u>			
004	005	006	007	022
005	004	006	007	022
006	004	005	007	022
007	004	005	006	022
022	004	005	006	007

If a Management Lieutenant is detailed to a District other than one of the four Districts listed next to his or her District of assignment in the table(s) above, the Lieutenant shall be compensated at the rate of time-and-one-half in quarter hour increments for the duration of the detail.

When a premium pay opportunity within the meaning of this Section arises in the District from which the detail is drawn, the most senior Lieutenant in that District shall be given the first option to accept the detail and he or she shall be compensated at the rate of time-and-one-half in quarter hour increments for the duration of the detail. If the Department determines a Management Lieutenant is to be detailed to the Joint Operations Center, the Lieutenant may be chosen from Area Central without payment of premium pay.

If the Employer details a Lieutenant in any manner contrary to the provisions of this Section, the affected Lieutenant will be compensated at the rate of time-and-one-half in quarter hour increments for the duration of the detail. This Section will not apply to details required by major unforeseen events for which the Department has less than three days' notice, provided that this exception shall not apply for more than five (5) calendar days.

This Section does not apply to Lieutenants assigned to the Community Policing Office, Tactical Lieutenants or Lieutenants assigned as Foot Lieutenants in the 1st and 18th Districts.

ARTICLE 21 UNIFORMS

Section 21.1 Uniforms and Equipment Advisory Committee

One Lieutenant designated by Unit 156-Lieutenants shall be added to the Department's Uniforms and Equipment Advisory Committee. The Committee's function will be to offer recommendations relative to additions, deletions or modifications in the Department's Uniforms and Personal Equipment Program. The recommendations will be channeled through the Research and Development Division to the Department's Uniforms and Personal Equipment Policy Committee. Any and all recommendations made by the Committee will be advisory only.

Section 21.2 Major Changes

The Department will apprise the Uniforms and Equipment Advisory Committee whenever major changes to the Uniforms and Personal Equipment Program are anticipated.

Section 21.3 Uniform Allowance

A. Effective January 1, 2006, each Lieutenant shall receive a uniform allowance of \$1800.00 per year payable in three (3) installments of \$600.00 on February 1, August 1 and December 1 of 2006 and each calendar year thereafter.

B. Subject to available funding, during calendar year 2009 and each calendar year thereafter, the Employer shall issue to each Lieutenant a voucher that shall be used to purchase uniforms and personal equipment items which are identified by the Superintendent in accordance with the Department's Uniforms and Personal Equipment Program and which are not currently possessed by the Lieutenant.

Section 21.4 Uniform Change or Modification

The Employer shall pay for the first issue of any change in, or modification of, the prescribed uniform announced and effective after January 1, 1998. Changes in the prescribed uniform required as a result of promotion to or from the position of Lieutenant shall not be subject to payment by the Employer.

ARTICLE 22 INDEMNIFICATION

Section 22.1 Employer Responsibility

The Employer shall be responsible for, hold Lieutenants harmless from and pay for damages or monies which may be adjudged, assessed or otherwise levied against any Lieutenant covered by this Agreement, subject to the conditions set forth in Section 22.4.

Section 22.2 Legal Representation

Lieutenants shall have legal representation by the Employer in any civil cause of action brought against a Lieutenant resulting from, or arising out of, the performance of duties.

Section 22.3 Cooperation

Lieutenants shall be required to cooperate with the Employer during the course of the investigation, administration or litigation of any claim arising under this Article.

Section 22.4 Applicability

The Employer will provide the protections set forth in Sections 22.1 and 22.2 so long as the Lieutenant is acting within the scope of his/her employment and where the Lieutenant cooperates, as defined in Section 22.3, with the Employer in defense of the action or actions or claims.

Section 22.5 Expedited Arbitration

Grievances alleging a violation of Article 22 may be initiated at Step Three of the grievance procedure. In arbitrations thereunder, unless the parties agree otherwise, the hearing shall commence within thirty (30) days of the selection of the Arbitrator, and the Arbitrator shall issue his/her award, in writing, within fifteen (15) days following the close of the hearing. The full written decision of the Arbitrator may be issued within thirty (30) days of the close of the hearing.

ARTICLE 23 SENIORITY

Section 23.1 Definition and Application

A. Seniority shall be defined as a Lieutenant's continuous length of service in rank subject to Section 23.1(B).

In the event two (2) or more Lieutenants have the same seniority date, the Lieutenant with the longest period of continuous service, as determined by referring to the Lieutenants' continuous service dates, shall receive the higher seniority status.

In the event two (2) or more Lieutenants have the same seniority and continuous service dates, the older Lieutenant, as determined by referring to the Lieutenants' dates of birth as recorded on their employment applications, shall receive the higher seniority status.

B. Advancement within the salary and quarterly differential schedule shall be determined by the Lieutenant's continuous service date. The continuous service date shall be the date of last hire as a sworn member subject to the following:

1. For a Lieutenant who has resigned and who has been re-hired, the continuous service date shall be determined by the continuous length of service from the date of last hire as a sworn member without consideration of the Lieutenant's prior service, unless an application for re-employment was received within one (1) year of the Lieutenant's resignation date, in which case the continuous service date will be adjusted to reflect the time the Lieutenant was absent from the Department.
2. For Lieutenants taking a leave of absence, only the days absent in excess of thirty (30) days' leave from the Employer's service without pay (other than military, duty disability, Family and Medical Leave Act leave or suspension) shall be deducted in computing the continuous service date.

C. The seniority of a Lieutenant and the employment relationship shall be terminated in the following circumstances:

1. Resignation;
2. Separation (discharge);
3. Retirement;
4. Unauthorized absence for four (4) consecutive working days without notice to the Employer;
5. If laid off, failure to report fit for duty within thirty-one (31) days of the delivery of written notification of recall to the Lieutenant's last known address, which notification shall be simultaneously provided to Unit 156-Lieutenants;
6. Failure to report fit for duty upon the termination of an authorized leave of absence; and
7. On a layoff list for five (5) years.

Section 23.2 Furlough Scheduling

A Lieutenant shall select his/her furlough by rank and seniority within rank, within the Unit of assignment, or, if detailed for twenty-eight (28) days or more prior to the date selection begins, within the Unit of detail on the basis of seniority. Lieutenants may elect to take their full furloughs or split the furloughs to which they are entitled into two (2) equal segments.

If the furlough is split, the first one-half of the furlough shall be determined in one process and on the basis of seniority. After all Lieutenants have bid for their first choices, Lieutenants who have split their furloughs shall select the second one-half in one process and on the basis of seniority.

A full furlough will commence on the first day of a police period. A split furlough will commence on either the first or the fifteenth day of a police period.

Lieutenants shall be allowed to take a compensatory time furlough by utilizing elective time between regularly scheduled days off, subject to manpower requirements.

Furlough schedules may be adjusted to accommodate seasonal operations, significant revisions in organization, work assignments or the number of personnel in particular ranks.

The day off group of a Lieutenant on furlough (full or split) will not be changed during the remainder of the week in which the Lieutenant is scheduled to return, unless a Lieutenant who is required to work on his/her scheduled day(s) off during that week is compensated by the payment of premium benefits under Article 20 for all hours worked on his/her scheduled day off.

Lieutenants who elect to split their annual furloughs into two (2) segments or take full annual furloughs will, if they so desire and at their option, be returned to the day off groups they were in at the time their furloughs or furlough segments were selected. Affected Lieutenants who desire to be returned to the day off group they were in at the time they selected their furloughs will notify their Unit Commanding Officers two (2) weeks prior to the beginning of the furlough segment if their day off groups must be changed to match the original group. The change in day off group should take place on the Sunday preceding the first day of the furlough segment and return to the day off group on the Sunday following the furlough extension.

Section 23.3 Seniority List

The Employer shall prepare a seniority list. The list shall be made available to Lieutenants in each Unit. Unit 156-Lieutenants shall receive a copy of said list at least quarterly. In addition to a seniority list, Unit 156-Lieutenants shall be provided a seniority list in alphabetical order at least quarterly.

Section 23.4 Personal Day Selection

Any dispute within a Unit as to the selection of a personal day provided for in Section 11.3 shall be resolved by seniority.

Section 23.5 Use of Elective Time

A. Authorized elective time used to extend a furlough shall receive first priority, provided that a written request is submitted prior to the beginning of a furlough.

B. Authorized requests for other days off shall be in accordance with the following priorities if written notice of the requested day off is given to the appropriate superior no later than ten (10) days prior to the requested day off:

1. Personal days shall receive first priority;
2. Baby Furlough Days shall receive second priority;
3. Surplus vacation days shall receive third priority; and
4. Compensatory time shall receive fourth priority.

C. Any dispute within a Unit as to the selection of a day off shall first be decided by the priority schedule in this Section. Any dispute within a Unit as to the selection of a day off within the same priority schedule shall be resolved by seniority.

D. Requests for days off that are submitted less than ten (10) days from the requested day off may only be authorized after all requests submitted ten (10) or more days prior to the requested day have been authorized. Requests submitted less than ten (10) days from the requested day off shall not be subject to this priority schedule or seniority.

Section 23.6 Canceled Days Off

When operational considerations require the cancellation of days off within the Bureau of Patrol, the following procedure will apply:

The Employer will designate the rank, watch, Units and day off groups which will have days off canceled. In those Units which have been designated to provide personnel, seniority will be the dominant factor in the selection of Lieutenants required to work on their regular days off. The Employer shall first seek volunteers on the basis of seniority from among those Lieutenants in said Unit. If there are insufficient volunteers, the Employer shall select Lieutenants on the basis of reverse seniority.

For the purpose of this Section, a Unit may be defined as a Bureau, Division, Area, District, Section, group, watch or Tactical Unit, etc.

Section 23.7 Holiday Assignment

When operational considerations require that a Lieutenant of a Unit work on a holiday, as defined in Section 11.1, the most senior Lieutenant will be given the option to work, provided that the holiday is the Lieutenant's regular work day and watch.

For the purpose of this Section, a Unit may be defined as a Bureau, Division, Area, District, Section, group, watch or Tactical Unit, etc.

ARTICLE 24

EDUCATIONAL REIMBURSEMENT

The Employer agrees to provide tuition reimbursement to Lieutenants for extra-Department education subject to the following conditions:

- A. To be eligible for reimbursement—
 - 1. Each course taken must be job-related or necessary for an undergraduate or graduate degree.
 - 2. Proof of acceptance for a degree program must be presented upon request.
 - 3. Each course taken towards a college or university degree must grant college level credit.
 - 4. Each course must be taken through an accredited college or university.
- B. Lieutenants must file applications for reimbursement on the appropriate forms no later than thirty (30) days after the beginning of the course of study.
- C. Reimbursement will be granted on the following basis:
 - 1. Grade "A" 100%
 - 2. Grade "B" and any other grades classified by the school as passing 75%
- D. Reimbursement may be denied if a Lieutenant's work performance is deemed inadequate or if a Lieutenant has a record of sustained infractions of Department orders, directives or procedures.
- E. Reimbursement will not be granted to the extent—
 - 1. Tuition costs are covered by the U.S. Department of Veteran's Affairs or other funds; or
 - 2. The program in which the Lieutenant is enrolled is reimbursable through a federal grant-in-aid program for which the Lieutenant is eligible.
- F. Reimbursement will be made for a maximum of two (2) courses per school term.
- G. Reimbursement will be granted when a Lieutenant is required by the Superintendent to attend an educational or training program.

H. In the event a Lieutenant commences an undergraduate or graduate degree (including a law degree) program after January 1, 1997 and obtains an undergraduate or graduate degree with the assistance of the tuition reimbursement program, and the Lieutenant, within one (1) year of obtaining such degree, voluntarily resigns from the Department, all tuition costs [one hundred percent (100%)] reimbursed to the Lieutenant by the Employer for obtaining such degree shall be repaid to the Employer. If the Lieutenant voluntarily resigns after one (1) year, but less than two (2) years, after obtaining the degree, the Lieutenant shall repay one-half [fifty percent (50%)] of the tuition reimbursement to the Employer. If the Lieutenant does not complete the degree program and voluntarily resigns from the Department, the Lieutenant shall repay one hundred percent (100%) of all tuition reimbursement received for any course completed within two (2) years of such resignation. Lieutenants receiving tuition reimbursement for such degrees shall, as a condition of receiving such reimbursement, execute an appropriate form consistent with this paragraph. This provision shall not apply to reimbursement under Article 24(G), nor shall this provision apply to Lieutenants who resign from the Department for the purpose of accepting employment within another City of Chicago department.

ARTICLE 24A EDUCATIONAL LEAVES

Lieutenants may be excused without loss of pay to attend a conference, a seminar, a workshop or other function of a similar nature that is intended to (A) improve, maintain or upgrade the Lieutenant's certifications, skills and professional ability and (B) benefit the Department. If a request is denied, the Lieutenant will be given a reason, in writing, for the denial.

ARTICLE 25 LIFE INSURANCE

The Employer agrees to provide a \$75,000.00 life insurance benefit at no cost to each Lieutenant and an AD&D benefit to be increased to \$5000.00 effective July 1, 2003. Lieutenants must complete a City of Chicago Group Term Life Insurance enrollment form set, including the employee beneficiary section of the form set, in order to qualify for coverage in the Basic Group Term Life Plan. The failure of the Lieutenant to complete the enrollment form set will result in termination of the Lieutenant's Basic Group Term Life Insurance coverage.

The Employer agrees to provide procedures for Lieutenants to purchase optional Group Term Life Insurance and Universal Life Insurance in addition to the Basic Group Term Life Insurance coverage provided above at nominal additional cost to Lieutenants. Lieutenants will be permitted to purchase any amount of optional insurance coverage in \$1000.00 multiples up to an amount equal to their annual salaries rounded up to the next multiple of \$1000.00. The optional Group Term Life Insurance shall continue to be provided to Lieutenants at the Employer's then current cost.

ARTICLE 25A PHYSICAL FITNESS PROGRAM

Effective upon ratification, any newly promoted Lieutenant who was required to participate in the physical fitness program set forth in Appendix O as a Sergeant shall continue to participate in such program. All other Lieutenants may elect to participate in the physical fitness program and may withdraw from the program at any time without sanction or discipline.

ARTICLE 26 WAGES

Section 26.1 Salary Schedule

A. Effective July 1, 2012 and thereafter, Lieutenants shall receive the following percentage increases in their base salaries set forth in Appendix N that became effective on January 1, 2012, subject to the provisions of subsection (B):

<u>Effective Date</u>	<u>Percentage Increase</u>
July 1, 2012	2.00%
January 1, 2013	2.00%
January 1, 2014	2.00%
January 1, 2015	1.00 %
January 1, 2016	1.00%

B. During the term of this Agreement, should the bargaining unit of sworn police officers currently represented by Lodge 7 of the F.O.P. or the Fire Captains currently represented by Local 2 of the I.A.F.F., receive a percentage base wage increase or improvements in step schedules (other than when a particular job function has been reclassified), the Employer shall grant Unit 156-Lieutenants bargaining unit members increases equivalent to those granted to such other bargaining unit(s) over the same time period.

C. During the term of this Agreement, should there be enacted into law legislation pursuant to which Lieutenants covered by this Agreement are required to increase their contributions to the Policemen's Annuity and Benefit Fund of the Illinois Pension Code (40 ILCS 5/5-101 et seq.) or any successor pension fund in an amount above the amount of the current annual contribution of 9% of salary, Unit 156-Lieutenants may reopen this Agreement solely on the issue of wages for the purpose of renegotiating the base salary and percentage increases which shall be paid to Lieutenants. Unit 156-Lieutenants shall have thirty (30) days from the date it receives notice that the contributions will increase to notify the Employer, in writing, by certified mail, of its intent to reopen this Agreement. The notice referred to shall be considered to have been given as of the date shown on the postmark. Written notice may be tendered in person, in which case the date of notice shall be the

written date of receipt. In the event this Agreement is reopened pursuant to this provision, the base salary and percentage increases set forth in this Agreement will not be changed or reduced without the written consent of Unit 156-Lieutenants. The Employer and Unit 156-Lieutenants shall have ninety (90) days to renegotiate the base salaries and percentage increases set forth in this Agreement. In the event the parties are unable to resolve the issue of base salaries and percentage increases during the ninety (90)-day negotiation period, or within any mutually agreed to extension, the dispute shall be submitted to the impasse resolution procedure set forth in Section 28.3(B).

Section 26.2 Quarterly Differential

Effective January 1, 1999 and subsequent years, the quarterly differential shall be increased by the same percentage increase as the base salary and shall be paid in accordance with Appendix M.

Section 26.3 Work Out of Grade

Any Lieutenant in District Law Enforcement covered by this Agreement who is directed to perform substantially all of the duties and assumes substantially all of the responsibilities of a Captain (E-5) in District Law Enforcement for two (2) or more hours within a single tour of duty shall be paid at the E-5 rate for the tour of duty. If a Lieutenant is required to work overtime while working out of grade at the E-5 rate, the Lieutenant will be compensated at the E-5 rate for each hour worked and also be compensated at the E-4 rate consistent with the provisions of Section 20.2.

Any Lieutenant covered by this Agreement who is directed to perform substantially all of the duties and assumes substantially all of the responsibilities of a Commander (E-6) shall be paid at the appropriate E-6 rate for the first eight (8) hours worked. If a Lieutenant is required to work overtime, the Lieutenant will be compensated at the E-4 rate consistent with the provisions of Section 20.2.

Section 26.4 Payment of Wages

Except for delays caused by payroll changes, data processing or other breakdowns, or other causes outside the Employer's control, the Employer shall continue its practice with regard to the payment of wages, which generally is as follows: (1) payment of wages provided herein shall be due and payable to a Lieutenant no later than the first and sixteenth day of each month; (2) holiday premium pay shall be due and payable to the Lieutenant no later than the twenty-second day of the month following the month in which the holiday premium was earned; and (3) other premium pay shall be payable to the Lieutenant no later than the last day of the period following the period in which the premium work was performed. The Employer shall not change pay days except after notice to and, if requested by Unit 156-Lieutenants, negotiating with Unit 156-Lieutenants. "Negotiating" for the purpose of this Section shall mean as it is defined in Section 8(d) of the National Labor Relations Act.

Section 26.5 Payment of Time

A Lieutenant covered by this Agreement who resigns or dies shall be entitled to and shall be paid for all unused compensatory time accumulated by said Lieutenant, including furlough time,

Baby Furlough Days and personal days. A Lieutenant who is separated for cause shall be entitled to receive only unused compensatory time accumulated as a result of earned overtime for hours worked in excess of 171 per twenty-eight- (28-) day period.

Section 26.6 Compensatory Time Exchange

A Lieutenant may exchange (cash in) accumulated compensatory time not to exceed two hundred (200) hours each year of this Agreement at the Lieutenant's hourly rate at the time of payment. Application for such exchange shall be on a form provided by the Employer and at a time each year set by the Employer. In no event shall payment be made any later than March 1 of the year following application.

ARTICLE 27 RESIDENCY

All Lieutenants covered by this Agreement shall be actual residents of the City of Chicago.

ARTICLE 28 DURATION, ENFORCEMENT AND DISPUTE RESOLUTION

Section 28.1 Term of Agreement

This Agreement shall be effective from July 1, 2012 and shall remain in full force and effect until June 30, 2016. It shall continue in effect from year to year thereafter, unless notice of termination is given, in writing, by certified mail, by either party no earlier than February 1, 2016 and no later than March 1, 2016. The notices referred to shall be considered to have been given as of the date shown on the postmark. Written notice may be tendered in person, in which case the date of notice shall be the written date of receipt. It is mutually agreed that the Articles and Sections shall constitute the Agreement between the parties for the period defined in this Section.

Section 28.2 Continuing Effect

Notwithstanding any provision of this Article or Agreement to the contrary, this Agreement shall remain in full force and effect after any expiration date while negotiations or resolution of impasse procedures are continuing for a new agreement or part thereof between the parties.

Section 28.3 Impasse Resolution, Ratification and Enactment

A. If the parties reach a complete agreement as to the items for negotiation at the end of any negotiating period, the following procedure shall apply:

1. The agreement will first be presented to Unit 156-Lieutenants' membership with the recommendation of the Executive Board for ratification.

2. Within ten (10) days after such ratification by Unit 156-Lieutenants' membership, the agreement will be submitted to the City Council of the City of Chicago with the Superintendent's and the Mayor's recommendation for ratification and concurrent adoption in ordinance form pursuant to the City of Chicago's Home Rule authority. The Employer and Unit 156-Lieutenants shall cooperate to secure this legislative approval.
3. In the event the City Council should reject the recommended agreement, the parties shall meet again within ten (10) days of the City Council's vote to discuss the reasons for the City Council's rejection and to determine whether any modifications can be made to deal with the problems, but either party may thereafter invoke arbitration in accordance with Section 28.3(B) upon ten (10) days' written notice to the other party.

For purposes of this Article, rejection by the City Council means affirmative rejection by a three-fifths (3/5) vote of the members of the City Council within thirty (30) days of the date the agreement is submitted to it.

B. If a complete agreement is not reached between the parties as to the items for negotiation at the end of any negotiating period, the following procedure shall apply:

1. In the event that disputed items cannot be resolved during the negotiation period, all disputed items shall be referred to a three- (3-) person Dispute Resolution Board, one (1) member to be selected by each of the parties and the third member to be jointly agreed upon by the parties.
2. The Board shall be convened and shall be composed of the following three (3) persons: one (1) appointed by the Employer, one (1) appointed by Unit 156-Lieutenants and one (1) impartial member to be mutually selected and agreed upon by the Employer and Unit 156-Lieutenants. If, after a period of five (5) days from the date of the appointment of the two (2) representatives of the parties, the remaining Board member has not been selected or otherwise agreed upon, then either representative may request the American Arbitration Association, or its successor in function, to furnish a list of seven (7) members of said service from which the remaining Board member shall be selected. The American Arbitration Association shall be advised that the eligibility criteria for names to be placed upon the list shall include the following: membership in the National Academy of Arbitrators; at least five (5) years' experience in labor relations dispute resolutions in either the private or public sector; U.S. citizenship; and a commitment by any such individual that, if appointed or selected, said individual agrees to comply with the time limits set forth in subsection (B)(5). Upon mutual written agreement of the Employer and Unit 156-Lieutenants, the parties' right to appoint any Board members other than the impartial member may be mutually waived.
3. The list shall be immediately published, and the representative appointed by the Employer shall, within five (5) days after publication of said list, eliminate three (3) names from the list. Within two (2) days after such elimination, the representative

appointed by Unit 156-Lieutenants shall eliminate three (3) names from the list. The remaining individual, plus the individual appointed by the Employer and the individual appointed by Unit 156-Lieutenants, shall compose the Board.

4. The member of the Board selected, pursuant to subsection (B)(3), shall act as Chairman. He/she shall be an impartial, competent and reputable individual and shall be administered and subscribe to the constitutional oath or affirmation of office. The Employer and Unit 156-Lieutenants shall each pay one-half of the fees and expenses of the impartial member.
5. The Chairman shall have the authority to convene and adjourn proceedings, administer oaths, compel testimony and/or the production of documents and employ such clerical or research assistance as in his/her judgment and discretion are deemed warranted. He/she shall convene proceedings on the issues presented to the Board within ten (10) days after his/her appointment and/or selection; the Board shall make its determination within thirty (30) days after it has convened. The time limits set forth herein may be extended only upon written mutual agreement of both the Board member appointed by Unit 156-Lieutenants and the Board member appointed by the Employer.
6. The Employer and Unit 156-Lieutenants shall attempt to agree upon a written statement of the issue or issues to be presented to the Board. In lieu of, or in addition to, such mutual statement of issues, each party may also present its own list or statement of issues, provided only that any such issue not mutually agreed upon shall have been an issue previously the subject of negotiations or presentation at negotiations. During the course of proceedings, the Chairman shall have the authority as necessary to maintain decorum and order and may direct (absent mutual agreement) the order of procedure; the rules of evidence or procedure in any court shall not apply or be binding. The actual proceedings shall not be open to the public, and the parties understand and agree that the provisions of 5 ILCS 120/1 *et seq.* are not applicable. If, in the opinion of the impartial member of the Board, it would be appropriate to meet with either the Employer or Unit 156-Lieutenants for mediation or conciliation functions, the Board may do so, provided only that notice of such meetings shall be communicated to the other party.
7. The compensation, if any, of the representatives appointed by Unit 156-Lieutenants shall be paid by Unit 156-Lieutenants. The compensation of the representative appointed by the Employer shall be paid by the Employer.
8. The terms decided upon by the Board shall be included in an agreement to be submitted to the City Council for adoption. The terms of this Agreement shall continue to bind both parties hereto during all negotiations and impasse resolution procedures.
9. If the City Council should reject the arbitrated agreement, the parties shall meet again within ten (10) days of the City Council's vote to discuss the reasons for the City

Council's rejection and to determine whether any modifications can be made to deal with the problems, but either party may thereafter terminate this Agreement upon ten (10) days' written notice to the other.

10. There shall be no implementation of any provisions of a successor agreement without City Council ratification and adoption in ordinance form of the agreement, except, however, that the terms of this Agreement shall remain in full force and effect until a successor agreement is adopted in ordinance form or this Agreement is terminated pursuant to subsection (B)(9).
11. As permitted by 5 ILCS 315/14(p), the impasse resolution procedure set forth herein shall govern in lieu of the statutory impasse resolution procedure provided under 5 ILCS 315/14, except that the following portions of said 315/14 shall nevertheless apply: subsections (h), (i), (k) and (m).

ARTICLE 29 BABY FURLOUGH DAYS

Section 29.1 Number of Baby Furlough Days

Lieutenants shall receive four (4) Baby Furlough Days (BFDs) [eight (8), eight and one-half (8.5), or ten (10) hours for each BFD] for each calendar year, consistent with the Lieutenant's applicable work schedule.

Section 29.2 Carryover of Baby Furlough Days

A Lieutenant's BFDs shall be granted pursuant to and in accordance with the provisions of this Agreement and with the Department's policy of granting elective time off, except, if a Lieutenant elects not to use or is denied use of all his/her BFDs in a calendar year, the Lieutenant may, at the Lieutenant's option, carry over up to four (4) BFDs for use as days off in the next year.

Section 29.3 Compensation for Unused Baby Furlough Days

Any BFD not used in a calendar year shall be paid at eight hours per day to the eligible Lieutenant in the following calendar year, except as provided for in Section 29.2. Payment shall be based upon the salary schedule in effect at the time of payment. Payment shall be made by April 1 for BFDs not used in the preceding calendar year.

ARTICLE 29A FURLOUGHS

Section 29A.1 Annual Furlough

Furlough shall be granted to Lieutenants for each calendar year of this Agreement.

Section 29A.2 Furlough Days

Effective January 1, 1999 and thereafter, Lieutenants shall receive twenty-five (25) working days of furlough (vacation).

Section 29A.3 Furlough Selection

Furlough shall be selected in accordance with this Agreement subject to operational needs, and approved individual furlough days may be taken by the requesting Lieutenant at the discretion of the Department.

Section 29A.4 Furlough Extension

Consistent with operational needs and Department directives, furlough may be extended by the use of elective time at the request of a Lieutenant with the approval of the Department.

Section 29A.5 Unused Furlough

Except as provided herein, all furlough time not taken in the calendar year shall be forfeited, unless the Lieutenant was denied vacation by the Employer. If a Lieutenant requests through written notice to the Employer before the first day of the twelfth police period to use remaining furlough days and is denied use of those days by the Employer, the Lieutenant shall be allowed to be paid for up to five (5) unused days at the rate of pay in effect at the time of payment. Payment shall be made by April 1 for furlough days not used in the preceding calendar year.

ARTICLE 30 LEAVES

Section 30.1 Personal Leave

Applications for personal leaves of absence shall be governed by the applicable provisions of the City of Chicago Personnel Rules, provided that Unit 156-Lieutenants shall be promptly notified of all personal leaves of absence and extensions thereof taken by Lieutenants covered by this Agreement, and provided that no benefit regarding personal leaves of absence now enjoyed shall be diminished, modified or eliminated, unless otherwise provided for in this Agreement.

Section 30.2 Military Leave

Any Lieutenant who is a member of a reserve force or a national guard of the United States or of the State of Illinois and who is ordered by appropriate authorities to attend a training program or to perform other duties under the supervision of the United States or the State of Illinois shall be granted a paid leave of absence during the period of such activity not to exceed fourteen (14) calendar days in any calendar year in the case of a member of a reserve force and not to exceed fifteen (15) calendar days in the case of a national guard. Lieutenants hired after January 1, 1997 shall deposit their military pay with the City Comptroller for all days compensated by the Employer.

Effective January 1, 2005, Lieutenants who are deployed for military service in excess of fifteen (15) calendar days in a combat zone (as designated pursuant to the Executive Orders of the President of the United States) shall not be required to reimburse the Employer the amount of military pay they receive. The Employer will continue to make its pension contributions for such Lieutenants.

Section 30.3 Family and Medical Leave Act

A. Lieutenants who have worked 1250 hours in the preceding twelve- (12-) month period shall thereafter be entitled to a Family and Medical Leave Act ("FMLA") leave of twelve (12) work weeks during any twelve (12) months for the following reasons:

1. For the birth of a Lieutenant's child and to care for the newborn child;
2. For the placement with the Lieutenant of a child for adoption or foster care;
3. To care for the Lieutenant's spouse, child or parent with a serious health condition; or
4. Due to a serious health condition affecting the Lieutenant.

B. Such leave shall be without pay, unless the Lieutenant elects to use accrued paid leave for which the Lieutenant is eligible. Paid leave shall be concurrent with, and not in addition to, FMLA leave. During any leave taken under this Article, the Lieutenant's health care coverage shall be maintained as if the Lieutenant were working.

C. Seniority shall accrue during FMLA leave; the Employer shall continue to make its contribution, and the Lieutenant shall continue to make his/her health care contributions.

D. Any Lieutenant desiring to take leave under this Section shall provide reasonable advance notice to the Employer on a form provided by the Employer, which form shall be approved by Unit 156-Lieutenants. Reasonable advance notice shall not be less than ten (10) days; where advance notice cannot be made, the Lieutenant shall provide notice within forty-eight (48) hours after the Lieutenant is able to do so. Failure to provide the notice provided for in this Section shall not affect the validity of the leave if the Employer had actual notice. Lieutenants shall have the right to return to their regular assignments and locations.

E. Except as specifically provided in this Agreement, the provisions of the FMLA, including the rules and regulations and the policies and procedures of the Employer in effect as of the date of this Agreement for FMLA leave, shall be applicable to FMLA leave.

ARTICLE 31 UNIT BENEFITS

Section 31.1 Information Exchange

A. The Department will provide Unit 156-Lieutenants with a copy of all General Orders, Department Special Orders, Department Notices, Bureau of Operational Services Special Orders and

Patrol Division Special Orders and all facsimile messages relating to or amending the aforementioned.

B. The Department's daily compendium of news clippings and press releases prepared by News Affairs will be made available to Unit 156-Lieutenants through the inter-Department mail service.

C. The Department will provide Unit 156-Lieutenants with a copy of a quarterly listing of Unit 156-Lieutenants indicating the name and current star number, Unit of assignment, Unit of detail, payroll code, seniority and continuous service dates, home address, zip code and telephone number of each listed Lieutenant.

D. The Department will provide Unit 156-Lieutenants with a copy of a monthly listing of Lieutenants in Alpha and Unit Sequence.

E. The Department will provide Unit 156-Lieutenants with a copy of all Series A and Series B Personnel Orders.

F. The Department will provide Unit 156-Lieutenants with a copy of the Sworn Separation Report.

G. The Department will provide Unit 156-Lieutenants with copies of staffing requests for new Department directives.

Section 31.2 Registration of Firearms

The Employer agrees not to charge or otherwise assess active Lieutenants any registration fees for firearms which are duty-related. While the Lieutenant is on active duty, the Employer further agrees that such firearms need only be registered once.

Section 31.3 Lockers

The Employer will provide each Lieutenant with a Department locker at his/her Unit of assignment or primary work location, subject to the rules and regulations of the Department with respect to such use. Lieutenants shall have a priority in locker assignments over subordinate ranks. This Section may not be grieved beyond Step Two.

Section 31.4 Maintenance of Benefits

The Employer agrees that the following benefits enjoyed by Lieutenants covered by this Agreement will be maintained for the duration of the Agreement and shall not be diminished, modified or eliminated during the term of the Agreement, unless otherwise provided for in this Agreement:

A. Rank credit;

B. Quarterly differential;

- C. Educational benefits;
- D. Sickness in family time;
- E. Change of uniforms at District;
- F. Use of Department mailboxes where provided;
- G. Use of gymnasium facilities during off-duty hours;
- H. Physical examinations;
- I. Furloughs and compensatory (baby) furloughs;
- J. Marriage leave;
- K. Utilization of compensatory time earned in partial tour or full tour segments consistent with operational needs;
- L. Life insurance rates, including the cost of optional insurance, and optional disability insurance;
- M. One-half hour lunch period during the tour of duty; and
- N. Pension benefits as provided by statute.

Incumbent Lieutenants shall be given the opportunity to transfer to vacant District or watch bid assignments prior to the promotion of new Lieutenants to fill such bid assignments.

Any obligation of the Employer to indemnify Lieutenants for punitive damages assessed, adjudged or otherwise levied shall be based upon City of Chicago ordinances and/or state statutes providing for such indemnification.

Section 31.5 Unit Benefits

Any current benefits described below, including increases and/or enhancements, during the term of this Agreement relating to any of the following current benefits, including economic matters agreed to with Lodge 7 shall be applicable to Lieutenants covered by this Agreement:

- A. Holidays
 - 1. Holidays
 - 2. Compensation
 - 3. Personal Day
 - 4. Special Compensation Time
 - 5. Holiday Declaration

- B. Bereavement Leave
 - 1. Death in Family
 - 2. Definition of Family
 - 3. Extended Bereavement
- C. Hours and Overtime
 - 1. Work Week/Work Period
 - 2. Compensation for Overtime
 - 3. Sixth and Seventh Day
 - 4. Call Back/Reporting on Regular Day Off
 - 5. Court Time
 - 6. Stand-By
 - 7. Day Off Changes
 - 8. Accumulation of Compensatory Time
 - 9. Back-to-Back Shifts
 - 10. Duty Availability
- D. Uniform Allowance
- E. Indemnification
- F. Educational Reimbursement
- G. Life Insurance
- H. Optical Coverage
- I. Medical Provisions
 - 1. Disability Income and Practices
- J. Wages
 - 1. Wages
 - 2. Work Out of Grade
 - 3. Payment of Wages
 - 4. Payment of Time
- K. Baby Furlough Days and Furlough Days
 - 1. Number of BFDs
 - 2. Carryover of BFDs
 - 3. Compensation for Unused BFDs
 - 4. Furlough Days

- L. Personal Leaves
 - 1. Military Leaves
 - 2. Family and Medical Leave Act
- M. Maintenance of Benefits

ARTICLE 32 LIEUTENANT RANK

A. Watch Selection for District Law Enforcement

The following applies only to Lieutenants in District Law Enforcement:

1. In November of each year, Lieutenants may submit to their District Commander watch bids indicating their preferences for watch assignments for the following calendar year. Any compelling reasons for a particular choice should be included in this report. Watches shall be awarded to the most senior (time in rank) bidder for each watch, provided that no more than one (1) position per watch shall be filled by a successful bidder. The remaining positions will be filled at the discretion of the Employer. This Section does not apply to Lieutenants assigned to the Community Policing Office, Tactical Lieutenants, Area Gang Lieutenants or Foot Lieutenants from within the Central Control Group.
2. Vacancies for watch bid assignments occurring after the November bid process may be temporarily filled at the Employer's discretion. A vacancy exists if a watch bid Lieutenant is detailed to another watch, or as Tactical Lieutenant, or out of the District, for more than ninety (90) days. Vacant watch bid assignments will be subject to bidding by seniority from among Lieutenants within the affected District. This process will take place during the third, sixth and ninth police periods of each year if applicable. The successful bidders will be assigned effective the police period following the bid.

B. District Law Enforcement Bidding Process

1. Each District will have three (3) bid assignments.
2. A District bid vacancy occurs as a result of any of the following: a detail out of the District for more than ninety (90) days, transfer, resignation, retirement, discharge, promotion or death.
3. The Employer will be required to recognize a District bid position in a District if that District has any vacant District bid positions on the first day of the first, fourth, seventh and tenth police periods. This recognized vacancy must be bid quarterly during the first, fourth, seventh and tenth police periods.

4. The Employer shall post said recognized biddable vacancies, if any, during the first, fourth, seventh and tenth police periods. Vacancies will be posted on the C.L.E.A.R. Administrative Message Center and a copy of the posting shall be provided to Unit 156-Lieutenants. A Lieutenant may bid on up to three (3) recognized biddable vacancies in order of preference in writing on a form to be supplied by the Employer. One (1) copy of the bid shall be presented to the Employer, one (1) copy shall be forwarded to Unit 156-Lieutenants, and one (1) copy retained by the Lieutenant who submitted the bid. The Lieutenant with the most time in rank submitting a bid shall be awarded the recognized biddable vacancy. When there are no bidders, the Employer may fill the recognized vacancy within its discretion. A Lieutenant assigned to a District bid position will be treated like any other successful bidder to a District bid position. A successful bidder may not bid for another recognized vacancy for one (1) year, unless reassigned by the Employer during that year. A successful bidder may not be reassigned for one (1) year, except (a) for emergencies for the duration of the emergency, (b) for just cause or (c) where the Superintendent determines that the Lieutenant's continued assignment would interfere with the effective operation of the Unit.
5. If the Employer assigns or details a District bid Lieutenant to a District other than the District of bid, the affected Lieutenant will be entitled to compensation at the rate of time-and-one-half in quarter hour increments for the duration of the assignment. This Section does not apply to Lieutenants assigned to the Community Policing Office, Tactical Lieutenants or Lieutenants assigned as Foot Lieutenants within the Central Control Group.

C. Unit Bidding Process

This Section applies only to bidding to the Public Transportation Section and Traffic Section.

1. There is one (1) Unit bid position in each of the following: Public Transportation Section and Traffic Section.
2. A Unit bid vacancy occurs as a result of any of the following: a detail out of the Unit for more than ninety (90) days, transfer, resignation, retirement, discharge, promotion or death. If and when the Employer decides to fill a recognized vacancy, vacancies will be filled as follows: if the vacancy is a bid vacancy (i.e., the previous incumbent held the position by bid), then the vacancy shall be filled by bid. If the previous incumbent had been appointed at the discretion of the Employer, then the vacancy shall be filled at the discretion of the Employer. Bid vacancies will be filled prior to management vacancies being filled.
3. The Employer shall post said recognized biddable vacancies, if any, at least fourteen (14) days before the start of the twenty-eight- (28-) day police period. A copy of the posting shall be provided to Unit 156-Lieutenants. A Lieutenant may bid on up to three (3) recognized biddable vacancies in order of preference in writing on a form to

be supplied by the Employer. One (1) copy of the bid shall be presented to the Employer, one (1) copy shall be forwarded to Unit 156-Lieutenants, and one (1) copy retained by the Lieutenant who submitted the bid. The Lieutenant with the most time in rank submitting a bid shall be awarded the recognized biddable vacancy. When there are no bidders, the Employer may fill the recognized vacancy within its discretion. A Lieutenant assigned to a Unit bid position will be treated like any other successful bidder to a District bid position. A successful bidder may not bid for another recognized vacancy for one (1) year, unless reassigned by the Employer during that year. A successful bidder may not be reassigned for one (1) year, except (a) for emergencies for the duration of the emergency, (b) for just cause or (c) where the Superintendent determines that the Lieutenant's continued assignment would interfere with the effective operation of the Unit. A successful bidder who is removed from a Unit may not re-bid to the Unit for a period of one (1) year.

D. Bureau of Professional Standards Selection Process

1. The Employer shall post recognized vacancies in Lieutenant positions within the Bureau of Professional Standards for a period of at least seven (7) business days. The posting may be published either electronically or in print and shall identify the required knowledge, skills and abilities for successful performance in the position as established by the Employer.
2. To be considered for a posted vacancy, a Lieutenant shall submit an application, resume or curriculum vitae and other required documentation to the designated exempt Commanding Officer by the deadline established in the posting.
3. The Employer shall review the documentation submitted by each Lieutenant and shall interview at least five (5) Lieutenants who satisfy the minimum qualifications for successful performance in the position.
4. After the interviews are completed, the Employer shall evaluate the qualifications of each candidate interviewed and shall offer the position to the most qualified Lieutenant.
5. The Employer's offer to the Lieutenant is subject to any internal and external review procedures applicable to such selection processes.

E. Professional Development and Training Committee

1. Upon the ratification of this Agreement, the parties agree to form a joint Professional Development and Training Committee to study, discuss and develop recommendations to increase the number and type of professional development and training opportunities available to Lieutenants to enhance their qualifications for promotions within the Department.
2. The membership of the Committee shall be limited to five (5) members appointed by the Employer, five (5) members appointed by Unit 156-Lieutenants and any

appropriate resource personnel whose presence may be required on an occasional basis.

3. In addition to other mutually agreeable subjects, the Committee shall study, discuss and develop recommendations regarding the following issues:
 - a. Establishing a process for identifying and publishing professional opportunities for Lieutenants within the Department.
 - b. Developing a protocol for effectively communicating the qualifications established by the Employer for such opportunities, including, but not limited to, specialized knowledge, skills, abilities and training; bachelor's or master's degrees; time-in-rank requirements; and other eligibility criteria.
 - c. Improving application procedures to guide Lieutenants in the submission of applications, resumes and curriculum vitae in response to a published opportunity.
 - d. Identifying educational and training programs for Lieutenants to enhance their knowledge, skills and abilities as required for promotion.
 - e. Exploring alternative means to diversify a Lieutenant's professional experience within the Department [e.g., a rotating ninety- (90-) day detail program within Patrol Division Administration].
4. The Committee shall submit its initial recommendations to the Office of the Superintendent and the President of Unit 156-Lieutenants no later than July 1, 2010. If the Committee's recommendations are acceptable to the Employer and Unit 156-Lieutenants, the parties agree to implement them during the term of this Agreement.

F. Alternative Work Schedules

During the term of this Agreement, if the Employer implements a new work schedule, the positions that are eligible for bidding under this Article shall not be changed, unless such positions are incompatible with the new work schedule. If such positions are incompatible with the new work schedule, the Employer shall notify Unit 156-Lieutenants of such incompatibility prior to implementing the new work schedule and shall meet with Unit 156-Lieutenants upon request to negotiate how the conflict may be resolved. Any negotiations between the parties pursuant to this Section shall not prevent the Employer from implementing the new work schedule.

G. Management Transfers Within District Law Enforcement

Prior to transferring a Lieutenant from a management position in one District to a management position in another District, the Chief of Patrol shall request volunteers for the transfer from within the District identified by him/her as the appropriate District for requesting volunteers and shall consider any volunteers for the transfer before selecting the Lieutenant to be transferred.

Prior to the assignment of newly-promoted Lieutenants, the Employer will post the number of management positions in District Law Enforcement equal to, but not greater than, seventy-five percent (75%) of the total complement of newly-promoted Lieutenants. Incumbent Lieutenants shall be eligible to request up to three (3) management positions, which shall be granted on the basis of seniority provided the Lieutenant possesses the present ability to perform the duties of the position. In the event the most senior incumbent Lieutenant submitting such a request is a Unit Bid Lieutenant, that Lieutenant shall surrender his or her Unit Bid position as a precondition to becoming the management Lieutenant in the District in which the management position exists. Article 20, Sections 20.7, 20.12 and 20.13 shall not apply to transfers implemented under this subsection.

ARTICLE 33 COMPLETE AGREEMENT

The parties acknowledge that, during the negotiations which preceded this Agreement, each had the unlimited right and opportunity to make demands and proposals with respect to any subject or matter not removed by law from the area of collective bargaining. The understandings and agreements arrived at by the parties after the exercise of that right and opportunity are set forth in this Agreement. Except as may be stated in this Agreement, each party voluntarily and unqualifiedly waives the right and each agrees that the other shall not be obligated to bargain collectively with respect to any subject or matter referred to or covered in this Agreement or with respect to any subject or matter not specifically referred to or covered in this Agreement, even though such subjects or matters may not have been within the knowledge or contemplation of either or both of the parties at the time they negotiated and signed this Agreement.

ARTICLE 34 SAVINGS CLAUSE

If any provisions of this Agreement or any application thereof should be rendered or declared unlawful, invalid or unenforceable by virtue of any judicial action, or by any existing or subsequently enacted federal or state legislation or by Executive Order or the order of any other competent authority, the remaining provisions of this Agreement shall remain in full force and effect. In such event, upon the request of either party, the parties shall meet promptly and negotiate with respect to substitute provisions for those provisions rendered or declared unlawful, invalid or unenforceable.

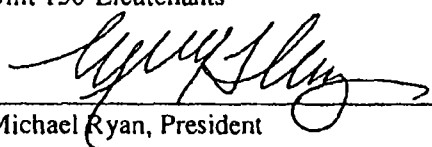
competent authority, the remaining provisions of this Agreement shall remain in full force and effect. In such event, upon the request of either party, the parties shall meet promptly and negotiate with respect to substitute provisions for those provisions rendered or declared unlawful, invalid or unenforceable.

In witness whereof, the parties hereto affix their signatures this ____ day of _____ 2014.

For the City of Chicago, an
Illinois Municipal Corporation

Rahm Emanuel, Mayor

For the Policemen's Benevolent &
Protective Association of Illinois,
Unit 156-Lieutenants



Michael Ryan, President



Garry F. McCarthy
Superintendent of Police

APPENDIX A LIEUTENANTS

CONFIDENTIAL POSITIONS:

Within the Management and Labor Affairs Section, one Lieutenant position. Within the Superintendent's Office of Legal Affairs, one Lieutenant position. Within the Executive Staff of the Deputy Superintendent in charge of the Bureau of Operational Services, two Lieutenant positions.

APPENDIX B
NOTICE TO SUPERVISORS REGARDING
PROGRESSIVE DISCIPLINE

Supervisors, including Commanders, retain the flexibility, authority and discretion where circumstances warrant to issue reprimands to offending officers for infractions. Second or even repeated infractions of minor rules may, but do not always, require increased punishment (particularly including a loss of time or income) when a reprimand will suffice to achieve the goal of correcting improper behavior.

There is some belief that a progressive system of discipline requires enhanced penalties no matter how insignificant the infraction. This is not correct.

You are permitted and urged to use your judgment in determining the appropriate level of discipline. Officers in this Department are a valuable resource which should not be wasted or unduly restricted.

Garry F. McCarthy
Superintendent of Police
Chicago Police Department

Acknowledged:

Michael Ryan
President
Unit 156-Lieutenants

Date: _____

APPENDIX C

EXPEDITED ARBITRATION RULES

1. All just cause discipline cases brought under Article 8 of the Agreement which challenge disciplinary action involving a thirty (30) day suspension or less and/or grievances alleging violations of the seniority provisions in Article 20 or 23 or any other mutually agreed upon Article will be heard under this expedited procedure, unless designated by either party for a hearing under the full arbitration hearing procedure.

Whenever discipline cases are processed pursuant to these Expedited Arbitration Rules, the parties shall initially submit the cases to a Summary Opinion Process, and the Arbitrator designated by the parties for the process shall issue a Summary Opinion for each case submitted. The Summary Opinion shall not be binding on the Department, Unit 156-Lieutenants or the Lieutenants involved.

2. Cases subject to the expedited procedure will be heard in as close to chronological order as possible, according to the date filed. Exceptions will be made only in order to facilitate the use of non-employee witnesses.
3. Cases currently scheduled for arbitration may be subject to this expedited procedure, subject to agreement of the parties.
4. Five (5) or six (6) Arbitrators constituting an expedited panel will be selected from the existing panel. The expedited panel will be reviewed every six (6) months, at which time substitutions may be made. In making substitutions, an Arbitrator may be removed at the request of either party, but any substitute must be agreed upon.
5. In scheduling hearings, the Arbitrator on the panel will be required to schedule a block of two (2) or three (3) consecutive hearing days. The parties will attempt to rotate the scheduling equitably among all Arbitrators on the expedited panel, subject to their availability.
6. The parties will attempt to schedule at least two (2) hearings per day before the Arbitrator. Any case not completed at the end of the particular block of hearing days will be the first case heard by the same Arbitrator on his/her next scheduled date.
7. Arbitrators will receive all grievance documents and relevant documents from the Complaint Register file at least one (1) week prior to the hearing at the discretion of the Arbitrator.
8. Arbitrators will be permitted to issue subpoenas in accordance with applicable law. Subpoenas shall not be used for purposes of delay.
9. The expenses of witnesses for either side shall be paid by the party producing such witnesses.
10. Hearings will be scheduled alternately at Employer and Unit 156-Lieutenants designated locations.

11. Each party will represent itself at the hearing and may designate any representative who is not an attorney.
12. The hearings shall be informal. The Arbitrator shall assist the parties in ensuring that there is a complete record.
13. The Arbitrator may require witnesses to testify under oath.
14. There shall be no stenographic record of the proceedings.
15. The rules of evidence normally followed in arbitration proceedings shall apply. The Arbitrator shall be the sole judge of the relevance and materiality of the evidence offered.
16. The parties will not file post-hearing briefs. The parties may argue orally on the record and may present relevant authorities to the Arbitrator at the hearing, except that any decisions rendered in the expedited proceedings under these rules may not be cited to the Arbitrator.
17. The Arbitrator will issue a short written decision no later than sixty (60) days after the completion of the last day of any scheduled block of hearings. His/her decision shall be based upon the record developed by the parties before and at the hearing, shall include a brief written explanation of the basis for his/her conclusion and shall include reference to the evidence considered and the role that evidence played in reaching his/her decision.

APPENDIX D DENTAL PLAN

The Employer shall make dental coverage available to Lieutenants covered under this Agreement and their eligible dependents. The cost of this coverage will be borne by the Employer, subject to applicable Lieutenant co-insurance, deductibles and co-payments. Lieutenants will have the option to choose between the Indemnity Plan or the PPO Plan. Under the Indemnity Plan, a participant can use the dentist of his/her choice for services. The PPO Plan requires a member to select a participating network dentist. All family members must use the same PPO dentist for their dental services. Orthodontia is available only in the PPO Plan. A list of current PPO dentists is available at the Benefits Management Office.

APPENDIX E NETWORK CHANGES

No change, modification or alteration in the composition of the hospital network in effect at the time this Agreement is executed shall be made, except in compliance with the following:

1. Unit 156-Lieutenants shall be notified in writing of the intent to change at least ninety (90) days prior to the proposed change where circumstances are within the Employer's control. In all other cases, the Employer will provide the maximum notice as is practicable under the circumstances.
2. The notice referred to shall, at the time the notice is given, provide sufficient information to explain the contemplated action and shall include, at a minimum, but shall not be limited to, the following:
 - a. The affected institutions.
 - b. The precise reasons the action is being contemplated.
 - c. The number of covered participants (employees and/or dependents) receiving in-patient service from such affected facility at the time the notice is given.
 - d. The number of covered participants (employees and/or dependents) receiving in-patient service from such affected facility during the preceding twelve (12) months.
3. The Employer shall meet within seven (7) calendar days of a request from Unit 156-Lieutenants to discuss the proposed change, shall provide all additional relevant information which is reasonably available and shall be responsible for such notices to participants as may be reasonably demanded by Unit 156-Lieutenants. In the event the parties are unable to resolve a dispute within seven (7) calendar days of the first meeting or such other time as may be mutually agreed upon, the dispute shall be submitted to arbitration pursuant to Section 9A.2, Step Three, within ten (10) days, and both parties shall cooperate to expedite the proceedings.

No change, modification or alteration covered by this Appendix shall be made or permitted for arbitrary or discriminatory reasons nor shall any change, modification or alteration result in the unavailability of quality health care services in a specific geographic area.

APPENDIX F

IN-NETWORK/OUT-OF-NETWORK CARE

In-network co-insurance benefits shall be paid to eligible participants for the following out-of-network care or services:

1. Emergencies defined as the sudden and unexpected onset of a medical condition with such severe symptoms that the absence of immediate medical attention could result in serious and permanent medical consequences.
2. Care ordered by a physician which, after review by the utilization review vendor, is as follows:
 - a. Medically necessary; and
 - b. Only available at an out-of-network hospital, or the proposed treatment is performed so infrequently in the network that direction to an out-of-network hospital is medically appropriate; or
 - c. Available at a network hospital to which the patient cannot be safely transported (only until such time as the patient can be safely transferred to the network facility, arrangements for which should be initiated once the treatment plan has begun), provided the cost of the transfer shall be paid by the plan; or
 - d. Care rendered beyond a fifty- (50-) mile radius (from any network hospital) where a participant is domiciled or stationed.

This information is also contained in the Employee Benefit Handbook.

APPENDIX G **HEALTH CARE CONTRIBUTIONS FOR ACTIVE LIEUTENANTS**

Effective July 1, 2006, active Lieutenants covered by this Agreement will contribute the following percentages of their base salaries from the appropriate salary schedule in Appendix N towards the cost of their health care:

Single Coverage: 1.2921%

Employee +1: 1.9854%

Family Coverage: 2.4765%

For example, contributions at selected salary levels per pay period will be as follows:

ANNUAL SALARY	SINGLE 1.2921%	EMPLOYEE +1 1.9854%	FAMILY 2.4765%
\$15,000.00	\$8.08	\$12.41	\$15.48
\$20,000.00	\$10.77	\$16.55	\$20.64
\$30,000.00	\$16.15	\$24.82	\$30.96
\$40,000.00	\$21.54	\$33.09	\$41.28
\$50,000.00	\$26.92	\$41.36	\$51.59
\$60,000.00	\$32.30	\$49.64	\$61.91
\$70,000.00	\$37.69	\$57.91	\$72.23
\$80,000.00	\$43.07	\$66.18	\$82.55
\$90,000.00+	\$48.45	\$74.45	\$92.87

APPENDIX H PRESCRIPTION DRUGS

The following are the co-payments and effective dates for the lesser of a thirty (30) day supply or one hundred (100) units of the following prescription drugs:

TYPE	Effective January 1, 2003	Effective July 1, 2006
Generic Tier 1	\$10.00	\$10.00
Formulary Tier 2	\$20.00	\$30.00
Non-Formulary Tier 3	\$10.00	\$45.00
Brand with Generic Equivalent	\$35.00	Generic Co-Payment Plus Cost Difference Between Brand and Generic

Effective July 1, 2006, co-payments for prescriptions obtained through the mail order plan for all health care plans are as follows:

1. Generic Tier 1: \$20.00 [per prescription with a ninety (90) day supply]
2. Brand Formulary Tier 2: \$60.00
3. Brand Non-Formulary Tier 3: Not Available
4. Brand with Generic Equivalent: Generic Co-Payment Plus Cost Difference Between Brand and Generic

APPENDIX I
CHEMICAL DEPENDENCY AND MENTAL HEALTH
CO-INSURANCE AND LIMITS

Courses of treatment for in-patient chemical dependency and mental health shall include the continuum of care used to treat a particular diagnosis. A new course of treatment will be considered when there is a thirty (30) day or longer period of time with no treatment or clinical supervision provided.

PPO In-Patient Care Co-Insurance: Employer Employee

In-Network 90% 10%

Out-of-Network 60% 40%

PPO Out-Patient Care:

80% of \$100.00 Maximum Covered Expenses Per Session

Limit of 7 Sessions Covered If Treatment Is Not Certified

Maximum Covered Expenses Per Year: \$5000.00

HMO Co-Payments for Mental Health or Substance Abuse Care:

Effective January 1, 2006: \$15.00 Co-Payment

Effective January 1, 2007: \$20.00 Co-Payment

HMO Service Limitations:

In-Patient Care: Maximum of 30 Days Per Year

Out-Patient Care: Maximum of 30 Visits Per Year

It is understood that the first in-network treatment remains subject to the out-of-pocket maximum. All chemical dependency and mental health treatment, including out-patient, may be subject to utilization review and is subject to the following maximums: \$37,500.00 annual individual/\$250,000.00 individual lifetime/\$500,000.00 family. The maximum lifetime benefit provisions of the plan still shall apply.

All chemical dependency and mental health treatment is subject to review by the utilization review vendor. Additionally, to be considered under the chemical dependency and mental health benefit structure, a claim for benefits must include a primary DSM-III-R (Diagnostic and Statistical Manual of Mental Disorders-Third Edition-Revised) diagnosis (or a diagnosis under a subsequent revision).

HIGH RISK PREGNANCY SCREENING PROGRAM

In order to reduce the risk of a premature birth and the attendant health risks to the mother and child and to avoid the costs associated with the same, the Employer offers a high risk pregnancy screening program. The program is part of the medical advisor program.

Under the program, a pregnant employee, spouse or dependent is encouraged to notify the medical advisor during the first trimester of pregnancy. During the telephone interview, the nurse reviewers will collect information on the health status of the prospective mother and her medical history and conduct a health risk assessment to determine if she meets the criteria for a high risk pregnancy.

If the prospective mother does not meet the criteria, the medical advisor will offer educational materials on pregnancy and advise her that a medical advisor will be following up with a call in her second trimester of pregnancy. Further, the medical advisor will advise her that a medical advisor is available if she has any questions about her pregnancy. Subsequent follow-up will depend on the course of the pregnancy. As delivery approaches, the medical advisor will advise her about expected lengths of stay postpartum.

If the prospective mother meets the criteria for a high risk pregnancy, the medical advisor will contact her physician to discuss the risk factors and identify what steps, if any, are appropriate to reduce the risk of early delivery. A designee of the medical advisor will follow the case as appropriate. If home health or other services available under the plan are necessary, the medical advisor will approve the care plan and negotiate discounts for approved services. A designee of the medical advisor will be available as a resource to both the prospective mother and her physician.

APPENDIX K

PROCEDURES FOR INJURY ON DUTY AND RECURRENCE CLAIMS

A Lieutenant who has been certified as injured on duty shall be provided the current Medical Services Section referral list of available physicians who are members in good standing of the Workers' Choice Network or its successor and who are qualified to render appropriate medical care for the injury claimed in accordance with the parties' letter of understanding executed on July 29, 2009 and captioned "Medical Services Section Physician Referral List." The Lieutenant will select a physician from the list provided by the Medical Services Section for evaluation and/or treatment. The Medical Services Section will refer the Lieutenant to the physician selected by the Lieutenant.

A Lieutenant may only claim a recurrence of a certified injury on duty if that injury on duty occurred less than ten (10) years from the date of the recurrence claim, unless the Lieutenant's injury on duty required surgery or medical treatment beyond any initial emergency room treatment for the injury on duty. A Lieutenant who is able to claim a recurrence of an injury on duty under Appendix K will have his/her claim evaluated by the Medical Services Section. If the Medical Services Section finds the condition complained of is not a recurrence of an injury on duty, the Medical Services Section will provide the Lieutenant with the current Medical Services Section referral list described above. The Lieutenant will select a physician from the list provided by the Medical Services Section. The Medical Services Section will refer the Lieutenant to the physician selected by the Lieutenant for a relatedness opinion.

Should the Lieutenant or the Medical Services Section not agree with the medical finding of the referral physician, either party may seek another opinion. The Lieutenant will select another physician from the current Medical Services Section referral list of physicians described above. The Medical Services Section will refer the Lieutenant to the physician selected by the Lieutenant. Should that physician's opinion agree with the finding of the first referral physician, it will be binding on both the Lieutenant and the Employer. Should that medical opinion disagree with the first opinion, the parties may accept the second opinion or seek a third opinion. The process for obtaining a third opinion shall follow the same procedure for the selection of the second opinion. The finding of the third physician agreeing with either of the previous opinions shall be binding on both the Lieutenant and the Employer.

APPENDIX L

SUBROGATION LANGUAGE FOR CITY OF CHICAGO

In the event the plan (the “Plan”) provides benefits for injury, illness, medical care or other loss (the “Injury”) to any person, the Plan is subrogated to all present and future rights of recovery that person, his/her parents, heirs, guardians, executors or other representatives (individually and collectively called the “Participant”) may have arising out of the Injury. The Plan’s subrogation rights include, without limitation, all rights of recovery a Participant has (1) against any person, insurance company or other entity that is in any way responsible for providing or does provide damages, compensation, indemnification or benefits for the Injury; (2) under any law or policy of insurance or accident benefit plan providing No Fault, Personal Injury Protection or financial responsibility insurance; (3) under uninsured or underinsured motorist insurance; (4) under motor vehicle medical reimbursement insurance; and (5) under specific risk or group accident and health coverage or insurance, including, without limitation, premises or homeowners medical reimbursement, athletic team, school or worker’s compensation coverages or insurance.

Upon notice of an Injury claim, the Plan may assert a subrogation lien to the extent it has provided, or may be required to provide, Injury-related benefits. Notice of either the Plan’s right of subrogation or the Plan’s subrogation lien is sufficient to establish the Plan’s rights of subrogation and entitlement to reimbursement from insurers, third parties or other persons or entities against which a Participant may have an Injury-related right of recovery. The Plan shall be entitled to intervene in or institute legal action when necessary to protect its subrogation or reimbursement rights.

The Participant and anyone acting on his/her behalf shall promptly provide the Plan or its authorized agents with information it deems appropriate to protect its right of subrogation and shall do nothing to prejudice that right and shall cooperate fully with the Plan in the enforcement of its subrogation rights. Reasonable attorney’s fees and costs of the Participant’s attorney shall be paid first from any recovery by or on behalf of a Participant and the amount of the Plan’s subrogation claim shall be paid next from such recovery. Neither a Participant nor his/her attorney or other representative is authorized to accept subrogation or other Injury-related reimbursement payments on behalf of the Plan, to negotiate or compromise the Plan’s subrogation claim or to release any right of recovery prior to the payment of the Plan’s subrogation claim.

The Participant and all other parties to a recovery are required to contact the Plan to determine and arrange to pay the Plan’s subrogation claim at or prior to the time an Injury-related payment or settlement is made to or for the benefit of the Participant. If the Participant obtains a payment or settlement from a party without the Plan’s knowledge and agreement, the Plan shall be entitled to immediate reimbursement of its total subrogation claim from the Participant or any party providing any Injury-related payment. In the alternative, the Plan, in its sole discretion, may deny payment of benefits to or on behalf of the Participant for any otherwise covered claim incurred by the Participant until the amount of the unpaid coverage is equal to and offset by the unrecovered amount of the Plan’s subrogation claim.

The Plan Administrator or its authorized agents are vested with full and final discretionary authority to construe subrogation and other Plan terms and to reduce or compromise the amount of

the Plan's recoverable interest where, in the sole discretion of the Plan Administrator or its authorized agents, circumstances warrant such action. The Plan shall not be responsible for any litigation-related expenses or attorney fees incurred by or on behalf of a Participant in connection with an Injury claim, unless the Plan shall have specifically agreed, in writing, to pay such expenses or fees.

The payment of benefits to or on behalf of the Participant is contingent on both the Participant's full compliance with the Plan's provisions, including the subrogation provision, and when the Plan deems appropriate, the Participant's signing of a reimbursement agreement. However, the Participant's failure to sign this reimbursement agreement will not affect the Plan's subrogation rights or its right to assert a lien against any source of possible recovery and to collect the amount of its subrogation claim.

APPENDIX M
QUARTERLY DIFFERENTIAL FOR LIEUTENANTS (E-4)

QUARTERLY DIFFERENTIAL FOR LIEUTENANTS (E-4)

Effective Date	Payment	STEP 1 First 12 Months	STEP 2 After 12 Months	STEP 3 After 18 Months	STEP 4 After 30 Months	STEP 5 After 42 Months	STEP 6 After 54 Months	STEP 7 After 10 Years	STEP 8 After 15 Years	STEP 9 After 20 Years	STEP 10 After 25 Years
7/1/2012 (2.00%)	Daily	\$ 9.61	\$ 11.81	\$ 12.68	\$ 12.92	\$ 12.46	\$ 13.98	\$ 15.76	\$ 17.39	\$ 19.35	\$ 22.15
	Monthly	\$ 288.38	\$ 354.34	\$ 380.43	\$ 387.59	\$ 373.85	\$ 419.47	\$ 472.70	\$ 521.63	\$ 580.43	\$ 664.46
	Quarterly	\$ 865.14	\$ 1,063.01	\$ 1,141.30	\$ 1,162.76	\$ 1,121.55	\$ 1,258.41	\$ 1,418.09	\$ 1,564.89	\$ 1,741.30	\$ 1,993.37
	Annually	\$ 3,460.56	\$ 4,252.04	\$ 4,565.20	\$ 4,651.04	\$ 4,486.20	\$ 5,033.64	\$ 5,672.36	\$ 6,259.56	\$ 6,965.20	\$ 7,973.48
1/1/2013 (2.00%)	Daily	\$ 9.80	\$ 12.05	\$ 12.93	\$ 13.18	\$ 13.84	\$ 14.26	\$ 16.07	\$ 17.74	\$ 19.73	\$ 22.59
	Monthly	\$ 294.15	\$ 361.42	\$ 388.04	\$ 395.34	\$ 415.33	\$ 427.86	\$ 482.15	\$ 532.06	\$ 592.04	\$ 677.74
	Quarterly	\$ 882.44	\$ 1,084.27	\$ 1,164.12	\$ 1,186.01	\$ 1,245.98	\$ 1,283.58	\$ 1,446.45	\$ 1,596.19	\$ 1,776.13	\$ 2,033.23
	Annually	\$ 3,529.75	\$ 4,337.09	\$ 4,656.49	\$ 4,744.05	\$ 4,983.92	\$ 5,134.30	\$ 5,785.79	\$ 6,384.75	\$ 7,104.52	\$ 8,132.93
1/1/2014 (2.00%)	Daily	\$ 10.00	\$ 12.29	\$ 13.19	\$ 13.44	\$ 14.12	\$ 14.55	\$ 16.39	\$ 18.09	\$ 20.13	\$ 23.04
	Monthly	\$ 300.03	\$ 368.65	\$ 395.80	\$ 403.24	\$ 423.63	\$ 436.42	\$ 491.79	\$ 542.70	\$ 603.88	\$ 691.30
	Quarterly	\$ 900.09	\$ 1,105.96	\$ 1,187.40	\$ 1,209.73	\$ 1,270.90	\$ 1,309.25	\$ 1,475.38	\$ 1,628.11	\$ 1,811.65	\$ 2,073.90
	Annually	\$ 3,600.35	\$ 4,423.83	\$ 4,749.62	\$ 4,838.93	\$ 5,083.60	\$ 5,236.99	\$ 5,901.51	\$ 6,512.44	\$ 7,246.61	\$ 8,295.59
1/1/2015 (1.00%)	Daily	\$ 10.10	\$ 12.41	\$ 13.33	\$ 13.58	\$ 14.26	\$ 14.69	\$ 16.56	\$ 18.27	\$ 20.33	\$ 23.27
	Monthly	\$ 303.03	\$ 372.34	\$ 399.76	\$ 407.28	\$ 427.87	\$ 440.78	\$ 496.71	\$ 548.13	\$ 609.92	\$ 698.21
	Quarterly	\$ 909.09	\$ 1,117.02	\$ 1,199.28	\$ 1,221.83	\$ 1,283.61	\$ 1,322.34	\$ 1,490.13	\$ 1,644.39	\$ 1,829.77	\$ 2,094.64
	Annually	\$ 3,636.35	\$ 4,468.07	\$ 4,797.11	\$ 4,887.32	\$ 5,134.44	\$ 5,289.36	\$ 5,960.52	\$ 6,577.57	\$ 7,319.08	\$ 8,378.54
1/1/2016 (1.00%)	Daily	\$ 10.20	\$ 12.54	\$ 13.46	\$ 13.71	\$ 14.40	\$ 14.84	\$ 16.72	\$ 18.45	\$ 20.53	\$ 23.51
	Monthly	\$ 306.06	\$ 376.06	\$ 403.76	\$ 411.35	\$ 432.15	\$ 445.19	\$ 501.68	\$ 553.61	\$ 616.02	\$ 705.19
	Quarterly	\$ 918.18	\$ 1,128.19	\$ 1,211.27	\$ 1,234.05	\$ 1,296.44	\$ 1,335.56	\$ 1,505.03	\$ 1,660.84	\$ 1,848.07	\$ 2,115.58
	Annually	\$ 3,672.72	\$ 4,512.75	\$ 4,845.09	\$ 4,936.19	\$ 5,185.78	\$ 5,342.25	\$ 6,020.13	\$ 6,643.34	\$ 7,392.27	\$ 8,462.33

Quarterly Differential for Lieutenants on Step 11 Prior to January 1, 2006

Step 11 was eliminated from the salary schedule effective January 1, 2006, and no Lieutenants have advanced to Step 11 following December 31, 2005. Sergeants on Step 11 prior to January 1, 2006 shall, however, continue to receive the following quarterly differential:

Effective Date	Payment	STEP 11	
			After 30 Years (Prior to 1/1/2006)
7/1/2012 (2.00%)	Daily	\$	24.33
	Monthly	\$	729.98
	Quarterly	\$	2,189.94
	Annually	\$	8,759.76
1/1/2013 (2.00%)	Daily	\$	24.82
	Monthly	\$	744.58
	Quarterly	\$	2,233.74
	Annually	\$	8,934.96
1/1/2014 (2.00%)	Daily	\$	25.32
	Monthly	\$	759.47
	Quarterly	\$	2,278.42
	Annually	\$	9,113.66
1/1/2015 (1.00%)	Daily	\$	25.57
	Monthly	\$	767.07
	Quarterly	\$	2,301.20
	Annually	\$	9,204.80
1/1/2016 (1.00%)	Daily	\$	25.82
	Monthly	\$	774.74
	Quarterly	\$	2,324.21
	Annually	\$	9,296.85

APPENDIX N
SALARY SCHEDULE FOR LIEUTENANTS (E-4)

SCHEDULE E			January 1, 2012										
		ENTRANCE RATE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7	STEP 8	STEP 9	MAXIMU M RATE	RED CIRCLE RATE
CLASS GRADE		FIRST 12 MONTHS	AFTER 12 MONTHS	AFTER 18 MONTHS	AFTER 30 MONTHS	AFTER 42 MONTHS	AFTER 54 MONTHS		AFTER 10 YRS OF SERVICE	AFTER 15 YRS OF SERVICE	AFTER 20 YRS OF SERVICE	AFTER 25 YRS OF SERVICE	30 YRS SVC BEFORE 1/1/2006
4	ANNUAL	80,406	84,378	88,536	92,994	97,602	102,552	105,648	108,900	112,206	115,644	118,560	
	MONTHLY	6,700.50	7,031.50	7,378.00	7,749.50	8,133.50	8,546.00	8,804.00	9,075.00	9,350.50	9,637.00	9,880.00	
SCHEDULE E			July 1, 2012										
		ENTRANCE RATE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7	STEP 8	STEP 9	MAXIMU M RATE	RED CIRCLE RATE
CLASS GRADE		FIRST 12 MONTHS	AFTER 12 MONTHS	AFTER 18 MONTHS	AFTER 30 MONTHS	AFTER 42 MONTHS	AFTER 54 MONTHS		AFTER 10 YRS OF SERVICE	AFTER 15 YRS OF SERVICE	AFTER 20 YRS OF SERVICE	AFTER 25 YRS OF SERVICE	30 YRS SVC BEFORE 1/1/2006
4	ANNUAL	82,014	86,064	90,306	94,854	99,552	104,604	107,760	111,078	114,450	117,954	120,930	
	MONTHLY	6,834.50	7,172.00	7,525.50	7,904.50	8,296.00	8,717.00	8,980.00	9,256.50	9,537.50	9,829.50	10,077.50	

SCHEDULE E													January 1, 2013		
		ENTRANCE RATE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7	STEP 8	STEP 9	MAXIMU M RATE	RED CIRCLE RATE		
CLASS GRADE		FIRST 12 MONTHS	AFTER 12 MONTHS	AFTER 18 MONTHS	AFTER 30 MONTHS	AFTER 42 MONTHS	AFTER 54 MONTHS		AFTER 10 YRS OF SERVICE	AFTER 15 YRS OF SERVICE	AFTER 20 YRS OF SERVICE	AFTER 25 YRS OF SERVICE	30 YRS SVC BEFORE 1/1/2006		
4	ANNUAL	83,652	87,786	92,112	96,750	101,544	106,698		109,914	113,298	116,742	120,312	123,348		
	MONTHLY	6,971.00	7,315.50	7,676.00	8,062.50	8,462.00	8,891.50		9,159.50	9,441.50	9,728.50	10,026.00	10,279.00		
SCHEDULE E													January 1, 2014		
		ENTRANCE RATE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7	STEP 8	STEP 9	MAXIMU M RATE	RED CIRCLE RATE		
CLASS GRADE		FIRST 12 MONTHS	AFTER 12 MONTHS	AFTER 18 MONTHS	AFTER 30 MONTHS	AFTER 42 MONTHS	AFTER 54 MONTHS		AFTER 10 YRS OF SERVICE	AFTER 15 YRS OF SERVICE	AFTER 20 YRS OF SERVICE	AFTER 25 YRS OF SERVICE	30 YRS SVC BEFORE 1/1/2006		
4	ANNUAL	85,326	89,544	93,954	98,688	103,572	108,834		112,110	115,566	119,076	122,718	125,814		
	MONTHLY	7,110.50	7,462.00	7,829.50	8,224.00	8,631.00	9,069.50		9,342.50	9,630.50	9,923.00	10,226.50	10,484.50		

SCHEDULE E			January 1, 2015										
		ENTRANCE RATE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7	STEP 8	STEP 9	MAXIMU M RATE	RED CIRCLE RATE
CLASS GRADE			FIRST 12 MONTHS	AFTER 12 MONTHS	AFTER 18 MONTHS	AFTER 30 MONTHS	AFTER 42 MONTHS	AFTER 54 MONTHS	AFTER 10 YRS OF SERVICE	AFTER 15 YRS OF SERVICE	AFTER 20 YRS OF SERVICE	AFTER 25 YRS OF SERVICE	30 YRS SVC BEFORE 1/1/2006
4	ANNUAL	86,178		90,438	94,896	99,672	104,610	109,920	113,232	116,724	120,264	123,948	127,074
	MONTHLY	7,181.50		7,536.50	7,908.00	8,306.00	8,717.50	9,160.00	9,436.00	9,727.00	10,022.00	10,329.00	10,589.50
SCHEDULE E			January 1, 2016										
		ENTRANCE RATE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7	STEP 8	STEP 9	MAXIMU M RATE	RED CIRCLE RATE
CLASS GRADE			FIRST 12 MONTHS	AFTER 12 MONTHS	AFTER 18 MONTHS	AFTER 30 MONTHS	AFTER 42 MONTHS	AFTER 54 MONTHS	AFTER 10 YRS OF SERVICE	AFTER 15 YRS OF SERVICE	AFTER 20 YRS OF SERVICE	AFTER 25 YRS OF SERVICE	30 YRS SVC BEFORE 1/1/2006
4	ANNUAL	87,042		91,344	95,844	100,668	105,654	111,018	114,366	117,894	121,464	125,190	128,346
	MONTHLY	7,253.50		7,612.00	7,987.00	8,389.00	8,804.50	9,251.50	9,530.50	9,824.50	10,122.00	10,432.50	10,695.50

APPENDIX O
CHICAGO POLICE DEPARTMENT PHYSICAL FITNESS PROGRAM

A. The purpose of the Chicago Police Department Physical Fitness Program is to establish a physical fitness standard for all Department members to ensure that their physical endurance, strength and conditioning are commensurate with the responsibilities and expectations of sworn members of the Department and to increase such members' overall health and quality of life.

B. All participating Lieutenants shall undergo an annual physical fitness assessment that evaluates aerobic capacity and cardiovascular endurance, strength, flexibility, body mass index, resting blood pressure, resting heart rate and other appropriate indicators of physical fitness. Each Lieutenant's physical fitness shall be measured on an individualized basis consistent with the standards established by the Illinois Law Enforcement Training and Standards Board's Peace Officer Wellness Evaluation Report ("POWER") Test and principles commonly employed by the medical establishment to evaluate an individual's overall health. All such standards shall be adjusted to account for a Lieutenant's age, sex or other relevant and appropriate factors, subject to the approval of Unit 156-Lieutenants.

**MEMORANDUM OF UNDERSTANDING
BETWEEN THE
CITY OF CHICAGO
AND THE
POLICEMEN'S BENEVOLENT & PROTECTIVE ASSOCIATION OF ILLINOIS,
UNIT 156A--SERGEANTS, UNIT 156B--LIEUTENANTS AND UNIT 156C--CAPTAINS,
REGARDING
DRUG AND ALCOHOL TESTING**

A. The Department's existing policies and orders regarding random drug testing shall be revised to include the following components:

1. Testing for the presence of alcohol while on duty.
 - a. Officers selected for random drug testing shall also be tested for alcohol.
 - b. Upon notification to submit to random testing, Officers shall continue to report to the Random Drug Testing Unit.
 - c. The Department may use urine specimens to test for the presence of both drugs specified in this agreement and alcohol. The Department may also test for alcohol using a breath alcohol test administered by a qualified tester using a certified and calibrated Breathalyzer.
 - d. The initial and confirmatory test levels for a positive presence of alcohol shall be a breath alcohol level of .021 or its urine concentration equivalent, unless a different standard is required by paragraph (e) below.
 - e. If the test reveals a breath alcohol level of .021 through .039 or their urine concentration equivalents, the Officer shall be relieved from duty without compensation until the next duty day and shall submit to drug and alcohol testing prior to his/her return to duty. If the return-to-duty test reveals an alcohol level of .00, the Officer may return to duty and shall not be subject to discipline based on the initial test result; however, during the six- (6-) month period following the date of the initial test, the Officer will be selected for random drug and alcohol testing from an eligibility pool consisting of similarly situated Officers. If the return-to-duty test or any test administered within the six- (6) month period described above reveals any presence of alcohol, the Officer shall be relieved from duty without compensation until ordered to return to duty, and the Random Drug Testing Unit will refer the matter to the Internal Affairs Division.

If the test reveals a breath alcohol level equal to or greater than .04 or its urine concentration equivalent, the Officer shall be relieved from duty without compensation until ordered to return to duty, and the Random Drug Testing Unit will refer the matter to the Internal Affairs Division. In the event discipline is recommended, the Internal Affairs Division shall consider whether to agree to hold the discipline in abeyance in exchange for the Officer's agreement to participate in a rehabilitation program, remain drug and alcohol free for a defined period and comply with other appropriate terms and conditions (i.e., a "last chance" agreement).

An Officer who is relieved from duty without compensation in accordance with this subsection may utilize accrued elective time during the unpaid period of absence.

f. The above changes shall be implemented effective January 1, 2009 or thereafter.

2. Bidders and/or applicants for assignments in the Organized Crime Division, Bomb and Arson Unit, Evidence and Recovered Property Unit, Marine Unit or Mounted Unit shall be required to submit to a drug and alcohol test prior to appointment. Thereafter, all Officers assigned to such specialized divisions or Units shall be selected for random drug and alcohol testing from an eligibility pool consisting solely of Officers assigned to such specialized divisions or Units.

B. The procedures applicable to drug testing conducted by the Department, regardless of whether the basis for the testing is random, for cause or any other basis, shall be amended to include the following:

1. Ecstasy (MDA/MDMA) and anabolic steroids shall be added to the panel of substances for which the Department tests, and Methaqualone shall be removed from such panel. The current panel shall thus be modified as follows:

SUBSTANCE	INITIAL TEST LEVEL (ng/mL)	CONFIRMATORY TEST LEVEL (ng/mL)
Anabolic Steroids	Any Presence	Any Presence
Amphetamines	1000	500
Barbiturates	300	200
Benzodiazepines	300	200
Cocaine Metabolites	300	150
Marijuana Metabolites	50	15
MDA/MDMA	250	200
Methadone	300	200

SUBSTANCE	INITIAL TEST LEVEL (ng/mL)	CONFIRMATORY TEST LEVEL (ng/mL)
Opiates	2000	2000
Phencyclidine	25	25
Propoxyphene	300	200

2. During the term of this Agreement, the Department may add or remove additional substances to or from the panel referred to above when it has reasonable grounds for such addition or removal (such as when new drugs are developed or changes occur in patterns of consumption of dangerous or illegal drugs), provided that it shall provide Unit 156 with thirty (30) days' advance written notice and, upon request, meet with Unit 156 to negotiate the addition or removal of a substance to or from the panel. If the parties are unable to agree on the addition or removal of a substance from the panel, the dispute shall be resolved through the binding grievance and arbitration procedure set forth in Article 9. The sole issue before the Arbitrator shall be whether the Department has a reasonable basis for adding or removing the substance to or from the panel and for the initial and confirmatory test levels.
3. If a test reveals a positive presence of a substance on the above panel or the abuse of prescription drugs, the Random Drug Testing Unit will continue to refer the matter to the Internal Affairs Division.

C. Effective upon ratification, in any instance where an Officer discharges his/her weapon, whether on or off duty, the Officer shall submit to drug and alcohol testing at the direction of the Internal Affairs Division or any superior authority. If the Officer has discharged his/her weapon off duty and the test reveals the presence of alcohol, the Department shall not discipline the Officer based solely on the results of the alcohol test when the Officer's actions are consistent with the Department's use of force guidelines.

D. The Department's existing policies and orders regarding drug and alcohol use shall be amended to state that an Officer is prohibited from consuming alcohol within the four- (4-) hour period preceding the start of a previously scheduled shift or after receiving notice to report for duty.

James C. Franczek, Jr.
On Behalf of the City of Chicago

Marvin Gittler
On Behalf of Unit 156A-Sergeants
On Behalf of Unit 156B-Lieutenants
On Behalf of Unit 156C-Captains

Dated: _____

Dated: _____

**MEMORANDUM OF UNDERSTANDING
BETWEEN THE
CITY OF CHICAGO
AND THE
POLICEMEN'S BENEVOLENT & PROTECTIVE ASSOCIATION OF ILLINOIS,
UNIT 156A-SERGEANTS, UNIT 156B-LIEUTENANTS AND UNIT 156C-CAPTAINS
REGARDING
RETIREE HEALTH CARE BENEFITS**

The parties agree that the health care benefit provided to officers who retire on or after age sixty (60) pursuant to Article 12 of the parties' collective bargaining agreement effective July 1, 2012 through June 30, 2016 ("the Agreement") shall be extended to officers who retire on or after age fifty-five (55), subject to the following terms and conditions:

A. Health Care Benefits Upon Retirement

1. Officers Who Retire on or After Age Sixty (60)

Officers who retire on or after age sixty (60) shall continue to receive the health care benefit set forth in Article 12 of the Agreement, but shall have their final compensation paid in accordance with Section (B).

2. Officers Who Retire on or After Age Fifty-Five (55) and Before Age Sixty (60)

Officers who retire on or after age fifty-five (55) and before age sixty (60) shall be eligible for the health care benefit set forth in Article 12 of the Agreement, provided that they file for retirement in accordance with the following schedule:

For calendar year 2012 and 2013, the schedule shall be a filing deadline of October 1 with effective dates of retirement of November 1 through December 31 of the year in which the filing for retirement occurs.

Notwithstanding the following provisions applicable to retirements in 2014 and thereafter, eligible Lieutenants who provide written notice of retirement between February 1 and February 21, 2014, with an effective date of retirement at least fourteen (14) days after the notice of retirement and no later than March 31, 2014, may participate in this benefit without being required to contribute any portion of their annuity. Effective calendar year 2014, the effective date of retirement shall be July 1 through December 31, provided the officer files for retirement no later than May 31, 2014. Effective for calendar year 2015 and each year thereafter, the effective date of retirement shall be between May 1 through December 31, provided the officer files for retirement at least thirty (30) days prior to the effective date of retirement. Effective for retirements occurring on or after the date of ratification of this Agreement, officers who retire on or after age fifty-five (55) and before age sixty (60) and who elect to participate in this benefit shall contribute two percent (2%) of their annuity then being received pursuant to the provisions of the Policemen's Annuity and Benefit Fund Act of the Illinois Pension Code (40 ILCS 5/5-101 et seq.). Such officers shall continue to contribute this percentage contribution for as long as they receive the health care benefit set forth in Article 12 of this Agreement.

B. Payment of Final Compensation Upon Retirement

1. Legally Required Final Compensation

Upon retirement, the Employer shall pay to each eligible officer or his/her estate if necessary any compensation owed to such officer in the form of wages earned, unused compensatory time granted pursuant to the federal Fair Labor Standards Act ("FLSA"), unused elective time provided by the Agreement (e.g., furlough days, Baby Furlough Days and personal days) and any other final compensation that may be legally owed to such officer. Any wage increases that are implemented during the term of the Agreement and that are effective prior to the officer's date of retirement shall be applied retroactively to his/her legally required final compensation paid pursuant to this subsection.

2. Non-FLSA Compensatory Time

Upon retirement, the Employer shall calculate the value of each officer's accumulated non-FLSA compensatory time (if any) based on the officer's rate of pay in effect at the time of retirement. As part of the officer's legally required final compensation, the Employer will then pay to the officer or his/her estate the value of his/her non-FLSA compensatory time up to yet not exceeding \$20,000.00. Any wage increases that are implemented during the term of the Agreement and that are effective prior to the officer's date of retirement shall be applied retroactively to his/her legally required final compensation paid pursuant to this subsection.

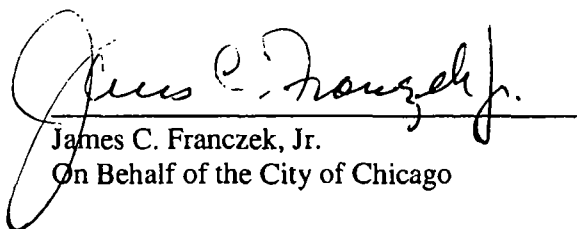
On or before March 1 of the first calendar year following the date of the officer's retirement, the Employer shall pay to the officer or his/her estate the value of his/her remaining non-FLSA compensatory time up to yet not exceeding \$15,000.00. If a remainder exists, the Employer shall also pay to the officer or his/her estate one-third of the value of the remainder.

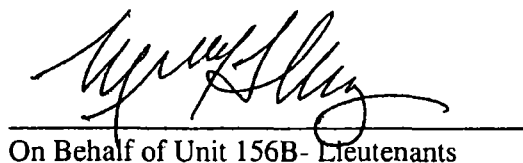
On or before March 1 of the second calendar year following the date of the officer's retirement, the Employer shall pay to the officer or his/her estate the value of his/her remaining non-FLSA compensatory time up to yet not exceeding \$15,000.00. If a remainder exists, the Employer shall also pay to the officer or his/her estate one-half of the value of the remainder.

On or before March 1 of the third calendar year following the date of the officer's retirement, the Employer shall pay to the officer or his/her estate the value of any and all remaining non-FLSA compensatory time.

C. Term of Memorandum of Understanding

The terms and conditions of this memorandum of understanding shall be subject to renegotiation by the parties beginning on or after June 30, 2016 as part of the collective bargaining negotiations for a successor collective bargaining agreement.


James C. Franczek, Jr.
On Behalf of the City of Chicago


On Behalf of Unit 156B- Lieutenants

Dated: _____

Dated: _____

Michael Ryan
President
PB&PA Unit 156B - Lieutenants

Re: Section 20.13

The following will set forth our understandings with respect to Section 20.13
– Out of Area Details.

During our negotiations, both the Union and the Department expressed their concerns and goals with respect to details. The Union emphasized the inconvenience and disruption such details may pose for Lieutenants. The Department emphasized the operational need to be able to detail Lieutenants when circumstances require. The changes to Section 20.13 have been agreed to in the spirit of accommodating and furthering the parties' respective goals and concerns.

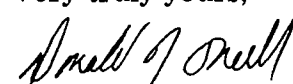
The parties acknowledge that the Department retains the sole and exclusive authority to determine which District(s) shall supply the Lieutenant(s) for the detail. Once the Department has identified the District(s) which will supply the Lieutenant(s) for the detail, if the additional compensation provisions of Section 20.13 apply (e.g., District 011 is designated to provide a Lieutenant for detail to District 016), and provided the Department has more than twenty-four (24) hours' notice of the need for the detail, the Department shall select from among the Lieutenants (both Bid and Management) assigned to that District scheduled to work on the same day and watch for which the detail is needed, and the most senior of the Lieutenants shall have first option to accept the detail. "First option", in this context, means that the Department will attempt to contact the senior Lieutenant at the telephone number provided by the Lieutenant. If a message is left at the telephone number provided by the Lieutenant, the Department shall wait one (1) hour before contacting the next Lieutenant in that District. If the senior Lieutenant is not available, does not answer the telephone, etc., regardless of the reason, the Department is under no obligation to postpone contacting the next most senior Lieutenant. If the junior Lieutenant accepts the detail, the selection process is regarded as complete and the Department is under no obligation to select the more senior Lieutenant if he or she subsequently contacts the Department and expresses a willingness to accept the detail. In addition, the Department is not obligated to postpone making its selection. For example, if the Department has two weeks advance notice of the need for a detail that would trigger the additional compensation provisions of Section 20.13, it may initiate the selection process at any time.

The parties discussed the definition of "major unforeseen event." The parties agree that the definition is not limited to "emergencies" but encompasses events for which the Department may have had advance notice but which assume a character

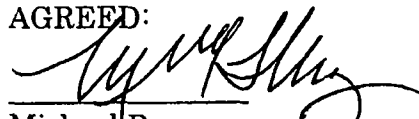
that was not anticipated. Among the examples discussed by the parties was the instance of a scheduled rally or protest march which attracts a significantly greater number of participants than the Department had anticipated, requiring marshaling of a larger response than had been planned by the Department.

The parties further discussed the proper application of Section 20.13 to Lieutenants assigned as the Community Policing Lieutenant. It is understood that a Management Lieutenant assigned as the Community Policing Lieutenant may be detailed according to Section 20.13 even if the detail is not for the purpose of performing Community Policing functions. In order for a Lieutenant assigned to the Community Policing Office to be exempt from the premium pay provisions of Section 20.13 under circumstances where premium compensation would otherwise be due, the detail in question must be for a CAPS-related function, such as a festival, parade, or similar event. If, however, the Lieutenant is detailed to function as a Field Lieutenant or Watch Operations Lieutenant and not for a CAPS-related event or purpose, then the proviso that Section 20.13 does not apply shall not be applicable with respect to that detail. Lieutenants will not be designated as Community Policing Lieutenants for the purpose of avoiding the premium pay provisions of Section 20.13.

Very truly yours,


Donald J. O'Neill

AGREED:


Michael Ryan



FRANCZEK RADELET

Attorneys and Counselors

300 South Wacker Drive • Suite 3400 • Chicago, IL 60606
Phone 312.986.0300 • Fax 312.986.9192 franczek.com

JAMES C. FRANCZEK, JR.
312.786.6110
jcf@franczek.com

July 29, 2009

Mr. Marvin Gittler
Asher, Gittler, Greenfield & D'Alba, Ltd.
200 West Jackson Boulevard, Suite 1900
Chicago, Illinois 60606

**Re: Lieutenant's Right To Edit and Correct Statements Made During
Disciplinary Investigations**

Dear Mr. Gittler:

This letter confirms the parties' discussions during negotiations regarding a Lieutenant's right to edit and correct copies of statements made during disciplinary investigations after they are distributed pursuant to Sections 6.1(J) and 6.2(D) of the Agreement. Specifically, the parties agree that the amendments to Sections 6.1 and 6.2 regarding the method of recording statements do not modify the current policy or practice governing the editing and correcting of statements. Moreover, in light of the parties' agreement to allow statements to be recorded audio electronically, the parties recognize that this policy or practice may need to be modified to accommodate the new method of recording and that such modifications will only become effective upon the written consent of Unit 156-Lieutenants.

This letter is subject to the grievance and arbitration procedure established in Article 9 of this Agreement.

Very truly yours,

James C. Franczek, Jr.

AGREED:

Marvin Gittler



FRANCZEK RADELET

Attorneys and Counselors

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312.786.6110

jcf@franczek.com

July 29, 2009

Mr. Marvin Gittler
Asher, Gittler, Greenfield & D'Alba, Ltd.
200 West Jackson Boulevard, Suite 1900
Chicago, Illinois 60606

Re: Implementation of CLEAR Grievance Management System

Dear Mr. Gittler:

This letter confirms the City's representations during negotiations with respect to Section 9.2 of the Agreement and the forthcoming implementation of the Citizen and Law Enforcement Analysis and Reporting System ("CLEAR") grievance management system. Specifically, the parties agree that the Department will not implement the CLEAR grievance management system until Unit 156-Lieutenants has been provided the opportunity to review the system and submit recommendations to the Department regarding such system. The current grievance and arbitration procedure will remain in effect until the obligations set forth in this letter are satisfied and until Unit 156-Lieutenants has the technological capability to access CLEAR remotely from its office.

This letter is subject to the grievance and arbitration procedure established in Article 9 of this Agreement.

Very truly yours,

James C. Franczek, Jr.

AGREED:

Marvin Gittler



FRANCZEK RADELET

Attorneys and Counselors

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July 29, 2009

Mr. Marvin Gittler
Asher, Gittler, Greenfield & D'Alba, Ltd.
200 West Jackson Boulevard, Suite 1900
Chicago, Illinois 60606

**Re: Expansion of Flexible Spending Account ("FSA") Plan To Include
Dependent Care Benefit**

Dear Mr. Gittler:

This letter confirms the City's representations during negotiations with respect to Article 12 of the Agreement and the anticipated expansion of the Flexible Spending Account ("FSA") plan to cover qualified unreimbursed dependent care benefits. The Chicago Labor-Management Trust—of which Unit 156-Lieutenants has committed to becoming a signatory member—formally adopted this initiative as a project directive during the Board of Trustees meeting on May 9, 2008 and is currently researching and developing recommendations regarding such initiative. Consequently, the inclusion of any such benefit in the Agreement would be premature. The City reiterates, however, its firm commitment to pursue this initiative through the Trust and anticipates that this benefit may soon be available to employees. In the event that this benefit is not implemented as contemplated, the City agrees to meet with Unit 156-Lieutenants upon request to evaluate the alternatives that may be available.

This letter is subject to the grievance and arbitration procedure established in Article 9 of this Agreement.

Very truly yours,

James C. Franczek, Jr.

AGREED:

Marvin Gittler



FRANCZEK RADELET

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July 29, 2009

Mr. Marvin Gittler
Asher, Gittler, Greenfield & D'Alba, Ltd.
200 West Jackson Boulevard, Suite 1900
Chicago, Illinois 60606

Re: Implementation of CLEAR Bidding System

Dear Mr. Gittler:

This letter confirms the City's representations during negotiations with respect to Article 32 of the Agreement and the forthcoming implementation of the Citizen and Law Enforcement Analysis and Reporting System ("CLEAR") bidding system. Specifically, the parties agree that the Department will not implement the CLEAR bidding system until Unit 156-Lieutenants has been provided the opportunity to review the system and submit recommendations to the Department regarding such system. The current bidding procedure will remain in effect until the obligations set forth in this letter are satisfied and until Unit 156-Lieutenants has the technological capability to access CLEAR remotely from its office.

This letter is subject to the grievance and arbitration procedure established in Article 9 of this Agreement.

Very truly yours,

James C. Franczek, Jr.

AGREED:

Marvin Gittler



FRANCZEK RADELET

Attorneys and Counselors

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312.786.6110
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July 29, 2009

Mr. Marvin Gittler
Asher, Gittler, Greenfield & D'Alba, Ltd.
200 West Jackson Boulevard, Suite 1900
Chicago, Illinois 60606

Re: Medical Services Section Physician Referral List

Dear Mr. Gittler:

This letter confirms our agreement with respect to the list of approximately eight hundred (800) referral physicians maintained by the Department's Medical Services Section. A Lieutenant seeking a referral for an injury on duty will be allowed to select any physician on this referral list within the specialty appropriate to the treatment of the Lieutenant's injury. The Department reserves the right both to add physicians to the referral list and remove physicians from such list. The Department agrees that physicians will not be removed from the referral list for arbitrary or capricious reasons. The Department agrees to meet with designated representatives of Unit 156-Lieutenants on a quarterly basis for the purpose of discussing the composition of the referral list, including suggestions for the expansion of the referral list and the bases for removals from such list.

Very truly yours,

James C. Franczek, Jr.

AGREED:

Marvin Gittler



FRANCZEK RADELET

Attorneys and Counselors

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JAMES C. FRANCZEK, JR.
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July 29, 2009

Mr. Marvin Gittler
Asher, Gittler, Greenfield & D'Alba, Ltd.
200 West Jackson Boulevard, Suite 1900
Chicago, Illinois 60606

Re: Resignations and Retirements While Under Investigation

Dear Mr. Gittler:

This letter confirms the City's representations during negotiations regarding the credentials to be afforded to a Lieutenant who resigns or retires from the Department while the subject of an ongoing Complaint Register investigation.

In accordance with current policy, the Superintendent has the discretion to decide whether the Lieutenant's personnel file should state that the Lieutenant resigned or retired "while under investigation" based on the totality of the circumstances surrounding the investigation, including, but not limited to, the likelihood that the investigation will result in a sustained finding accompanied by a recommendation for a substantial disciplinary penalty, the possibility that the investigation may result in the decertification of a Lieutenant as a peace officer and/or the extent to which the Lieutenant has cooperated in the investigation both before and after his/her separation from employment. This same standard also governs whether the Lieutenant will receive full retirement credentials or any other post-employment honorary benefits and emoluments.

In the event that Unit 156-Lieutenants or the Lieutenant disagrees with the Superintendent's decision, either party may file a grievance pursuant to Section 9.2 of the Agreement or submit the grievance to mediation, but the grievance shall not be subject to arbitration.

Very truly yours,

James C. Franczek, Jr.

AGREED:

Marvin Gittler



FRANCZEK RADELET

Attorneys and Counselors

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Phone 312.986.0300 | Fax 312.986.9192 | franczek.com

JAMES C. FRANCZEK, JR.
312.786.6110
jcf@franczek.com

August 20, 2009

Mr. Marvin Gittler
Asher, Gittler, Greenfield & D'Alba, Ltd.
200 West Jackson Boulevard, Suite 1900
Chicago, Illinois 60606

Re: Uniform Allowance

Dear Mr. Gittler:

This letter will confirm that the uniform allowance provisions in Section 21.3(B) are not intended and shall not be used to replace or offset any provisions of Section 21.3(A) in whole or in part.

Very truly yours,

James C. Franczek, Jr.

AGREED:

Marvin Gittler



City of Chicago



O2014-1681

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/5/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Intergovernmental agreement with Chicago Transit Authority for Tax Increment Financing (TIF) assistance for Blue Line rehabilitation
Committee(s) Assignment:	Committee on Finance

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FIN.



OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

March 5, 2014

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 an intergovernmental agreement with the Chicago Transit Authority for TIF assistance for Blue Line rehabilitation.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

Mayor

ORDINANCE

WHEREAS, the City of Chicago (the "City") is a home rule municipality as described in Section 6(a), Article VII of the 1970 Constitution of the State of Illinois; and

WHEREAS, the Chicago Transit Authority (the "CTA") is a municipal corporation of the State of Illinois; 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 (the "Act"), to finance projects that eradicate blight conditions and conservation factors that could lead to blight through the use of tax increment allocation financing for redevelopment projects; and

WHEREAS, in accordance with the provisions of the Act, and pursuant to three ordinances adopted on February 16, 2000 and published at pages 25277-25432 of the Journal of Proceedings of the City Council (the "Journal") of such date, the City Council of the City: (i) approved a certain redevelopment plan and project (the "Plan") for the Central West Redevelopment Project Area (the "Area") within the City; (ii) designated the Area as a redevelopment project area; and (iii) adopted tax increment allocation financing (the "TIF Adoption Ordinance") for the Area; and

WHEREAS, in accordance with the provisions of the Act, and pursuant to the ordinance adopted on March 12, 2008 and published at pages 22072-22269 of the Journal of such date, the City Council of the City amended the Plan (the Plan and the amended Plan will hereinafter be referred to collectively as the "Plan"); and

WHEREAS, under the Act and the TIF Adoption Ordinance, certain ad valorem taxes are allocated and, when collected, are paid to the Treasurer of the City for deposit by the Treasurer into the Central West TIF Fund established to pay redevelopment project costs incurred in the Area, which taxes may be used to pay all or a portion of the costs of construction of public improvements within the Area that are incurred or that are to be incurred in furtherance of the objectives of the Plan, to the extent the municipality by written agreement accepts and approves such costs; and

WHEREAS, pursuant to the Plan, the City may utilize revenues received under the Act from redevelopment project areas that are contiguous to, or separated by a public right of way from, the Area to pay eligible redevelopment project costs; and

WHEREAS, the CTA proposes to undertake the rehabilitation of the Illinois Medical District rapid transit station (the "Project"), which project is located within the Area; and

WHEREAS, the CTA has requested tax increment allocation financing funds assistance (the "City Contribution") from the City's Department of Planning and Development ("DPD") to support portions of the cost of the Project, and the City desires to provide such assistance; and

WHEREAS, the parties propose to enter into an intergovernmental agreement ("Agreement") authorizing and setting conditions on providing the City Contribution for the Project; and

WHEREAS, the parties propose to enter into the Agreement under the provisions of the Illinois Intergovernmental Cooperation Act, 5 ILCS 220/1 et seq.; and

WHEREAS, on January 7, 2014, the Chicago Transit Board enacted an ordinance authorizing the CTA to enter into the Agreement; now, therefore,

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

SECTION 1. The above recitals are incorporated by reference as if fully set forth herein.

SECTION 2. Subject to the approval of the Corporation Counsel as to form and legality, the Commissioner of DPD ("Commissioner") or his or her delegate is hereby authorized to execute and deliver the Agreement with the CTA in substantially the form attached hereto as Exhibit A, with such changes therein as the Commissioner may approve, provided that such changes do not amend any essential terms of the Agreement (execution of the Agreement by the Commissioner or his or her delegate constituting conclusive evidence of such approval), and to enter into and execute all such other agreements and instruments and to perform any and all acts as shall be necessary or advisable in connection with the implementation of the Agreement.

SECTION 3. To the extent that any current 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 in full force and effect from and after the date of its passage and approval.

EXHIBIT A

Agreement

see attached

**INTERGOVERNMENTAL AGREEMENT
BETWEEN THE CITY OF CHICAGO
AND CHICAGO TRANSIT AUTHORITY FOR TAX INCREMENT FINANCING FOR THE CTA
ILLINOIS MEDICAL DISTRICT BLUE LINE STATION PROJECT**

This Intergovernmental Agreement (the "Agreement") is entered into as of _____, 2014 (the "Closing Date") by and between the City of Chicago, a municipal corporation (the "City"), acting through its Department of Planning and Development ("DPD"), and the Chicago Transit Authority ("CTA"), an Illinois municipal corporation duly organized and existing under the laws of the State of Illinois.

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

WHEREAS, in accordance with the provisions of the Act, and pursuant to the ordinance adopted on February 16, 2000 and published at pages 25277-25432 of the Journal of Proceedings of the City Council (the "Journal") of such date, the City Council of the City: (i) approved a certain redevelopment plan and project (the "Plan") for the Central West Redevelopment Project Area (the "Area") within the City; (ii) designated the Area as a redevelopment project area; and (iii) adopted tax increment allocation financing (the "TIF Adoption Ordinance") for the Area; and

WHEREAS, in accordance with the provisions of the Act, and pursuant to the ordinance adopted on March 12, 2008 and published at pages 22072-22269 of the Journal of such date, the City Council of the City amended the Plan (the Plan and the amended Plan will hereinafter be referred to collectively as the "Plan"); and

WHEREAS, under the Act and the TIF Adoption Ordinance, certain taxes are allocated and, when collected, are paid to the Treasurer of the City for deposit by the Treasurer into the Central West TIF Fund established to pay redevelopment project costs incurred in the Area, which taxes may be used to pay all or a portion of the costs of construction of public improvements within the Area that are incurred or that are to be incurred in furtherance of the objectives of the Plan, to the extent the municipality by written agreement accepts and approves such costs; and

WHEREAS, pursuant to the Plan, certain TIF-funded City programs and redevelopment agreements have been established by the City Council of the City as of the Closing Date, which programs and agreements pledge portions of the Central West TIF Fund (collectively, the "Prior Obligations"); and

WHEREAS, the CTA proposes to undertake the rehabilitation of its Illinois Medical District ("IMD") rapid transit station (the "Project") on the Blue Line, which is located within the Area, and which is described in more detail in Exhibit A, incorporated and attached hereto; and

WHEREAS, the City and the CTA have agreed that the City will pay not more than \$23,000,000 toward the Project from Available Incremental Taxes (as defined below) or from any other source of funds available to and selected by the City ("City Funds"); and

WHEREAS, the Project is the type of public improvement that is contemplated by the Plan, and therefore the costs incurred for the Project ("Project Costs") qualify as "Redevelopment Project Costs" under the Plan, as defined in Section 5/11-74.4-3(q) of the Act; and

WHEREAS, the City and the CTA wish to enter into this Agreement; and

WHEREAS, the City and the CTA have authority to enter into this Agreement pursuant to the Intergovernmental Cooperation Act, 5 ILCS 220/1 et seq., and

WHEREAS, on [ordinance date], the City Council adopted an ordinance (the "Authorizing Ordinance") authorizing the execution of this Agreement; and

WHEREAS, on January 7, 2014, the Chicago Transit Board passed an ordinance (the "CTA Ordinance") authorizing the execution of this Agreement;

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

SECTION 1. RECITALS

The foregoing recitals are hereby incorporated into this Agreement by reference.

SECTION 2. [intentionally omitted]

SECTION 3. THE PROJECT

(a) The parties acknowledge that the Project shall begin in 2014 and shall be completed no later than December 31, 2016.

(b) The CTA shall provide the City any plans and specifications pertaining to the Project that the City may reasonably request from time to time during the Term of this Agreement, and shall notify DPD of any significant changes to said plans.

(c) The CTA hereby certifies that the Project has to date and shall continue to comply with all applicable federal, state and local laws, statutes, ordinances, rules, regulations, codes and executive orders as may be in effect at the time of the Project's completion.

(d) The CTA hereby certifies to the City that the City Funds shall be sufficient to complete the Project.

SECTION 4. FINANCING

(a) City Funds shall be used to pay the CTA for its incurred costs of TIF-Eligible

Improvements, contingent upon receipt by the City of documentation satisfactory in form and substance to DPD evidencing such costs. "TIF-Eligible Improvements" means those improvements of the Project which (i) qualify as Redevelopment Project Costs as defined in the Act, (ii) are eligible costs under the Plan, and (iii) the City has agreed to pay for out of the City Funds, subject to the terms of this Agreement. The City agrees that Exhibit A hereto represents certain TIF-Eligible Improvements for the Project and sets forth the minimum amount of TIF-Eligible Improvements the CTA plans for the Project. The CTA may implement changes to the Project that cause variations in the improvements described in Exhibit A, provided that all the changes qualify as TIF-Eligible Improvements.

(b) Subject to the terms and conditions of this Agreement, the City shall pay to the CTA an amount not to exceed \$23,000,000 in City Funds from Available Incremental Taxes to pay the Project Costs. If the actual Project Costs total less than \$23,000,000, then the maximum the City shall be liable for under this Agreement is 100% of those Project Costs that constitute TIF-Eligible Improvements. If the actual Project Costs exceed \$23,000,000, then the CTA shall be solely responsible for such excess costs.

(c) "Available Incremental Taxes" means such 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 of Chicago for deposit by the Treasurer into the Central West TIF Fund established to pay Redevelopment Project Costs and obligations incurred in the payment thereof, and which are not encumbered or pledged for the payment of Prior Obligations.

(d) The City warrants that it has available and has segregated on the books of the City an amount of City Funds sufficient to pay the Project Costs, and covenants that the City Funds will not be used for any purpose other than the Project Costs during the Term of this Agreement.

(e) The City Funds being provided hereunder are being granted on a conditional basis, subject to the CTA's compliance with the provisions of this Agreement.

SECTION 5. PAYMENT

(a) The CTA shall prepare and provide to DPD in the form of Exhibit B hereto, on a quarterly basis, in advance, the estimated amounts of City Funds that will be required to pay the costs of the Project during the next succeeding ninety (90) days ("Request for Payment"). Requests for Payment shall consist solely of likely expenditures that qualify as TIF-Eligible Improvements, such as design and planning fees and rehabilitation construction costs. Within thirty (30) days following receipt of a quarterly estimate and Request for Payment, DPD shall process the Request for Payment and remit payment of City Funds to the CTA, which payment shall consist of the estimated amounts required for payment of the qualified costs of the Project during the next succeeding ninety (90) day period as such amounts may be adjusted from time to time by mutual agreement of the parties. In the event that City Funds have not been paid to the CTA within thirty (30) days following the receipt of such Request for Payment, the CTA shall have the right to suspend its performance under this Agreement until payment is received.

(b) The CTA will deposit such funds in a segregated sub-account it controls and will use such funds to pay TIF-Eligible Improvements costs of the Project from time to time. The CTA shall provide the City with a cash flow analysis of the segregated sub-account for the

Project upon request.

(c) Any balance remaining in the segregated sub-account 90 days after the date of final completion of the Project shall be promptly repaid to the City upon demand of DPD.

(d) Once per quarter, the CTA shall submit documentation to DPD substantiating its applicable incurrence and payment, during the prior 90 days, of Redevelopment Project Costs (including TIF-Eligible Improvements). In addition to the items expressly set forth therein, such documentation shall constitute a certification to the City that:

(i) the costs represent the actual amount already incurred by the CTA for its own work or incurred by the CTA by its general contractor(s), subcontractors or other parties who have performed work on or otherwise provided goods or services in connection with the Project for the CTA;

(ii) the CTA has approved all work and materials for the Project reflected in the report; and

(iii) the work was performed in accordance with all applicable federal, state and local laws, statutes, ordinances, rules, regulations, codes and executive orders at the time of its completion.

DPD shall review each report for, among other things, evidence that the CTA incurred and paid TIF-Eligible Expenditures in an amount that equals or exceeds the amount of City Funds that had been pre-paid to the CTA prior to that time, and DPD shall inform the CTA of any questions or comments about same as soon as practicable.

SECTION 6. TERM

The term of this Agreement ("Term") shall commence on the Closing Date and shall expire on December 31, 2024 or on the date of termination of this Agreement according to its terms, whichever occurs first.

SECTION 7. ENVIRONMENTAL MATTERS; SAFETY; INSPECTION

(a) The City makes no covenant, representation or warranty as to the environmental condition of the Project or the suitability of the Project for any public rapid transit use whatsoever.

(b) The CTA shall be solely responsible for the safety and protection of the public in connection with the Project.

(c) The City reserves the right to inspect the Project from time to time as it is being undertaken or after its completion.

SECTION 8. INSURANCE

(a) The CTA is self-insured. During the term of this Agreement, the CTA shall provide and maintain, at the CTA's own expense, or cause to be provided, insurance or self-insurance equivalent to the coverages and requirements specified below concerning all operations related

to this Agreement.

(b) Workers Compensation and Employers Liability. Workers Compensation as prescribed by applicable law covering all employees who are to provide a service under this Agreement and Employers Liability coverage with limits of not less than \$100,000 each accident or illness.

(c) Commercial General Liability (Primary and Umbrella). Commercial General Liability Insurance or equivalent self-insurance with limits of not less than \$1,000,000 per occurrence for bodily injury, personal injury, and property damage liability. Coverages shall include the following: All premises and operations, products/completed operations, explosion, collapse, underground, separation of insureds, defense, and contractual liability. The City of Chicago will be considered an additional insured on a primary, non-contributory basis for any liability arising directly from the work. For those contracts already let or for work already performed prior to the Closing Date, the CTA shall recognize the City of Chicago as an additional insured on a primary, non-contributory basis for any liability arising directly from such work.

(d) Automobile Liability (Primary and Umbrella). When any motor vehicles (owned, non-owned and hired) are used in connection with work to be performed, the CTA shall provide self-insured Automobile Liability coverage with limits of not less than \$1,000,000 per occurrence for bodily injury and property damage.

(e) Professional Liability. When any architects, engineers or professional consultants engaged by the CTA perform work in connection with this Agreement, the CTA shall provide self-insured Professional Liability covering acts, errors, or omissions with limits of not less than \$1,000,000.

(f) Prior to the Closing Date, the CTA will furnish the City a letter of self insurance evidencing the required coverage to be in force on the Closing Date. After the Closing Date, the CTA will furnish the City similar evidence if the coverages change from self-insurance to purchased insurance during the term of this Agreement and prior to the completion of the Project. The receipt of any self-insurance does not constitute agreement by the City that the insurance requirements in this Agreement have been fully met or that the self-insurance is in compliance with all Agreement requirements.

(g) Non-conforming self-insurance shall not relieve the CTA of the obligation to provide or cause to be provided insurance as specified herein. Nonfulfillment of the insurance conditions may constitute a violation of this Agreement, and the City retains the right to stop the CTA's work until proper evidence of insurance is provided, or this Agreement may be terminated.

(h) The required general liability self-insurance shall provide for sixty (60) days prior written notice to be given to the City or the CTA in the event coverage is substantially changed, canceled, or non-renewed. The CTA shall promptly notify the City in the event the CTA receives any such notice.

(i) Any and all self-insured retentions on referenced insurance coverages shall be borne by the CTA and its contractors.

(j) The CTA shall waive its rights of subrogation against the City, its employees, elected

officials, agents, or representatives.

(k) The CTA expressly understands and agrees that any coverage and limits furnished by the CTA shall in no way limit the CTA's liabilities and responsibilities specified by this Agreement or by law.

(l) The CTA expressly understands and agrees that any insurance or self insurance programs maintained by the City shall not contribute with insurance provided by the CTA under this Agreement.

(m) The required self-insurance shall not be limited by any limitations expressed in the indemnification language herein or any limitation placed on the indemnity therein given as a matter of law.

(n) The CTA shall require all contractors for the Project to provide the insurance required herein or the CTA may provide the coverages for contractors. All contractors shall be subject to the same insurance requirements as is the CTA unless otherwise specified herein. In all contracts relating to the Project that are let after the Closing Date, the CTA agrees to require the contractor to name the City as an additional insured on insurance coverages as provided above 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.

SECTION 9. EMPLOYMENT OBLIGATIONS

9.01 Employment Opportunity. CTA, on behalf of itself and its successors and assigns, hereby agrees, and shall contractually obligate its general contractors, subcontractors or any Affiliate of the CTA operating in connection with the Project (collectively, with CTA, the "Employers" and individually an "Employer") to agree, that for the Term of this Agreement with respect to CTA and during the period of any other party's provision of services to CTA in connection with the construction of the Project, to the extent not in conflict with CTA's procurement requirements or applicable federal and state law:

(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 ("Human Rights Ordinance"). Each Employer shall 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 to be provided by the City setting forth the provisions of this nondiscrimination clause. In addition, the Employers, in all solicitations or advertisements for employees, shall 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) As required by 49 U.S.C. 5332 (which prohibits discrimination on the basis of race, color, creed, national origin, sex, or age, and prohibits discrimination in employment or business opportunity), by Title VI of the Civil Rights Act of 1964, as amended, 42 U.S.C. 2000d, and by U.S. DOT regulations, "Nondiscrimination in Federally-Assisted Programs of the Department of Transportation--Effectuation of Title VI of the Civil Rights Act," 49 CFR part 21 at 21.7, the Employer ensures that it will comply with all requirements imposed by or issued pursuant to 49 U.S.C. 5332, 42 U.S.C. 2000d, and 49 CFR part 21, so that no person in the United States, on the basis of race, color, national origin, creed, sex, or age will be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination in any program or activity (particularly in the level and quality of transportation services and transportation-related benefits) for which the Employer receives Federal assistance awarded by the U.S. DOT or FTA.

(c) Each Employer shall comply with all 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 Illinois Human Rights Act, 775 ILCS 5/1-101 et seq., and any subsequent amendments and regulations promulgated thereto.

(d) Each Employer, in order to demonstrate compliance with the terms of this Section, shall 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 shall include the foregoing provisions of subparagraphs (a) through (d) in every contract entered into in connection with the Project, and shall require inclusion of these provisions in every subcontract entered into by any subcontractors, and every agreement with any Affiliate undertaking any portion of the Project, so that each such provision shall be binding upon each contractor, subcontractor or Affiliate, as the case may be.

9.02 Construction Worker Hours. If the Project is funded in whole or in part with federal grant dollars, CTA will implement affirmative action requirements or goals for the entire Project that impose construction worker hours participation by utilization of minorities and women, respectively.

9.03 [intentionally omitted.]

9.04 DBE Requirements. The CTA agrees to require all contractors to comply with applicable DBE requirements provided in the contracts related to the Project.

SECTION 10. INDEMNIFICATION

Except for the City's own negligence or wrongful acts, the CTA shall release, indemnify and hold harmless, to the maximum extent permitted by law, the City and its officials, employees and agents (the "City Indemnitees") from and against any and all claims, suits, liabilities, losses and damages, including court costs and attorneys' fees and expenses incidental thereto, of whatever nature, arising out of or in connection with the CTA's construction

of the Project, and any failure of performance or negligent or wrongful performance by the CTA, or any contractor or subcontractor for the CTA, and their respective officers, agents or employees, in connection with the Project, including, but not limited to, claims for damage to property, and/or injury to or death of any person or persons.

SECTION 11. NOTICES

(a) All notices and demands by the CTA to the City shall be in writing and shall be delivered personally or sent by United States mail or reputable overnight or same day courier service, postage prepaid, addressed to the City as specified below, or to such other address as the City may from time to time designate by notice to the CTA hereunder:

To the City: City of Chicago
 Department of Planning and Development
 Attention: Commissioner
 City Hall, Room 1000
 121 N. LaSalle Street
 Chicago, Illinois 60602
 (312) 744-9476
 (312) 744-2271 (Fax)

With copies to: City of Chicago
 Department of Law
 Attention: Finance and Economic Development Division
 City Hall, Room 600
 121 N. LaSalle Street
 Chicago, Illinois 60602
 (312) 744-0200
 (312) 744-8538 (Fax)

(b) All notices and demands by the City to the CTA shall be in writing and shall be delivered personally or sent by United States mail or reputable overnight or same day courier service, postage prepaid, addressed to the CTA as specified below, or to such other address as the CTA may from time to time designate by notice to the City hereunder:

To the CTA: President
 Chicago Transit Authority
 567 W. Lake Street
 Chicago, IL 60661
 (312) 681-5000
 (312) 681-5005 (Fax)

With copies to: General Counsel
 Chicago Transit Authority
 567 W. Lake Street
 Chicago, IL 60661
 (312) 681-2900

SECTION 12. GENERAL PROVISIONS

(a) This Agreement constitutes the entire understanding of the parties with respect to the Project and the payment of the City Funds, and no representations or promises have been made that are not fully set forth herein. The parties understand and agree that no modification of this Agreement shall be binding unless duly accepted and executed by both parties in writing.

(b) This Agreement will be governed in all respects in accordance with the laws of the State of Illinois. A court located in Chicago, Illinois, will hear any disputes which arise hereunder.

(c) Any headings of this Agreement are for convenience of reference only and do not define or limit the provisions of this Agreement. Words of any gender will be deemed and construed to include correlative words of the other genders. Words importing the singular number shall include the plural number and vice versa, unless the context shall otherwise indicate. All references to any exhibit or document will be deemed to include all supplements and/or amendments to any such exhibits or documents entered into in accordance with the terms hereof and thereof. All references to any person or entity will be deemed to include any person or entity succeeding to the rights, duties, and obligations of such person or entity in accordance with the terms of this Agreement.

(d) 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.

(e) This Agreement may be executed in one or more counterparts, and all such counterparts will constitute one and the same Agreement.

[the remainder of this page is intentionally blank]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, through their duly authorized representatives, as of the date set forth at the beginning of this Agreement.

CITY OF CHICAGO, a municipal corporation, through its
Department of Planning and Development

Andrew J. Mooney, Commissioner

CHICAGO TRANSIT AUTHORITY, a municipal corporation

Terry Peterson, Chairman

Attest:

Exhibit A

Project Description and Budget

see attached

PROJECT DESCRIPTION

Illinois Medical District Station Comprehensive Renewal Scope Outline

The CTA will receive \$23,000,000 of Tax Increment Financing (TIF) District funds for improvements at its Illinois Medical District Station on the Blue Line. The work will primarily consist of accessibility improvements that are compliant with the Americans with Disabilities Act. The work will also consist of station repair and renewal efforts.

Improvements will include:

- Ogden Avenue entrance will be rebuilt to include an elevator from the entrance to the platform.
- Damen Avenue and Paulina Street entrances will be renovated with upgraded finishes throughout. The existing ramps at each entrance will be modified to comply with current accessibility standards.
- Station platform will receive repairs to the canopy and the addition of real-time customer information, such as Bus and Train Tracker.

Task 01	CTA Engineering and General Office	5%		\$ 598,958
Task 02	CTA Field Forces	15%		\$ 1,796,875
Task 03	Contract Purchases	LS		\$ -
Task 04	Professional Service Contracts			\$ 4,791,667
	A. Engineering (DOR)	7%	\$ 838,542	
	B. Engineering (DBC)	13%	\$ 1,557,292	
	C. Construction Manager	15%	\$ 1,796,875	
	D. Program Management	5%	\$ 598,958	
Task 05	Contract Construction			\$ 11,979,167
	Ogden Station House: Replacement of existing structure with elevator access down to platform.		\$ 7,046,100	
	Damen Station House: Renovation of existing structure and replacement of existing walkway down to platform.		\$ 1,611,055	
	Paulina Station House: Renovation of existing structure and replacement of existing walkway down to platform.		\$ 1,511,005	
	Platform: Repairs to and extension of existing platform. Replacement of canopy.		\$ 1,811,007	
Task 06	Real Estate	LS		\$ -
Task 07	Salvage	LS		\$ -
Task 09	CTA Store Room	LS		\$ -
Task 10	Travel	LS		\$ -
Task 11	Miscellaneous Expenditure	LS		\$ -
Task 12	CTA Support Services	2%		\$ 239,583
	Project Contingency	30%		\$ 3,593,750
	Total Project Cost			\$ 23,000,000

Request for Advancement of City Funds

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

A. Total costs for the Project (whether or not TIF-Eligible) through _____ have accrued in the total amount of:

\$ _____

\$ _____

\$ _____

\$ _____

(i) the pending work that is the subject of the advancement request herein will be performed in accordance with all applicable federal, state and local laws, statutes, ordinances, rules, regulations, codes and executive orders; and

(ii) the representations and warranties contained in the Agreement are true and correct and the CTA is in compliance with all applicable covenants contained therein.

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

Chicago Transit Authority, an Illinois municipal corporation

By: _____

Name

Title: _____

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

My commission expires: _____

Agreed and accepted:

City of Chicago, by and through its Department of Planning and Development

Andrew J. Mooney, Commissioner

Date: _____



City of Chicago



O2014-1481

Office of the City Clerk

Document Tracking Sheet

Meeting Date:

3/5/2014

Sponsor(s):

Emanuel (Mayor)

Type:

Ordinance

Title:

License agreement with Cook County for use of property at
2750 South California Ave

Committee(s) Assignment:

Committee on Housing and Real Estate



HSG.

OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

March 5, 2014

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

Ladies and Gentlemen:

At the request of the Commissioner of Fleet and Facility Management, I transmit herewith ordinances authorizing a lease and property use agreement.

Your favorable consideration of these ordinances will be appreciated.

Very truly yours,

Mayor

ORDINANCE

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

SECTION 1: On behalf of the City of Chicago, the Commissioner of the Department of Fleet and Facility Management is authorized to execute a License Agreement with Cook County governing the City's use of property located at 2750 South California Avenue by the Chicago Department of Public Health; such License Agreement to be approved by the Commissioner of the Chicago Department of Public Health and approved as to form and legality by the Corporation Counsel in substantially the following form:

LICENSE

THIS LICENSE (the "Agreement") is made and entered into this _____ day of _____, 2014 (the "Effective Date"), by and between the **COUNTY OF COOK**, a Body Politic and Corporate of the State of Illinois, (the "Licensor") and the **CITY OF CHICAGO**, an Illinois Municipal Corporation and Home Rule Unit of Government (the "Licensee").

RECITALS

WHEREAS, Licensor is the owner of the premises more commonly known as the Cook County Correctional Facility Complex located at 2600 South California Avenue, Chicago, Cook County, Illinois; and

WHEREAS, the Cook County Correctional Facility Complex includes the Cermak Health Services Building located at 2750 South California Avenue Chicago, Cook County, Illinois; and

WHEREAS, the Licensee's Department of Public Health provides infectious diseases monitoring and counseling services to individuals detained within the Cook County Correctional Facility Complex and receiving services at the Cermak Health Services Building ; and

WHEREAS, the Illinois Intergovernmental Cooperation Act (5 ILCS 220 *et. seq.*) authorizes municipalities and other branches of government to collaborate jointly in the effective delivery of public services; and

WHEREAS, Licensor has agreed to allow Licensee to use Room 149 comprised of approximately 120 square feet of office space in the Lower Level of the Cermak Health Services Building located at 2750 South California Avenue for use by Licensee's Department of Public Health.

NOW THEREFORE, in consideration of the covenants, terms and conditions set forth herein, the parties hereto agree and covenant as follows:

SECTION 1. GRANT

Upon the terms and conditions hereinafter specified, Licensor hereby grants to Licensee right to use and occupy the following described premises situated in the City of Chicago, County of Cook, State of Illinois, to wit:

Room 149 comprised of approximately 120 square feet of office space in the Lower Level of the Cermak Health Services Building located at 2750 South California Avenue, Chicago, Illinois (the "Premises").

LICENSE NO. 10082

This instrument creates a license only and Licensee acknowledges and agrees that Licensee shall not hold or claim at any time an interest or estate of any kind whatsoever in the Premises by virtue of this Agreement or Licensee's use of the Premises.

SECTION 2. TERM

The term of this Agreement ("Term") shall commence on the Effective Date and shall end on December 31, 2018, unless sooner terminated as set forth in this Agreement.

SECTION 3. RENT, TAXES AND UTILITIES

3.1 Rent. Licensee shall pay rent for the Premises in the amount of:

One Dollar (\$1.00) for the entire Term. The receipt and sufficiency of said sum being herewith acknowledged by both parties.

3.2 Taxes and Utilities. Licensee shall not be obligated to pay any real estate taxes, duties, assessments, gas, electricity, sewer, and water charges and other levies assessed against the Premises. Subject to Licensors approval and at Licensee's cost, Licensee may supplement the existing telephone or other communication services to the Premises.

SECTION 4. CONDITION AND ENJOYMENT, MAINTENANCE, ALTERATIONS, ADDITIONS, SURRENDER

4.1 Condition of Premises Upon Delivery of Possession. Licensee accepts the Premises in "as-is" condition.

4.2 Maintenance of Premises and Right of Access. Licensors shall take reasonable efforts to maintain the Premises in a condition similar to that of space occupied by Licensors employees in the Building. Licensee shall notify Licensors regarding any issues with the maintenance of the Premises. Licensors shall be responsible for resolving building code violations, if any, issued on the Premises, or if Licensors chooses not to resolve such issues, then Licensors may terminate Licensee's rights to occupy the Premises. In the event such building code violations were caused by Licensee, Licensee shall resolve such issues at Licensee's cost or Licensors can perform such repairs subject to reimbursement from Licensee. Licensors shall have access to the Premises to perform any repairs. Licensors shall use reasonable efforts to limit Licensors access to the Premises during regular business hours, but shall not be obligated to perform work on an overtime basis.

4.3 Use of the Premises. Licensee shall not use the Premises in a manner that would violate any laws. Licensee further covenants not to do or suffer any waste or damage, comply in all respects with the laws, ordinances, orders, rules, regulations, and requirements of all federal, state and municipal governmental departments which may be applicable to the Premises or to the use or manner of use of the Premises. Any activities on the Premises must be limited to operating an office which provides counseling and monitoring services to individuals detained within the Cook County Correctional Facility Complex.

LICENSE NO. 10082

4.4 Alterations and Additions. Licensee may not make any alterations, additions, and improvements to the Premises. Subject to Landlord's approval, Licensee may move or relocate furniture and equipment within the Premises.

SECTION 5. ASSIGNMENT, SUBLEASE, AND LIENS

5.1 Assignment and SubLease. Licensee shall not assign this Agreement in whole or in part or sublet the Premises or any part thereof.

5.2 Licensee's Covenant Against Liens. Licensee shall not cause or permit any lien or encumbrance, whether created by act of Licensee, operation of law, or otherwise, to attach to or be placed upon Licensor's title or interest in the Premises. All liens and encumbrances created by Licensee shall attach to Licensee's interest only.

SECTION 6. INSURANCE AND INDEMNIFICATION

6.1 Licensees' Self-Insurance. Licensee is self-insured and will provide Licensee with a letter from the City of Chicago executed by an authorized official of the City of Chicago indicating that the City of Chicago is self-insured. This letter shall be tendered to Licensor at the Effective Date.

6.2 Mutual Indemnification. Licensor and Licensee (subject to any allocation of adequate appropriations and other applicable legislative procedures, requirements, and approvals) shall indemnify and hold each other harmless against all liabilities, judgment costs, damages, and expenses which may accrue against, be charged to, or be recovered from either party by reason of any negligent performance of or failure to perform any of their obligations under this Agreement.

SECTION 7. DAMAGE OR DESTRUCTION

7.1 Damage or Destruction. If the Premises are damaged or destroyed by fire or other casualty to such an extent that Licensee cannot continue to occupy or to conduct Licensee's normal business therein, or if the Premises do not meet all applicable building and fire code provisions Licensee or Licensor shall have the option to declare this Agreement terminated as of the date of such damage or destruction.

SECTION 8. CONFLICT OF INTEREST AND GOVERNMENTAL ETHICS

8.1 Conflict of Interest. No official or employee of the City of Chicago, nor any member of any board, commission or agency of the City of Chicago, shall have any financial interest (as directed in Chapter 2-156 of the Municipal Code of Chicago), either direct or indirect, in the Premises or in this Agreement. Nor shall any such official, employee, or member participate in making or in any way attempt to use his or her position to influence any governmental decision or action with respect to this Agreement.

LICENSE NO. 10082

8.2 Duty to Comply with Governmental Ethics Ordinance. Licensor and Licensee shall comply with Chapter 2-156 of the Municipal Code of Chicago, "Governmental Ethics," including but not limited to section 2-156-120, which states that no payment, gratuity, or offer of employment shall be made in connection with any City of Chicago contract as an inducement for the award of that contract or order. Any contract negotiated, entered into, or performed in violation of any of the provisions of Chapter 2-156 shall be voidable as to the City of Chicago.

SECTION 9. HOLDING OVER

9.1 Holding Over. Any holding over by Licensee shall be construed to be a License from month to month only beginning on January 1, 2019. During any holding over, all other provisions of this Agreement shall remain in full force and effect.

SECTION 10. MISCELLANEOUS

10.1 Notice. All notices, demands and requests which may be or are required to be given demanded or requested by either party to the other shall be in writing. All notices, demands and requests by Licensor to Licensee shall be delivered by national overnight courier or shall be sent by United States registered or certified mail, return receipt requested, postage prepaid addressed to Licensee as follows:

City of Chicago
Department of Public Health
333 South State Street, 2nd Floor
Chicago, Illinois 60605

City of Chicago
Department of Fleet and Facility Management
Office of Real Estate Management
30 North LaSalle – Room 300
Chicago, Illinois 60602

or at such other place as Licensee may from time to time designate by written notice to Licensor and to Licensee at the Premises. All notices, demands, and requests by Licensee to Licensor shall be delivered by a national overnight courier or shall be sent by United States registered or certified mail, return receipt requested, postage prepaid, addressed to Licensor as follows:

County of Cook
Bureau of Economic Development
Real Estate Management Division
69 West Washington Street, Room 3000
Chicago, Illinois 60602
Attention: Director

or at such other place as Licensor may from time to time designate by written notice to Licensee. Any notice, demand or request which shall be served upon Licensor by Licensee, or upon

LICENSE NO. 10082

Licensee by Licensor, in the manner aforesaid, shall be deemed to be sufficiently served or given for all purposes hereunder at the time such notice, demand or request shall be mailed.

10.2 Partial Invalidity. If any covenant, condition, provision, term or agreement of this Agreement shall, to any extent, be held invalid or unenforceable, the remaining covenants, conditions, provisions, terms and agreements of this Agreement shall not be affected thereby, but each covenant, condition, provision, term or agreement of this Agreement shall be valid and in force to the fullest extent permitted by law.

10.3 Governing Law. This Agreement shall be construed and be enforceable in accordance with the laws of the State of Illinois without reference to its conflicts of laws principles. Licensor waives any objection to the venue of any action filed in any court situated in the jurisdiction in which the Premises are located.

10.4 Entire Agreement. All preliminary and contemporaneous negotiations are merged into and incorporated in this Agreement. This Agreement contains the entire agreement between the parties and shall not be modified or amended in any manner except by an instrument in writing executed by the parties hereto.

10.5 Captions and Section Numbers. The captions and section numbers appearing in this Agreement are inserted only as a matter of convenience and in no way define, limit, construe or describe the scope or intent of such sections of this Agreement nor in any way affect this Agreement.

10.6 Binding Effect of Agreement. The covenants, agreements, and obligations contained in this Agreement shall extend to, bind, and inure to the benefit of the parties hereto and their legal representatives, heirs, successors, and assigns.

10.7 Time is of the Essence. Time is of the essence of this Agreement and of each and every provision hereof.

10.8 No Principal/Agent or Partnership Relationship. Nothing contained in this Agreement shall be deemed or construed by the parties hereto nor by any third party as creating the relationship of principal and agent or of partnership or of joint venture between the parties hereto.

10.9 Authorization to Execute Agreement. The parties executing this Agreement hereby represent and warrant that they are the duly authorized and acting representatives of Licensor and Licensee respectively and that by their execution of this Agreement, it became the binding obligation of Licensor and Licensee respectively, subject to no contingencies or conditions except as specifically provided herein.

10.10 Termination of Agreement. Licensee and Licensor shall have the right to terminate this Agreement in its entirety for any reason without prepayment or penalty by providing the other party with sixty (60) days prior written notice any time after the Effective Date.

LICENSE NO. 10082

10.11 Force Majeure. When a period of time is provided in this Agreement for either party to do or perform any act or thing, the party shall not be liable or responsible for any delays due to strikes, lockouts, casualties, acts of God, wars, governmental regulation or control, and other causes beyond the reasonable control of the party, and in any such event the time period shall be extended for the amount of time the party is so delayed.

10.12 Amendments. From time to time, the parties hereto may administratively amend this Agreement with respect to any provisions reasonably related to Licensee's use of the Premises and/or Licensor's administration of this Agreement. Provided, however, that such amendment(s) shall not serve to extend the Term hereof nor serve to otherwise materially alter the essential provisions contained herein. Such amendment(s) shall be in writing, shall establish the factual background necessitating such alteration, shall set forth the terms and conditions of such modification, and shall be duly executed by both Licensor and Licensee. Such amendment(s) shall only take effect upon execution by both parties. Upon execution, such amendment(s) shall become a part of this Agreement and all other provisions of this Agreement shall otherwise remain in full force and effect.

10.13 Access to Exam Rooms. In providing counseling and monitoring services to detained individuals, Licensee shall be permitted access to exam rooms and other common areas within the Cermak Health Services Building.

10.14 Relocation. Licensor has the right to designate Licensee's location within the Cermak Health Services Building. Licensee further covenants and agrees, at its sole expense, to locate or relocate its facilities and property to such other place or places as may be designated by Licensor upon written notice thereof by Licensor to Licensee. Licensor is constructing a new Residential Treatment Unit facility within the Cook County Correctional Facility Complex. Upon completion of the new Residential Treatment Unit facility, Licensor may elect to relocate Licensee from the Premises to comparable space within the new Residential Treatment Unit facility. In the event of such relocation, Licensee's space within the new Residential Treatment Unit facility shall become the Premises for purposes of this Agreement.

10.15 Licensee Default. Licensee must adhere to all provisions of this Agreement. Failure of Licensee to adhere to all provisions of this Agreement will result in default. In the event of such default, Licensor will notify Licensee in writing as to the circumstances giving rise to such default. Upon written receipt of such notice, Licensee must cure such default within ten (10) days. If Licensee does not cure such default within ten (10) days, Licensor may cancel this Agreement with thirty (30) days written notice.

10.16 No Other Rights. This Agreement does not give Licensee any other right with respect to the Premises. Any rights not specifically granted to Licensee by and through this document are reserved exclusively to Licensor. Execution of this Agreement does not obligate Licensor in any manner and Licensor shall not undertake any additional duties or services.

SECTION 11. ADDITIONAL RESPONSIBILITIES OF LICENSOR

LICENSE NO. 10082

11.1 Air-Conditioning. In providing air-conditioning for the Cermak Health Services Building, Licensor shall provide air-conditioning for the Premises.

11.2 Heat. In providing heat for the Cermak Health Services Building, Licensor shall provide heat for the Premises.

SECTION 12. ADDITIONAL RESPONSIBILITIES OF LICENSEE

12.1 Inspection. Licensee has inspected the Premises and all related areas and grounds and that Licensee is satisfied with the physical condition thereof. Licensee accepts the Premises and all related areas and grounds in "as-is" condition.

12.2 Licensing and Permits. For any activity which Licensee desires to conduct on the Premises in which a license or permit is required, said license or permit must be obtained by Licensee prior to using the Premises for such activity. Failure to obtain and maintain a required license or permit shall constitute a breach of the terms of this Agreement.

12.3 Upkeep. Licensee shall keep the Premises in a clean and presentable condition.

12.4 Security. Licensee shall secure all of Licensee's records, equipment, and furniture within the Premises.

12.5 Illegal Activity. Licensee, or any of its agents or employees, shall not perform or permit any practice that is injurious to the Premises, is illegal, or increases the rate of insurance on the Premises.

12.6 Hazardous Materials. Licensee shall keep out of Premises materials which cause a fire hazard or safety hazard. Licensee shall comply with reasonable requirements of Licensor's fire insurance carrier.

12.7 Repairs for Negligence, Vandalism, or Misuse. Licensee shall assume responsibility for any repairs to the Premises necessitated by the negligence, vandalism, or misuse of the Premises or equipment therein by Licensee's employees, agents, or contractors.

12.8 No Alcohol. Licensee agrees that no alcoholic beverages or illegal drugs of any kind or nature shall be sold, given away or consumed on the Premises.

12.9 Non-Discrimination. Licensee agrees that Licensee 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 Premises or any part thereof. Licensee shall not use the Premises for any religious activities.

12.10 Rules. Licensee shall comply with all rules and regulations including, but not limited to, all security requirements, which may be or may become applicable to the Premises, the Cermak Health Services Building, or the Cook County Correctional Facility Complex.

LICENSE NO. 10082

12.11 Condition on Surrender. Upon the termination or cancellation of this Agreement, Licensee shall surrender the Premises to the Licensor in a comparable or better condition to the condition of the Premises at the beginning of this Agreement, with normal wear and tear taken into consideration. Upon the termination of this Agreement, Licensee shall remove all of Licensee's records, equipment, and furniture from the Premises.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

LICENSE NO. 10082

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

LICENSOR:

COUNTY OF COOK,

a Body Politic and Corporate of the State of Illinois

By: _____
President, Cook County Board of Commissioners

County Clerk

County Comptroller

SHERIFF OF COOK COUNTY

Thomas J. Dart

By: _____
Thomas J. Dart

LICENSE NO. 10082

LICENSEE:

CITY OF CHICAGO,

an Illinois municipal corporation and home rule unit of government

DEPARTMENT OF FLEET AND FACILITY MANAGEMENT

By: _____
Commissioner

DEPARTMENT OF PUBLIC HEALTH

By: _____
Commissioner

**APPROVED AS TO FORM AND LEGALITY:
DEPARTMENT OF LAW**

By: _____
**Deputy Corporation Counsel
Real Estate Division**

**2750 South California Avenue
Chicago Department of Public Health
Lease No. 10082**

SECTION 2: This Ordinance shall be effective from and after the date of its passage and approval.



City of Chicago



O2014-1493

Office of the City Clerk

Document Tracking Sheet

Meeting Date:

3/5/2014

Sponsor(s):

Emanuel (Mayor)

Type:

Ordinance

Title:

Interim Stadium agreement with Illinois Sports Facilities
Management for use of property at 333 West 35th St

Committee(s) Assignment:

Committee on Housing and Real Estate



OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

March 5, 2014

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

Ladies and Gentlemen:

At the request of the Commissioner of Fleet and Facility Management, I transmit herewith ordinances authorizing a lease and property use agreement.

Your favorable consideration of these ordinances will be appreciated.

Very truly yours,

Mayor

ORDINANCE

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

SECTION 1: On behalf of the City of Chicago, the Commissioner of the Department of Fleet and Facility Management is authorized to execute an Interim Stadium Agreement with Illinois Sports Facilities Authority for the period through March 31, 2015 and is authorized to execute similar one-year agreements through March 31, 2020 governing the use of property located at 333 West 35th Street by the Department of Police; such Interim Stadium Agreements to be approved by the Superintendent of the Department of Police and to be approved as to form and legality by the Corporation Counsel in substantially the following form:

INTERIM STADIUM RENTAL AGREEMENT

THIS RENTAL AGREEMENT (this "Agreement") is entered into this ___ day of ___, 2014, by and between the Illinois Sports Facilities Authority ("ISFA" or the "**Authority** "), and the City of Chicago, an Illinois Municipal Corporation and Home Rule unit of government (hereinafter referred to as "**Occupant**").

RECITALS

A. WHEREAS, ISFA is the owner of the real estate and facilities located at 333 West 35th Street, Chicago, Illinois, commonly known as the U.S. Cellular Field, and parking facilities and certain access ways adjacent thereto (collectively, the "Park").

B. WHEREAS, Occupant requests permission to use Parking Lot C at the U.S. Cellular Field, Chicago, Illinois ("Parking Lot") to conduct a vehicle training program for the Chicago Department of Police ("Police"), and to use Parking Lot G for other Police special Occupant Uses, and for use for City of Chicago general parking purposes (collectively, "Occupant Uses"). Parking Lot C and Parking Lot G together shall be referred herein from time to time as "Parking Lots." This Agreement shall be entered into effective as of date of execution ("Commencement Date") and shall end on the 31st day of March, 2015 unless sooner terminated as set forth in this Agreement. Provided, however that occupant shall not use the Lots on the dates as set forth in Exhibit A. In addition, the Occupant shall not use the Parking Lots on those dates when playoff games have been scheduled, games have been re-scheduled, or concerts are to occur, or for any other event as determined at the sole discretion of the ISFA.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants set forth herein, the parties hereby agree as follows:

SECTION 1. USE OF THE PARK

1.1 **Premises**. Subject to the terms, conditions and restrictions set forth in this Agreement, ISFA desires to grant such permission to the Occupant to use only the Parking Lots.

1.2 **Duration of Occupant Uses**. Occupant agrees that its use of the Parking Lots will be limited to the Occupant Uses during the hours of 7:00 a.m. to 4:30 p.m. Monday through Friday. Notwithstanding the foregoing, the Occupant shall not have use of the Parking Lots on those dates as set forth in Exhibit A.

1.3 **Rescheduled Date**. Not Applicable.

1.4 **Disruption of Use**. If ISFA reasonably determines, for any reason, that the Parking Lots, or any part thereof, is unfit for the use contemplated herein, ISFA hereto

LEASE NO. 12063

may, at its discretion cancel this Agreement with ten (10) days prior written notice, and this Agreement thereafter shall be terminated at no cost or expense to ISFA.

1.5 **As Is.** ISFA makes no representations of any kind relating to the condition of the Parking Lots or of the improvements, fixtures or equipment thereon or the areas and facilities adjacent thereto, and Occupant accepts same on an "as is" basis. Except as otherwise provided by law, ISFA shall have no liability for any latent or patent defects therein.

SECTION 2. UNDERTAKINGS OF OCCUPANT

2.1 **Occupant Responsible for Occupant Uses.** Occupant shall perform or obtain, at Occupant's expense, all goods and services necessary to conduct the Occupant Uses not otherwise agreed to be provided by ISFA pursuant to Section 3.

2.2 **No Damage.** Occupant shall not permit or cause any damage to or waste of the Park by any party or person in relation to the Occupant Uses.

2.3 **Clean-Up, Repairs.** Immediately following the Occupant Uses, Occupant shall perform, or cause to be performed, at Occupant's sole cost and expense, any and all cleanup, repair, and maintenance.

2.4 **Prohibited Conduct.** Occupant shall not at any time permit, and Occupant shall take all reasonable steps to prohibit the sale or use of any controlled or illegal substances, or the engaging in any indecent or immoral conduct on the Parking Lots on the day(s) of the Occupant Uses.

2.5 **Parking.** Occupant shall at its sole cost and expense, be responsible for making all necessary arrangements for participant parking with the operator of the Parking Lot for the use of Parking Lots. Occupant shall not charge for participant parking.

2.6 **Security.** Occupant shall provide its own security at its expense if deemed necessary by the Occupant.

SECTION 3. UNDERTAKING OF ISFA

3.1 **Obligations of ISFA.** Subject to the provisions of Section 4. ISFA shall be obligated as follows:

(a) On the day(s) of the Occupant Uses, ISFA shall make available to Occupant the personnel ordinarily employed by ISFA to perform such functions to Occupant to assist Occupant in carrying out the obligations of this Agreement.

(b) To the extent that ISFA and Occupant agree prior to the Occupant Uses, ISFA shall, for the duration of the Occupant Uses, operate the basic systems necessary for conducting the Occupant Uses.

3.2 **Parking Income**. Not Applicable.

3.3 **Reservation of Rights by ISFA**. ISFA reserves for itself the right to continue to use and occupy portions of the Parking Lots not covered by this Agreement. ISFA reserves the right to cancel training with five (5) days prior written notice. Occupant may terminate this Agreement with thirty (30) days prior written notice.

SECTION 4. **RENTAL PAYMENTS, COSTS AND EXPENSES**

4.1 **Rental Payments**. In consideration of the rights granted to Occupant herein, and the public nature and purpose, Occupant shall pay, or cause to be paid, to ISFA the amount of **\$ 0.00**.

4.2 **Responsibility for Costs**. Occupant shall also bear the expense of all costs direct or indirect, necessary or incidental to conducting the Occupant Uses and the performance of all of Occupant's obligations hereunder. Occupant agrees that it has discussed with the ISFA the terms of this Section 4.2 in sufficient detail prior to the execution of this Agreement.

4.3 **Non - Payment**. If Occupant shall fail to pay, or otherwise satisfy any obligations which Occupant is obligated to pay or satisfy herein, ISFA may at their option and in addition to any remedies available to them pursuant to the terms hereof or at law or in equity, pay or satisfy, any such obligation. All sums paid by ISFA in this regard do not in any way relieve Occupant of its obligations described herein and shall be immediately reimbursed by Occupant.

SECTION 5. **INSURANCE**

5.1 **Insurance**. Subject to Section 5.3, Occupant shall provide the letter of self insurance set forth in Exhibit B and comply with the provisions therein.

5.2 **Indemnification**. Occupant shall indemnify and hold harmless the parties as set forth in Exhibit C and comply with the provisions set forth therein.

5.3 **Self-Insurance**. ISFA agrees and acknowledges Occupant shall self-insure for the insurance requirements specified in Exhibit C.

SECTION 6. **REPRESENTATIONS AND WARRANTIES**

6.1 **ISFA.** ISFA represents and warrants that it has full right, power and authority to enter into this Agreement and to perform its obligations hereunder, and this Agreement is valid and binding upon and enforceable against ISFA in accordance with its terms.

6.2 **Occupant.** Occupant hereby represents and warrants that it has full right, power and authority to enter into this Agreement and to perform its obligations hereunder, and this Agreement is valid and binding upon and enforceable against it in accordance with its terms.

SECTION 7. **MISCELLANEOUS PROVISIONS**

7.1 **Entire Agreement.** The Agreement, together with the dates of prohibited use attached hereto as Exhibit A, the Letter of Self - Insurance, attached hereto as Exhibit B, and the Insurance and Indemnification Letter Agreement, attached hereto as Exhibit C constitute the entire agreement between the parties hereto with respect to the subject matter hereof and supersedes any and all prior agreements with respect hereof. This Agreement may not be changed or modified except by a written instrument signed by all of the parties hereto.

7.2 **Binding Effect.** All of the terms and provisions of this Agreement shall be binding upon and shall inure to the benefit of the parties hereto.

7.3 **Severability.** If any provision hereof is held invalid or unenforceable by any court of competent jurisdiction, such provision shall be deemed severed from this Agreement to the extent of such invalidity or unenforceability and the remainder hereof will not be affected thereby, each of the provisions hereof being severable in any such instance.

7.4 **Relationship of the Parties.** The parties to this Agreement are and at all times shall be considered as independent contractors and in no way agents of or employees, partners or joint venturers with each other. Except as provided herein, neither party may bind another party to any obligation.

7.5 **Governing Law.** This Agreement shall be governed by and be construed in accordance with the laws of the State of Illinois.

7.6 **Section Headings.** Section headings have been included merely for convenience of reference and are not to be considered part of, or to be used in interpreting, this Agreement.

7.7 **Occupant Uses Images.** Occupant is entitled to maintain all participant and spectator images of any of the Occupant Uses but shall not be permitted to utilize any images involving Major League Baseball or U.S. Cellular Field.

7.8 **Snow Removal.** Occupant shall provide and pay for snow removal of the Parking Lot when necessary for Occupant's use as determined by the Occupant.

7.9 **Other Uses.** Police will have authority to use the Parking Lots to park vehicles for other police programs and other ISFA approved special Occupant Uses other than the specified in this Agreement. Occupant will be required to receive written approval from ISFA prior to engaging in such other special occupant uses. ISFA shall not unreasonably withhold such approval.

7.10 **Amendments.** From time to time, the parties hereto may amend this Agreement with respect to any provisions reasonably related to Occupant's use of the Premises and/or ISFA's administration of said Agreement. Provided, however, that such Amendment(s) shall not serve to extend the term of the Agreement hereof nor serve to otherwise materially alter the essential provisions contained herein. Such Amendment(s) shall be in writing, shall establish the factual background necessitating such alteration, shall set forth the terms and conditions of such modification, and shall be duly executed by both ISFA and Occupant. Such Amendment(s) shall only take effect upon execution by both parties. Upon execution, such Amendment(s) shall become a part of this Agreement and all other provisions of this Agreement shall otherwise remain in full force and effect.

LEASE NO. 12063

IN WITNESS WHEREOF, parties hereunder have executed this Agreement on the date first above written.

ILLINOIS SPORTS FACILITIES AUTHORITY:

By: _____
Kelly Kraft
Its: _____
CEO/Executive Director

OCCUPANT:

CITY OF CHICAGO,
an Illinois Municipal Corporation and Home Rule Unit of Government

By: THE DEPARTMENT OF FLEET AND FACILITY MANAGEMENT

By: _____
Commissioner

APPROVED:

By: THE DEPARTMENT OF POLICE

By: _____
Superintendent of Police

APPROVED AS TO FORM AND LEGALITY:

By: DEPARTMENT OF LAW

By: _____
Deputy Corporation Counsel
Real Estate Division

EXHIBIT A
PROHIBITED USE DATES

APRIL 2014

April 2nd through April 3rd
April 10th through April 13th
April 15th through April 17th
April 25th through April 30th

MAY 2014

May 7th through May 11th
May 22th through May 28th
May 30th through May 31st

JUNE 2014

June 1st
June 9th through June 15th
June 17th through June 18th
June 30th

JULY 2014

July 1st through July 2nd
July 4th through July 6th
July 18th through July 23rd

AUGUST 2014

August 1st through August 6th
August 15th through August 20th
August 26th through August 31st

SEPTEMBER 2014

September 8th through September 14th
September 25th through September 28th

LEASE NO. 12063

EXHIBIT B

Letter of Self Insurance

[To come]

EXHIBIT C

Insurance and Indemnification Letter Agreement

_____, 2014

City of Chicago
Department of Fleet and Facility Management
30 North LaSalle Street
Suite 300
Chicago, Illinois 60602
Attn: Commissioner David J. Reynolds

Re: Use of U.S. Cellular Field

Dear Commissioner Reynolds:

This letter is to confirm our understanding regarding indemnification responsibilities of the City of Chicago ("Occupant") regarding the use of U.S. Cellular Field Parking Lot C and G (the "Parking Lots") commencing on _____, 2014. You acknowledge that this letter is being entered into by you as an additional inducement to the Indemnified Parties to allow you to utilize such portions of U.S. Cellular Field, and that each of the Indemnified Parties is a third party beneficiary of this letter.

The Occupant acknowledges that it has surveyed and examined the Parking Lot and have deemed them to be safe and without danger to the participants.

The Occupant will defend, indemnify and hold harmless Illinois Sports Facilities Authority, the State of Illinois, Chicago White Sox, Ltd., Chisox Corp., Chicago White Sox Charities, Inc., At Your Service, LLC, At Your Service Management Corporation, Illinois Sportservice, Inc., CWS Maintenance Company, Roclab Athletic Instruction LLC, Jerry Reinsdorf, Jerry M. Reinsdorf Trusts, Levy Premium Food Service Limited Partnership, GRG – U.S. Cellular Field Management Company LLC, and their respective directors, owners, partners, members, employees and agents; and any subsidiaries or affiliates, or thereof, (hereafter referred to as the "Indemnified Parties") or any under their control or supervision of any of the foregoing, against liability for damages, costs, attorney fees and expenses caused by the Occupant or its invitees on account of injury to, or death of, any person, or loss or damage to any property of the "Indemnified Parties" caused by the Occupant or its invitees during the Occupant's use of the Parking Lot during the term of the Agreement.

The Occupant shall defend all such claims and causes of action against the Indemnified Parties at its expense, but the Indemnified Parties shall have the right to participate in litigation, in which event the Indemnified Parties shall be responsible for their legal expenses caused by participation in such litigation.

LEASE NO. 12063

The Occupant also hereby releases, discharges, and covenants not to sue the Indemnified Parties from, and with respect to, any and all claims, demands, causes of action for losses other than allegations of willful and/or wanton misconduct or gross negligence or criminal behavior that hereinafter may accrue against them and that is caused by the Occupant's use of the Parking Lot as described herein.

The Occupant shall carry and obtain insurance as follows:

Comprehensive General Liability insurance, with limits of liability of not less than \$1,000,000, per occurrence and in the aggregate and fire, legal liability in the amount of \$100,000 per occurrence, combined for bodily injury including death and property damage. Such blanket contractual liability shall cover the hold harmless/indemnification provisions of the agreement.

Automobile Liability coverage for bodily injury and property damage with a combined single limit per accident of \$1,000,000.

Worker's compensation insurance in compliance with the Worker's Compensation Act of the State of Illinois.

Employer's Liability insurance on all employees, for injuries caused by accidents or disease, for limits of not less than \$1,000,000 for each employee for accidents and disease and a policy limit for disease.

Umbrella Liability coverage with limits of liability of not less than \$5,000,000, per occurrence and in the aggregate combined for bodily injury including death and property damage that specifically identifies each of the policies described above on the schedule of underlying coverage, and shall provide coverage at least as broad as each, and every one of the underlying policies.

ISFA acknowledges and agrees that Occupant is self-insured for the insurance requirements specified herein and in the Agreement.

Sincerely,

ILLINOIS SPORTS FACILITIES AUTHORITY

Kelly Kraft
CEO/Executive Director

ACCEPTED and AGREED to this

_____ Day of _____, 2014

**333 West 35th Street
Department of Police
Lease No. 12063**

SECTION 2: This Ordinance shall be effective from and after the date of its passage and approval.



City of Chicago



A2014-39

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/5/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Appointment
Title:	Reappointment of Eve J. Moran as member of Special Service Area No. 16, Greektown/Halsted Commission
Committee(s) Assignment:	Committee on Finance

FIN.



OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

March 5, 2014

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

Ladies and Gentlemen:

I have reappointed Eve J. Moran as a member of Special Service Area No. 16, the Greektown/Halsted Commission, for a term effective immediately and expiring December 31, 2017.

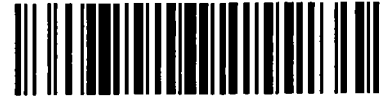
Your favorable consideration of this appointment will be appreciated.

Very truly yours,

Mayor



City of Chicago



A2014-40

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/5/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Appointment
Title:	Appointment of Thomas J. Bonanno as member of Special Service Area No. 16, Greektown/Halsted Commission
Committee(s) Assignment:	Committee on Finance



OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

March 5, 2014

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

Ladies and Gentlemen:

I have appointed Thomas J. Bonanno as a member of Special Service Area No. 16, the Greektown/Halsted Commission, for a term effective immediately and expiring December 31, 2017, to succeed Maria V. Melidis, whose term has expired.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,

Mayor



City of Chicago



A2014-41

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/5/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Appointment
Title:	Appointment of Helen C. Cameron as member of Special Service Area No. 26, Broadway Commercial District Commission
Committee(s) Assignment:	Committee on Finance



OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

March 5, 2014

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

Ladies and Gentlemen:

I have appointed Helen C. Cameron as a member of Special Service Area No. 26, the Broadway Commercial District Commission, for a term effective immediate and expiring May 26, 2015, to succeed Olivia Marie Aguilar, whose term has expired.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,

Mayor



City of Chicago



O2014-1991

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/5/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Amendment of 2014 Annual Appropriation Ordinance within Fund No. 925 for Office of Emergency Management and Communications
Committee(s) Assignment:	Committee on Budget and Government Operations



OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

March 5, 2014

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 Fund 925 amendment.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

Mayor

ORDINANCE

WHEREAS, the Annual Appropriation Ordinance for the year 2014 of the City of Chicago (the "City") contains estimates of revenues receivable as grants from agencies of the state and federal governments and public and private agencies; and

WHEREAS, in accordance with Section 8 of the Annual Appropriation Ordinance, the heads of various departments and agencies of the City have applied to agencies of the state and federal governments and public and private agencies for grants to the City for various purposes; and

WHEREAS, the City through its Office of Emergency Management and Communication has been awarded federal grant funds by the U.S. Department of Homeland Security, through the Illinois Emergency Management Agency, in the amount of \$442,000, which shall be used for the Hazard Mitigation Program; now, therefore,

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

SECTION 1. The sum of \$442,000, not previously appropriated, representing increased grant awards, is hereby appropriated from Fund 925 - Grant Funds for the year 2014. The Annual Appropriation Ordinance is hereby further amended by striking the words and figures and adding the words and figures indicated in the attached Exhibit A which is hereby made a part hereof.

SECTION 2. 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 3. This ordinance shall be in full force and effect upon its passage and approval.

EXHIBIT A
AMENDMENT TO THE 2014 APPROPRIATION ORDINANCE

CODE	DEPARTMENT AND ITEM	STRIKE AMOUNT	ADD AMOUNT	STRIKE AMOUNT 2014 Anticip'd Grant	ADD AMOUNT 2014 Anticip'd Grant	STRIKE AMOUNT 2014 Carryover	ADD AMOUNT 2014 Carryover	STRIKE AMOUNT 2014 Total	ADD AMOUNT 2014 Total
ESTIMATE OF GRANT REVENUE FOR 2014									
	Awards from Federal Agencies	\$1,481,219,500	\$1,481,661,500						
925 -	Grant Funds								
Dept and Dept #, and Grant Name									
58	<u>Office of Emergency Management & Communication:</u>								
	Hazard Mitigation Program		\$ 442,000						\$ 442,000



City of Chicago



O2014-1943

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/5/2014
Sponsor(s):	Emanuel (Mayor) Burke (14) Pope (10)
Type:	Ordinance
Title:	Amendment of Municipal Code Chapters 17-2, 17-3, 17-4, 17-5, 17-6, 17-9 and 17-17 regarding coke and coal bulk material facilities
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards



OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

March 5, 2014

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

Ladies and Gentlemen:

At the request of the Commissioner of Planning and Development and the Commissioner of Public Health, I transmit herewith, together with Aldermen Burke and Pope, an ordinance amending Title 17 of the Municipal Code regarding coke and coal bulk materials facilities.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

Mayor

ORDINANCE

WHEREAS, The City has determined that the storage and processing of coke & coal bulk material such as petroleum coke negatively impacts residential areas near the industrial zones where such activities currently occur; and

WHEREAS, These negative impacts include scenic blight, together with increased noise from coke and coal operations and related road and rail traffic; and

WHEREAS, Perhaps most troubling are the operations' creation of airborne particulate matter, which migrates into residential areas, subjecting Chicagoans to severe inconvenience and unpleasantness by blackening their homes and vehicles, and making it impossible for them to enjoy their outdoor spaces; and

WHEREAS, Coke & coal bulk material uses not only significantly impact nearby residents' quality of life, but also reduce the value of their properties and inhibit economic development in their neighborhoods; now, therefore,

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

SECTION 1. Section 17-2-0200 of the Chicago Zoning Ordinance is hereby amended by inserting the language underscored as follows:

17-2-0200 Allowed uses.

(Omitted text is unaffected by this ordinance)

17-2-0207 Use Table and Standards.

(Omitted text is unaffected by this ordinance)

USE GROUP		Zoning Districts								Use standard	Parking standard
Use category		RS	R S	R S	RT	R T	R M	RM	RM		
	Specific Use Type	1	2	3	3.5	4	4.5	5-5.5	6-6.5		
P= permitted by-right S = special use approval req'd PD = planned development approval req'd - = Not allowed											

(Omitted text is unaffected by this ordinance)

<u>W. Coke & Coal Bulk Material</u>	-	-	-	-	-	-	-	-	-	<u>§ 17-9-0117-B</u>	<u>None Req'd</u>

SECTION 2. Section 17-3-0200 of the Chicago Zoning Ordinance is hereby amended by inserting the language underscored as follows:

17-3-0200 Allowed uses.

(Omitted text is unaffected by this ordinance)

17-3-0207 Use Table and Standards.

(Omitted text is unaffected by this ordinance)

USE GROUP		Zoning Districts						Use Standard	Parking Standard
Use Category		B1	B2	B3	C1	C2	C3		
	Specific Use Type								
P= permitted by-right S = special use approval req'd PD = planned development approval req'd - = Not allowed									

(Omitted text is unaffected by this ordinance)

<u>YY. Coke & Coal Bulk Material</u>	=	=	=	=	=	=	<u>§ 17-9-0117-B</u>	<u>None Req'd</u>

SECTION 3. Section 17-4-0200 of the Chicago Zoning Ordinance is hereby amended by inserting the language underscored as follows:

17-4-0200 Allowed uses.

(Omitted text is unaffected by this ordinance)

17-4-0207 Use Table and Standards.

(Omitted text is unaffected by this ordinance)

USE GROUP		Zoning Districts				Use Standard	Parking Standard
Use Category		DC	DX	DR	DS		
	Specific Use Type						
P= permitted by-right S = special use approval req'd PD = planned development approval req'd							

- = Not allowed

(Omitted text is unaffected by this ordinance)

<u>YY. Coke & Coal</u>	=	=	=	=	<u>§ 17-9-0117-B</u>	<u>None Req'd</u>
<u>Bulk Material</u>						

SECTION 4. Section 17-5-0200 of the Chicago Zoning Ordinance is hereby amended by inserting the language underscored as follows:

17-5-0200 Allowed uses.

(Omitted text is unaffected by this ordinance)

17-5-0207 Use Table and Standards.

(Omitted text is unaffected by this ordinance)

USE GROUP		District			Use Standard	Parking Standard
Use Category		M1	M2	M3		
	Specific Use Type					
P= permitted by-right						
S = special use approval req'd						
PD = planned development approval req'd						
- = Not allowed						

(Omitted text is unaffected by this ordinance)

<u>KK. Coke & Coal</u>	=	=	=	=	<u>§ 17-9-0117-B</u>	<u>None Req'd</u>
<u>Bulk Material</u>						

SECTION 5. Section 17-6-0200 of the Chicago Zoning Ordinance is hereby amended by inserting the language underscored as follows:

17-6-0200 POS, Parks and Open Space District.

(Omitted text is unaffected by this ordinance)

17-6-0203 Allowed Uses. Permanent uses and facilities are allowed in the POS district in accordance with the use table of this section.

(Omitted text is unaffected by this ordinance)

17-6-0203-E Use Table.

(Omitted text is unaffected by this ordinance)

USE GROUP		Park/Open Space Facility Type				Additional Standards
Use Category		POS-1 Regional or Community Parks	POS-2 Neighborhood, Mini- and Play-lot Parks	POS-3 Open Space/ Natural Areas	POS-4 Cemeteries	
	Specific Use Type					
P= permitted by-right S = special use approval req'd PD = planned development approval req'd - = Not allowed						

(Omitted text is unaffected by this ordinance)

<u>R. Coke & Coal Bulk Material</u>	-	-	-	-	<u>§ 17-9-0117-B</u>

SECTION 6. Section 17-6-0400 of the Chicago Zoning Ordinance is hereby amended by inserting the language underscored as follows:

17-6-0400 PMD, Planned Manufacturing Districts.

(Omitted text is unaffected by this ordinance)

17-6-0403-F Use Table and Standards.

USE GROUP		PMD (Planned Manufacturing District)															Use Standard	
Use Category		No . 1	No . 2	N o. 3	No . 4	N o. 5	N o. 6	No . 7	N o. 8	N o. 9	N o. 10	No. 11	No . 12	No . 13	No . 14	No . 15		
	Specific Use Type	A	B	A	B			A	B			A	B					
P= permitted by-right																		
S = special use approval req'd																		
PD = planned development approval req'd																		
- = Not allowed																		

(Omitted text is unaffected by this ordinance)

[illegible]

SECTION 7. Section 17-9-0100 of the Chicago Zoning Ordinance is hereby amended by deleting the language stricken and inserting the language underscored, as follows:

17-9-0100 Use standards.

(Omitted text is unaffected by this ordinance)

17-9-0117 Waste-Related Uses, Recycling Facilities, and Mining/Excavation Uses, and Coke & Coal Bulk Material Uses.

17-9-0117-A Waste-Related Uses, Recycling Facilities, and Mining/Excavation Uses. Buildings, storage areas, and work areas on the site of *all waste-related uses, Class III, Class IVB, and Class V Recycling Facilities, and mining/excavation uses* must be located at least 150 feet from all R zoning district boundaries, provided that landfills, hazardous waste disposal/storage, and windrow composting facilities must be located at least 660 feet from R zoning district boundaries.

17-9-0117-B Coke & Coal Bulk Material Uses.

- (1) Neither the storage, placement, retention, loading, unloading, stockpiling, or processing of coke & coal bulk material, nor the undertaking of any improvements or development associated therewith (collectively, "coke & coal bulk material uses"), shall be permitted in any zoning district. This provision does not apply to any material used in manufacturing cement at any location for which a construction permit and prevention of significant deterioration approval from the Illinois Environmental Protection Agency has been obtained.
- (2) Notwithstanding subsection 17-9-0117-B(1), coke & coal bulk material uses that have been in continuous operation in accordance with lawfully established zoning requirements for at least one year prior to the effective date of this subsection 17-9-0117-B shall be deemed nonconforming and may be continued. Suspension of any such operation before, on, or after the effective date of this subsection 17-9-0117-B in order to obtain any governmental approvals (legislative, judicial, regulatory or other) as may be reasonably necessary to operate a coke & coal bulk material use shall not affect the operation's status as a continuous use. In the event of such a suspension, subsections 17-15-0304-A1 and 17-15-0304-A3 of this Zoning Ordinance shall not apply so long as the operator of the suspended coke & coal bulk material use is actively engaged in obtaining the aforesaid approvals.
- (3) Notwithstanding subsection 17-15-0302-B of this Zoning Ordinance, no nonconforming use may be changed to, or substituted with, any coke & coal bulk material uses. Further, no expansion of any nonconforming coke & coal bulk material uses shall be permitted. For purposes of this subsection 17-9-0117-B(3), "expansion" means any extension or increase in the boundaries of the land upon which any existing nonconforming coke &

coal bulk material use is located based on the lawful boundaries in existence as of the effective date of this subsection 17-9-0117-B.

- (4) All nonconforming coke & coal bulk material uses are subject to all applicable sections of the Municipal Code of Chicago, including, but not limited to, Sections 11-4-760 and 11-4-770 of that Code, as amended, together with the Rules and Regulations for Control of Emissions from the Handling and Storage of Bulk Material Piles, as well as to all other applicable rules and regulations promulgated by the commissioner of health under these and any other applicable sections of that Code (collectively, "bulk material regulations").
- (5) Nothing in this subsection 17-9-0117-B shall preclude a finding by the City that coke & coal bulk material uses are also waste-related uses and thus subject to those regulations as well.
- (6) Nothing herein shall prohibit or impair the construction or installation of any improvements, nor the undertaking of any operations or maintenance, required or provided for by the bulk material regulations, with the exception of compliance with subsection 17-9-0117-B(3), the prohibition on expansion of boundaries of the land.
- (7) In the event of any conflict between this subsection 17-9-0117-B and any other provision of this Zoning Ordinance, the former shall govern. In the event of any conflict between the bulk material regulations and this Zoning Ordinance, the latter shall govern.

(Omitted text is unaffected by this ordinance)

SECTION 8. Section 17-17-0100 of the Chicago Zoning Ordinance is hereby amended by inserting the language underscored, as follows:

17-17-0100 Use group and category descriptions.

(Omitted text is unaffected by this ordinance)

17-17-0105-G Coke & coal bulk material.

1. Coke & coal bulk material. Any coke, coal, or combination thereof. Coke & coal bulk material does not include any coal material stored at a location in an amount equal to or less than 25 cubic yards at any one time.

2. Coal. Any solid, brittle, carbonaceous rock classified as anthracite, bituminous, subbituminous, or lignite by ASTM Designation D388-77.

3. Coke. Any solid carbonaceous material derived from the distillation of coal (including metallurgical coke) or from oil refinery coker units or other cracking processes (including petroleum coke).

4. Coke & coal bulk material processing. Any chemical, industrial, commercial, or manufacturing operation, or activity, including, but not limited to, blending, mixing, crushing, screening, breaking, wet or dry cleaning, thermal drying, or chemically treating, that causes, or has the potential to cause, the emission of airborne particles of coke or coal. Notwithstanding anything to the contrary in subsection 17-17-02127 of this Zoning

Ordinance, for purposes of this definition, the term "processing" shall have the meaning described in this subsection 17-17-0105-G4.

(Omitted text is unaffected by this ordinance)

SECTION 9. The provisions of this ordinance are declared to be separate and severable. The invalidity of any provision of this ordinance, or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of this ordinance, or the validity of its application to other persons or circumstances.

SECTION 10. This ordinance shall take effect upon passage and approval.



City of Chicago



O2014-1806

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/5/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Acquisition of property in River South Tax Increment Financing (TIF) area
Committee(s) Assignment:	Committee on Housing and Real Estate

HSG.



OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

March 5, 2014

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 conferring acquisition authority in the River South TIF Area.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

A handwritten signature in cursive script that reads "Rahm Emanuel".

Mayor

ORDINANCE

WHEREAS, the City of Chicago ("City") is a home rule unit of government by virtue of the provisions of the Constitution of the State of Illinois of 1970, and as such, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, pursuant to an ordinance adopted by the City Council of the City of Chicago ("City Council") on July 30, 1997, and published at pages 49089 and 49091–49193 of the Journal of the Proceedings of the City Council ("Journal") of such date, a certain redevelopment plan and project (as amended, the "Plan") for the River South Redevelopment Project Area (the "Area") was approved pursuant to the Illinois Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS 5/11-74.4-1 et seq. (the "Act"); and

WHEREAS, pursuant to an ordinance adopted by the City Council on July 30, 1997, and published at pages 49194–49199 of the Journal of such date, one portion of the Area was designated as a "conservation area" redevelopment project area pursuant to the Act (specifically the Northern Built-Up Area as defined in the Plan), another portion of the Area was designated as an improved "blighted area" redevelopment project area pursuant to the Act (specifically the Southern Built-Up Area as defined in the Plan), and a third portion of the Area was designated as a vacant "blighted area" redevelopment project area pursuant to the Act (specifically the Vacated Railyards Area as defined in the Plan); and

WHEREAS, pursuant to an ordinance adopted by the City Council on July 30, 1997, and published at pages 49199–49206 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, the Plan and the use of tax increment financing provide a mechanism to support new growth through leveraging private investment, and helping to finance land acquisition, demolition, remediation, site preparation and infrastructure for new development in the Area; and

WHEREAS, the City Council finds that it is useful, necessary and desirable to acquire the parcels of property located in the Area identified on Exhibit A attached hereto and made a part hereof (the "Acquisition Parcels") in order to achieve the objectives of the Plan, which include, among other things: reducing or eliminating those conditions that qualify the Area as a conservation area and blighted area; and

WHEREAS, by Resolution No. 13-CDC-22, adopted by the Community Development Commission of the City of Chicago ("Commission") on July 9, 2013, the Commission recommended the acquisition of the Acquisition Parcels; and

WHEREAS, the City Council finds such acquisitions to be for the same purposes as those set forth in Divisions 74.2 and 74.4 of the Illinois Municipal Code; and

WHEREAS, the City Council further finds that such acquisition and exercise of power of eminent domain shall be in furtherance of the Plan, which was first adopted in 1997 in accordance with the Act, as recited above, and was in existence prior to April 15, 2006; and

WHEREAS, the City Council further finds that prior to April 15, 2006, the Plan included an estimated \$12,500,000 in property assembly costs as a budget line item in Exhibit I to the

Plan (and \$135,500,000 in total redevelopment project costs), and also described property assembly as a part of the redevelopment project for the Area, including in Sections IV and V of the Plan; and

WHEREAS, the City Council further finds that the Acquisition Parcels were included in the Area prior to April 15, 2006, that there has been no extension in the completion date of the Plan and that the Acquisition Parcels are not located in an industrial park conservation area; **now, therefore**,

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

SECTION 1. The foregoing recitals, findings and statements of fact are hereby adopted as the findings of the City Council.

SECTION 2. It is hereby determined, declared and found that it is useful, desirable and necessary that the City of Chicago acquire the Acquisition Parcels for public purposes and for purposes of implementing the objectives of the Plan.

SECTION 3. The Corporation Counsel is authorized to negotiate with the owner(s) of the Acquisition Parcels for the purchase of such Acquisition Parcels. If the Corporation Counsel and the owner of an Acquisition Parcel are able to agree on the terms of the purchase, the Corporation Counsel is authorized to purchase the Acquisition Parcel on behalf of the City for the agreed price. If the Corporation Counsel is unable to agree with the owner(s) of the Acquisition Parcels on the terms of the purchase, or if the owner(s) is or are incapable of entering into such a transaction with the City, or if the owner(s) cannot be located, then the Corporation Counsel is authorized to institute and prosecute condemnation proceedings on behalf of the City for the purpose of acquiring fee simple title to the Acquisition Parcels under the City's power of eminent domain. Such acquisition efforts shall commence with respect to improved property within four (4) years of the date of the publication of this ordinance, and with respect to vacant lots within ten (10) years of the date of the publication of this ordinance. Commencement shall be deemed to have occurred within such periods upon the City's delivery of an offer letter to the owner(s) of the subject Acquisition Parcel(s). The above grant of authority shall be construed to authorize acquisition of fewer than all the Acquisition Parcels and shall also be construed to authorize the acquisition of less than all of any particular Acquisition Parcel.

SECTION 4. The Commissioner of the Department of Planning and Development is authorized to execute such documents as may be necessary to implement the provisions of this ordinance, subject to the approval of the Corporation Counsel.

SECTION 5. 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 other provisions of this ordinance.

SECTION 6. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 7. This ordinance shall be effective upon its passage and approval.

EXHIBIT A

**ACQUISITION PARCELS
(SUBJECT TO FINAL SURVEY AND TITLE COMMITMENT)**

	PIN	ADDRESS	VACANT OR IMPROVED
1.	17-21-202-001	236 West Maxwell Street	Vacant
2.	17-21-203-006	241 West Roosevelt Road	Vacant
3.	17-21-206-001	236 West 14th Street	Vacant
4.	17-21-208-005	1335 South Lumber Street	Vacant
5.	17-21-210-002	100 West Roosevelt Road	Vacant
6.	17-21-210-005	1332 South Clark Street	Vacant
7.	17-21-210-090	1500 South Clark Street	Vacant
8.	17-21-503-003	0 West 14th Street	Vacant
9.	17-21-210-098	241 West Roosevelt Road	Vacant
10.	17-21-502-001	280 West 14th Street	Vacant
11.	17-21-203-005	243 West Roosevelt Road	Vacant
12.	17-21-204-001	0 South Lumber Street	Vacant
13.	17-21-209-007	253 West 14th Street	Vacant
14.	17-21-210-004	1322 South Clark Street	Vacant
15.	17-21-210-007	1436 South Clark Street	Vacant
16.	17-21-210-086	1207 South Clark Street	Vacant
17.	17-21-210-095	1550 South Clark Street	Vacant
18.	17-21-210-092	1401 South Clark Street	Vacant
19.	17-21-203-004	241 West Roosevelt Road	Vacant
20.	17-21-203-007	241 West Roosevelt Road	Vacant
21.	17-21-207-001	200 West 14th Street	Vacant
22.	17-21-209-006	253 West 14th Street	Vacant
23.	17-21-210-003	1308 South Clark Street	Vacant
24.	17-21-210-006	1344 South Clark Street	Vacant
25.	17-21-210-062	1201 West Roosevelt Road	Vacant
26.	17-21-210-064	1221 West Roosevelt Road	Vacant
27.	17-21-208-004	1331 South Lumber Street	Vacant



City of Chicago



O2014-1902

Office of the City Clerk

Document Tracking Sheet

Meeting Date:

3/5/2014

Sponsor(s):

Emanuel, (Mayor)

Type:

Ordinance

Title:

Adoption of Tax Increment Allocation Financing (TIF) for
Foster and California Revélopment Project Area

Committee(s) Assignment:

Committee on Finance



OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

March 5, 2014

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 establishing the Foster/California TIF District.

Your favorable consideration of these ordinances will be appreciated.

Very truly yours,

Mayor

**AN ORDINANCE OF THE CITY OF CHICAGO, ILLINOIS
ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE
FOSTER AND CALIFORNIA REDEVELOPMENT PROJECT AREA**

WHEREAS, it is desirable and in the best interest of the citizens of the City of Chicago, Illinois (the "City") for the City to implement tax increment allocation financing ("Tax Increment Allocation Financing") pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended (the "Act"), for a proposed redevelopment project area to be known as the Foster and California Redevelopment Project Area (the "Area") described in Section 2 of this ordinance, to be redeveloped pursuant to a proposed redevelopment plan and project (the "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 14-CDC-3, 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 Plan, which was identified in AN ORDINANCE OF THE CITY OF CHICAGO, ILLINOIS, APPROVING A REDEVELOPMENT PLAN FOR THE FOSTER AND CALIFORNIA REDEVELOPMENT PROJECT AREA and has heretofore designated the Area as a redevelopment project area by passage of AN ORDINANCE OF THE CITY OF CHICAGO, ILLINOIS, DESIGNATING THE FOSTER AND CALIFORNIA 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 Plan within the Area legally described in Exhibit A attached hereto and incorporated herein. The street location (as near as practicable) for the Area is 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 a special fund, hereby created, and designated the "Foster and California 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.

List of Attachments

Exhibit A: Legal description of the Area
Exhibit B: Street location of the Area
Exhibit C: Map of the Area

EXHIBIT A
FOSTER & CALIFORNIA
TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA
LEGAL DESCRIPTION

THAT PART OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF FOSTER AVENUE AND THE WEST RIGHT OF WAY LINE OF FRANCISCO AVENUE:

THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE OF FOSTER AVENUE TO THE SOUTHWEST CORNER OF LOT 608 IN WILLIAM H. BRITIGAN'S BUDLONG WOODS GOLF CLUB ADDITION #2, BEING A SUBDIVISION OF PART OF THE NW ¼ OF SECTION 12 AFORESAID;

THENCE NORTH ALONG THE WEST LINE OF LOT 608 AND ITS NORTHERLY EXTENSION TO THE NORTH LINE OF A PUBLIC ALLEY;

THENCE EAST ALONG THE NORTH LINE OF THE PUBLIC ALLEY TO THE SOUTHEAST CORNER OF LOT 588 IN WILLIAM H. BRITIGAN'S BUDLONG WOODS GOLF CLUB ADDITION #2;

THENCE NORTH ALONG THE EAST LINE OF LOT 588 AND ITS NORTHERLY EXTENSION TO THE NORTH RIGHT OF WAY LINE OF FARRAGUT AVENUE;

THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF FARRAGUT AVENUE TO THE EAST RIGHT OF WAY LINE OF CALIFORNIA AVENUE;

THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF CALIFORNIA AVENUE TO THE NORTH RIGHT OF WAY LINE OF FOSTER AVENUE;

THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF FOSTER AVENUE TO THE SOUTHEAST CORNER OF LOT 271 IN WILLIAM H. BRITIGAN'S BUDLONG WOODS GOLF CLUB ADDITION, BEING A SUBDIVISION IN THE NE ¼ OF SECTION 12 AFORESAID;

THENCE NORTH ALONG THE EAST LINE OF LOT 271 AND ITS NORTHERLY EXTENSION TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF A PUBLIC ALLEY BEING THE FIRST PUBLIC ALLEY LYING NORTH OF FOSTER AVENUE;

THENCE EAST ALONG THE NORTHERLY LINE OF THE PUBLIC ALLEY TO THE SOUTHEAST CORNER OF LOT 251 IN WILLIAM H. BRITIGAN'S BUDLONG WOODS GOLF CLUB ADDITION;

THENCE NORTH ALONG THE EAST LINE OF LOT 251 AND ITS NORTHERLY EXTENSION TO THE NORTH RIGHT OF WAY LINE OF FARRAGUT AVENUE;

THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF FARRAGUT AVENUE TO THE EAST RIGHT OF WAY LINE OF WASHTENAW AVENUE;

THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF WASHTENAW AVENUE TO THE SOUTHWEST CORNER OF LOT 246 IN WILLIAM H. BRITIGAN'S BUDLONG WOODS GOLF CLUB ADDITION, BEING THE NORTH LINE OF A PUBLIC ALLEY;

THENCE EAST ALONG THE NORTH LINE OF THE PUBLIC ALLEY TO THE WEST RIGHT OF WAY LINE OF ROCKWELL STREET;

THENCE CONTINUING EAST TO THE EAST LINE OF ROCKWELL STREET AND THE NORTH LINE OF A PUBLIC ALLEY BEING THE SOUTHWEST CORNER OF LOT 69 IN OLIVER L. SALINGER AND COMPANY'S LINCOLN AVENUE SUBDIVISION IN THE NE ¼ OF SECTION 12 AFORESAID;

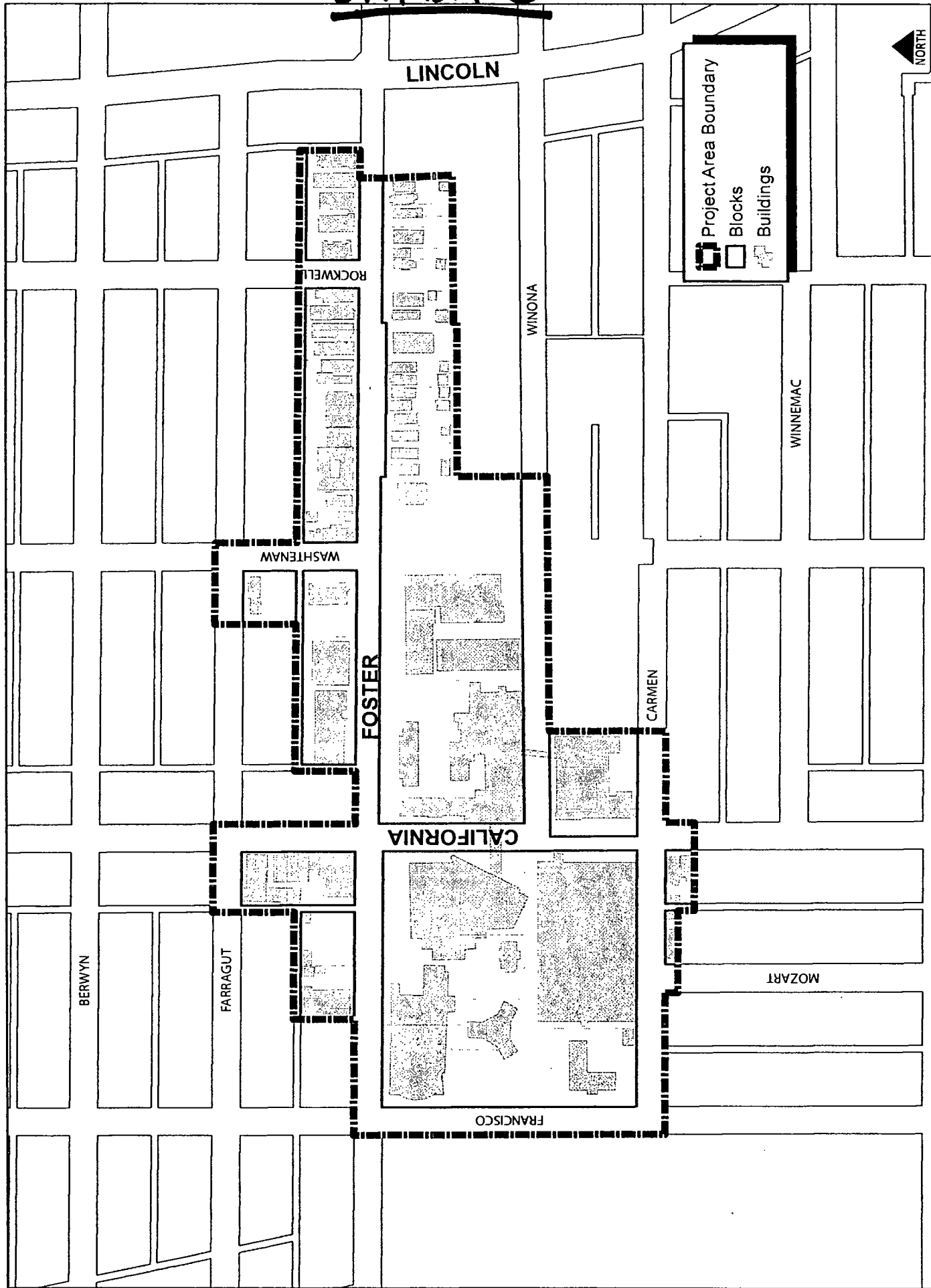
THENCE EAST ALONG THE NORTH LINE OF THE PUBLIC ALLEY TO THE SOUTHEAST

CORNER OF LOT 76 IN OLIVER L. SALINGER AND COMPANY'S LINCOLN AVENUE SUBDIVISION, BEING THE WESTERLY LINE OF A PUBLIC ALLEY;
THENCE SOUTHERLY ALONG THE WESTERLY LINE OF THE PUBLIC ALLEY TO THE NORTH RIGHT OF WAY LINE OF FOSTER AVENUE;
THENCE SOUTHERLY TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF FOSTER AVENUE AND THE EAST LINE OF LOT 14 IN ANTON CONRAD'S SUBDIVISION, BEING IN THE SE ¼ OF SECTION 12 AFORESAID;
THENCE SOUTHERLY ALONG THE EAST LINE OF LOT 14 TO THE SOUTHEAST CORNER OF SAID LOT 14;
THENCE WEST ALONG THE SOUTH LINE OF LOT 14 AND ITS WESTERLY EXTENSION TO THE SOUTHWEST CORNER OF LOT 1 IN ANTON CONRAD'S SUBDIVISION;
THENCE SOUTH TO THE NORTHEAST CORNER OF LOT 8 IN GEORGE Klier'S RESUBDIVISION IN THE W ½ OF THE SE ¼ OF SECTION 12 AFORESAID;
THENCE WEST ALONG THE NORTH LINE OF LOT 8 IN GEORGE Klier'S RESUBDIVISION AND ITS WESTERLY EXTENSION TO THE NORTHWEST CORNER OF LOT 5 IN WIDMER'S SUBDIVISION, BEING IN THE SE ¼ OF SECTION 12 AFORESAID;
THENCE SOUTH ALONG THE WEST LINE OF LOT 5 AND ITS SOUTHERLY EXTENSION TO THE SOUTH RIGHT OF WAY LINE OF WINONA STREET;
THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF WINONA STREET TO THE NORTHWEST CORNER OF LOT 20 IN PART OF THE TOWN OF BOWMANVILLE, BEING A SUBDIVISION IN THE SE ¼ OF SECTION 12 AFORESAID;
THENCE SOUTH ALONG THE WEST LINE OF LOT 20 AND ITS SOUTHERLY EXTENSION TO THE SOUTH RIGHT OF WAY LINE OF CARMEN AVENUE;
THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF CARMEN AVENUE TO THE EAST RIGHT OF WAY LINE OF CALIFORNIA AVENUE;
THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF CALIFORNIA AVENUE TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN CHARLES F. HENRY'S RAVENSWOOD PARK SUBDIVISION, BEING IN THE SW ¼ OF SECTION 12 AFORESAID;
THENCE WEST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 TO THE WEST LINE OF A PUBLIC ALLEY LYING WESTERLY OF SAID LOT 2;
THENCE NORTH ALONG THE WEST LINE OF THE PUBLIC ALLEY TO THE SOUTHEAST CORNER OF LOT 19 IN CHARLES F. HENRY'S RAVENSWOOD PARK SUBDIVISION;
THENCE WEST ALONG THE SOUTH LINE OF LOT 19 AND ITS WESTERLY EXTENSION TO THE WEST RIGHT OF WAY LINE OF MOZART STREET;
THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF MOZART STREET TO THE SOUTH RIGHT OF WAY LINE OF CARMEN AVENUE;
THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF CARMEN AVENUE TO THE WEST RIGHT OF WAY LINE OF FRANCISCO AVENUE;
THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF FRANCISCO AVENUE TO THE NORTH RIGHT OF WAY LINE OF FOSTER AVENUE, SAID POINT BEING THE POINT OF BEGINNING.

EXHIBIT B
FOSTER & CALIFORNIA
TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA
STREET LOCATION

The area is generally bounded by Francisco Street on the west, Carmen Avenue on the south, the north-south alley west of Lincoln Avenue on the east, and Farragut Avenue on the north.

Exhibit C



Prepared by JRG Inc
September 2013

Redevelopment Plan Figure 2. Project Area Boundary
FOSTER AVENUE & CALIFORNIA AVENUE TIF



City of Chicago



O2014-1917

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/5/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Approval of Tax Increment Financing (TIF) for Foster and California Redevelopment Project area
Committee(s) Assignment:	Committee on Finance



OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

March 5, 2014

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 establishing the Foster/California TIF District.

Your favorable consideration of these ordinances will be appreciated.

Very truly yours,

Mayor

**AN ORDINANCE OF THE CITY OF CHICAGO, ILLINOIS
APPROVING A REDEVELOPMENT PLAN FOR THE
FOSTER AND CALIFORNIA REDEVELOPMENT PROJECT AREA**

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

WHEREAS, by authority of the Mayor and the City Council of the City (the "City Council," referred to herein collectively with the Mayor as the "Corporate Authorities") and pursuant to Section 5/11-74.4-5(a) of the Act, the City's Department of Housing and Economic Development (now known as the Department of Planning and Development) established an interested parties registry and, on October 28, 2013, published in a newspaper of general circulation within the City a notice that interested persons may register in order to receive information on the proposed designation of the Area or the approval of the Plan; and

WHEREAS, notice of a public meeting (the "Public Meeting") was made pursuant to notices from the City's Commissioner of the Department of Housing and Economic Development, given on dates not less than 15 days before the date of the Public Meeting: (i) on November 20, 2013 by certified mail to all taxing districts having real property in the proposed Area and to all entities requesting that information that have taken the steps necessary to register to be included on the interested parties registry for the proposed Area in accordance with Section 5/11-74.4-4.2 of the Act, and (ii) with a good faith effort, on November 20, 2013 by regular mail to all residents and the last known persons who paid property taxes on real estate in the proposed Area (which good faith effort was satisfied by such notice being mailed to each residential address and the person or persons in whose name property taxes were paid on real property for the last preceding year located in the proposed Area), which to the extent necessary to effectively communicate such notice, was given in English and in other languages; and

WHEREAS, the Public Meeting was held in compliance with the requirements of Section 5/11-74.4-6(e) of the Act on December 5, 2013 at 7:00 p.m. at Swedish Covenant Hospital, Chicago, Illinois; and

WHEREAS, the Plan (including the related eligibility report attached thereto as an exhibit and, if applicable, the feasibility study and the housing impact study) was made available for public inspection and review pursuant to Section 5/11-74.4-5(a) of the Act since November 26, 2013, 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 13-CDC-43 on December 10, 2013 fixing the time and place for a public hearing ("Hearing"), at the offices of the City Clerk and the City's Department of Housing and Economic Development; and

WHEREAS, pursuant to Section 5/11-74.4-5(a) of the Act, notice of the availability of the Plan (including the related eligibility report attached thereto as an exhibit and, if applicable, the

feasibility study and the housing impact study) was sent by mail on December 17, 2013, which is within a reasonable time after the adoption by the Commission of Resolution 13-CDC-43 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 and to the Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on December 27, 2013, by publication in the Chicago Sun-Times or Chicago Tribune on January 15, and January 22, 2014, by certified mail to taxpayers within the Area on January 17, 2014; and

WHEREAS, a meeting of the joint review board established pursuant to Section 5/11-74.4-5(b) of the Act (the "Board") was convened upon the provision of due notice on January 10, 2014 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 Plan, designation of the Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Area, and other matters, if any, properly before it; and

WHEREAS, pursuant to Sections 5/11-74.4-4 and 5/11-74.4-5 of the Act, the Commission held the Hearing concerning approval of the Plan, designation of the Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Area pursuant to the Act on February 11, 2014; and

WHEREAS, the Commission has forwarded to the City Council a copy of its Resolution 14-CDC-3 attached hereto as Exhibit B, adopted on February 11, 2014, recommending to the City Council approval of the Plan, among other related matters; and

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

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

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

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

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

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

b. The Plan:

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

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

c. The Plan meets all of the requirements of a redevelopment plan as defined in the Act and, as set forth in the Plan, the estimated date of completion of the projects described therein and retirement of all obligations issued to finance redevelopment project costs is not later than December 31 of the year in which the payment to the municipal treasurer as provided in subsection (b) of Section 11-74.4-8 of the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the redevelopment project area is adopted, and, as required pursuant to Section 5/11-74.4-7 of the Act, no such obligation shall have a maturity date greater than 20 years;

d. The Plan will not result in displacement of residents from 10 or more inhabited units.

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

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

List of Attachments

- Exhibit A: The Plan
- Exhibit B: CDC Resolution recommending to City Council approval of a redevelopment plan, designation of a redevelopment project area and adoption of tax increment allocation financing
- Exhibit C: Legal description of the Area
- Exhibit D: Street location of the Area
- Exhibit E: Map of the Area

Exhibit A

FOSTER AND CALIFORNIA TAX INCREMENT FINANCING REDEVELOPMENT AREA PROJECT AND PLAN

City of Chicago, Illinois

November 29, 2013

Revised January 17, 2014

City of Chicago
Rahm Emanuel, Mayor

Department of Planning and Development
Andrew J. Mooney, Commissioner

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

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EXHIBIT I:	2012 EAV by PIN
EXHIBIT II:	FOSTER AND CALIFORNIA TAX INCREMENT FINANCING ELIGIBILITY REPORT

I. INTRODUCTION

This document is to serve as the redevelopment plan (the “**Redevelopment Plan**”) for an area located on the North Side of the City of Chicago (the “**City**”) approximately 9 miles north of the City’s central business district (the “**Loop**”). The area is generally bounded by Francisco Street on the west, Carmen Avenue on the South; the north-south alley west of Lincoln Avenue on the east and Farragut Avenue on the north. The area includes the majority of the Swedish Covenant Hospital campus at Foster and California as well as the Foster Avenue frontage from California Avenue to nearly Lincoln Avenue. This area is referred to in this document as the Foster and California Tax Increment Financing Redevelopment Project Area (the “**Project Area**”). For a map depicting the location of the Project Area with the City of Chicago, see **Redevelopment Plan Figure 1. Community Context Map.**

In conjunction with the City’s strategy to encourage managed growth and stimulate private investment within the Project Area, Johnson Research Group, Inc. (“**JRG**” or the “**Consultant**”) was engaged to study whether the Project Area of approximately 24.35 acres qualifies as a “conservation area,” a “blighted area,” or a combination of both blighted areas and conservation areas under the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as amended (the “**Act**”). The Project Area, described in more detail below as well as in the accompanying Foster and California Tax Increment Financing Eligibility Report (the “**Eligibility Report**”), has not been subject to growth and development through investment by private enterprise and is not reasonably expected to be developed without public intervention and leadership by the City.

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

A. Foster and California Tax Increment Financing Redevelopment Project Area

The Foster and California Project Area is situated on the western edge of the Lincoln Square Community Area. Approximately 24.35 acres in size, the Project Area includes 197 tax parcels within 8 full and partial tax blocks. There are 51 buildings in the Project Area.

The Project Area has two fairly distinct areas made up of residential uses on the east and institutional uses to the west. The residential area is characterized by predominantly multi-family properties interspersed with a few isolated single family buildings and a church building. East of Washtenaw, the area is exclusively institutional in use including a public elementary school and semipublic uses including the sprawling Swedish Covenant hospital and related buildings as well as a few church properties.

Currently, one building, the Chicago Public School Budlong Elementary school located at 2701 W. Foster Avenue is identified as an “orange” building, which is a contributing property to the National Register of Historic Places and the Chicago Historic Resource Survey.

The Project Area as a whole is physically characterized by densely built, aging and obsolete residential, public and semipublic property on improved parcels. The Swedish Covenant Hospital Campus buildings encompassed within the Project Area range from 16 to 106 years in age with various additions and renovations over the years. The residential area developed around the hospital campus limiting hospital expansion and development opportunities and causing site constraints. The hospital campus facilities are characterized by aging, overcrowded and obsolete buildings. Multiple and disparate buildings - including individual buildings constructed at different times and linked together later - cause inefficiency and a strain on building systems.

For a map depicting the Project Area boundaries, see **Redevelopment Plan Figure 2. Project Area Boundary**. A legal description of the Project Area is included in **Section II, Legal Description and Project Area Boundary**.

Lincoln Square Community Area

The Project Area lies within the western edge of the Lincoln Square Community Area. The Lincoln Square Community Area extends from the Chicago River on the west to Ravenswood Avenue on the east, and from Montrose Avenue on the south to Bryn Mawr and Peterson Avenues on the north.

Historical Context

Lincoln Square is made up of five separate early settlements; Bowmanville, Summerdale, Winnemac, Budlong Woods, and a portion of Ravenswood. Non-indigenous settlement of the Lincoln Square community began in the 1850s when farmers moved into the area. The Lincoln Square area was already well known at that time for the Budlong Pickle Factory, which supplied most of Chicago's pickled produce. Rosehill Cemetery was established in 1859 and its expansion took up almost one-quarter of the land available in Lincoln Square for residential development.

Much of the southern portion of Lincoln Square remained farmland and prairie throughout the 1850's and 1860's until in 1868 the Ravenswood Land Company was formed. Starting with 40 acres from the Sulzer family estate, the company purchased 194 acres on either side of the Chicago and North Western railroad tracks. In 1877, a sewage and water distribution facility was established in the Ravenswood section. Although only moderate population growth in the area was recorded between 1875 and 1895, development exploded once Lincoln Square was annexed into the City of Chicago in 1895. The area remained primarily German, and Swedish with some Poles and Luxembourgers in the northwestern portion. In the 1890's the horse-cars transportation system along Lawrence, Montrose, Lincoln, and Western Avenues was replaced with electric street cars. Areas west of Lincoln Square began to develop following the opening of the Albany Park branch of the elevated line in 1907 and the community's population jumped from 12,126 in 1910 to 27,900 in 1920. Large apartment buildings, brick bungalows and two and three flat building were constructed west of Lincoln Avenue. High end single family homes were constructed along the Chicago River.

Concurrent with the explosion of residential development in the area, industrial and business sectors of the community also experienced growth. The establishment of a Chicago and North West railroad station near the intersection of Wilson and Ravenswood spurred the replacement of the original mixture of fine homes, offices and shops along Ravenswood Avenue with stores and eventually small manufacturing and assembly uses.

The area population remained fairly stable between 1930 and 1960 with Germans, Russians, Swedes, and Poles the dominant ethnic groups. The area reached its historical peak of 50,000 during this time. During the 1970's, a large population influx of Greek immigrants moved in to the area, displaced from their neighborhoods west of the Loop by the expansion of the University of Illinois at Chicago campus. During this time, one-fifth of the population in the area (mostly of German descent) exited the area to be replaced with Hispanic, Asian (mostly Korean), and people of other racial and ethnic origin. Today Lincoln Square is among the most diverse Chicago community areas.

With the increase of foreign born renter population in the area, concerns regarding the housing stock quality have arisen. Gentrification progressed in the area augmented by the establishment of the Lincoln Avenue pedestrian mall, and the \$1.65 million project to upgrade and beautify the Ravenswood Industrial Corridor.

Geographic Context

Western Avenue (one block east of the Project Area) currently serves as the "main street" of the Lincoln Square community. Lincoln Avenue roughly divides the eastern and western sections. Foster, Lawrence, and Montrose Avenues are major commercial streets that link the east and west sides of Lincoln Square. These commercial corridors provide a complete range of retail, commercial, service and institutional uses to area residents and visitors. It is critical that the Project Area be redeveloped in a way that successfully blends with adjacent properties and presents an aesthetically strong entrance to the community.

The Project Area is conveniently located less than 9 miles from the Loop with close proximity to the Union Pacific (formerly Chicago North West) commuter rail line, the Chicago Transit Authority elevated line, and multiple bus routes.

The Project Area includes a number of other physical assets:

- Convenient access to and from Lake Shore Drive via Foster Avenue;
- Excellent public transportation options include Chicago Transit Authority ("CTA") Brown Line Elevated stations, express bus routes to/from downtown Chicago, as well multiple bus routes running east/west along Foster, Montrose, and Lawrence Avenues and north/south routes running along Western and Lincoln Avenues. All of these bus routes have stops within one or two blocks of the Project Area. The nearest CTA elevated line stop is the Brown Line stop at Western Avenue which is about one mile east of the Project Area and accessible via bus routes 11 (Lincoln Avenue), 49 (Western Avenue) or 49B (North Western) and 92 (Foster Avenue).
- The Project Area is well served by the Union Pacific commuter rail line with the Ravenswood Station located just south of the intersection of Lawrence and Ravenswood Avenue just under two miles from the Project Area.
- The North Shore Channel is just 2 blocks to the west of the Project Area. Along the Channel are located Legion Park, River Park, and East and West River Parks, developed with amenities such as walkways, running paths, playgrounds and picnic facilities, tennis and volleyball courts, baseball diamonds, basketball courts, soccer fields, outdoor pool and water playgrounds, gymnasium, and a boat launch.
- Other nearby assets include North Park Village Nature Preserve, Northeastern Illinois University and North Park University.

Despite these assets and other nearby strengths, the Project Area as a whole has not been subject to growth and development through investment exclusively by the private sector. The Project Area is characterized by the presence of aging and obsolescent buildings and site conditions, overcrowding, inadequate utilities, and a general lack of community planning.

Evidence of this lack of growth and development is detailed in **Section VI** and summarized below.

- The presence of 5 eligibility factors: obsolescence, excessive land coverage and overcrowding of structures, inadequate utilities, lack of community planning, and declining EAV.
- The presence of two additional contributing factors that, while limited in extent or distribution, are evidence of deferred maintenance and lack of investment: structures below code and deterioration.
- The Project Area is predominated by obsolete buildings and facilities especially within the Swedish Covenant Hospital campus where separate buildings of various ages have been "linked" but present a haphazard pattern of development and detrimental delivery of services.
- The Project Area contains many large apartment buildings that have inadequate parking, and are located very close together. Many of the multi-unit or mixed use residential buildings cover most or all of the parcel(s) upon which they are situated and do not offer adequate front, rear and side yard setbacks.
- The EAV of the Project Area has declined in the last three years.
- Between September 2008 and October 2013, 17 building permits were issued in the Project Area. Of these 17 permits, all but one were issued to Swedish Covenant Hospital. The remaining permit was for electric wiring at a church building.

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

B. Tax Increment Financing

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

To finance redevelopment project costs, the City may issue obligations secured by Incremental Property Taxes to be generated within the redevelopment project area. In addition, the City 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 City; (c) the full faith and credit of the City; (d) a mortgage on part or all of the

redevelopment project; or (e) any other taxes or anticipated receipts that the City may lawfully pledge.

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

C. The Redevelopment Plan for the Foster and California Tax Increment Financing Redevelopment Project Area

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

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

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

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

Redevelopment of the Project Area will constitute a complex endeavor. The success of this redevelopment effort will depend to a large extent on the cooperation between the private sector and agencies of local government. Adoption of this Redevelopment Plan will make possible the implementation of a comprehensive program for redevelopment of the Project Area. By means of public investment, the Project Area can become a stable environment that will attract new private investment. Public investment will set the stage for redevelopment by the private sector. Through

this Redevelopment Plan, the City will provide a basis for directing the assets and energies of the private sector to ensure a unified and cooperative public-private redevelopment effort.

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

This Redevelopment Plan specifically describes the Project Area and summarizes the criteria that qualify the Project Area as a “**conservation area**” as defined in the Act.

Successful implementation of this Redevelopment Plan requires that the City utilize Incremental Property Taxes and other resources in accordance with the Act to stimulate the comprehensive and coordinated development of the Project Area. Only through the utilization of TIF will the Project Area develop on a comprehensive and coordinated basis, thereby eliminating the conservation area conditions which have limited development of the Project Area by the private sector on a comprehensive and area-wide basis.

The use of Incremental Property Taxes will permit the City to direct, implement and coordinate public improvements and activities to stimulate private investment within the Project Area. These improvements, activities and investments will benefit the City, its residents, and all taxing districts having jurisdiction over the Project Area. These anticipated benefits include:

- Elimination of problem conditions in the Project Area;
- Increased opportunities for access to quality health care for underserved population living within and adjacent to the Project Area;
- Alleviate overcrowding and inefficiencies of the current structure to enhance better patient care and distribution of services; and
- Improvement of parking facilities to adequately serve the Project Area’s uses.

II. LEGAL DESCRIPTION AND PROJECT BOUNDARY

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

The area is generally bounded by Francisco Street on the west, Carmen Avenue on the south; the north-south alley west of Lincoln Avenue on the east and Farragut Avenue on the north. The area includes the majority of the Swedish Covenant Hospital campus at Foster and California as well as the Foster Avenue frontage from California Avenue to nearly Lincoln Avenue.

The legal description of the Project Area is provided as follows:

THAT PART OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF FOSTER AVENUE AND THE WEST RIGHT OF WAY LINE OF FRANCISCO AVENUE:

THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE OF FOSTER AVENUE TO THE SOUTHWEST CORNER OF LOT 608 IN WILLIAM H. BRITIGAN'S BUDLONG WOODS GOLF CLUB ADDITION #2, BEING A SUBDIVISION OF PART OF THE NW ¼ OF SECTION 12 AFORESAID;

THENCE NORTH ALONG THE WEST LINE OF LOT 608 AND ITS NORTHERLY EXTENSION TO THE NORTH LINE OF A PUBLIC ALLEY;

THENCE EAST ALONG THE NORTH LINE OF THE PUBLIC ALLEY TO THE SOUTHEAST CORNER OF LOT 588 IN WILLIAM H. BRITIGAN'S BUDLONG WOODS GOLF CLUB ADDITION #2;

THENCE NORTH ALONG THE EAST LINE OF LOT 588 AND ITS NORTHERLY EXTENSION TO THE NORTH RIGHT OF WAY LINE OF FARRAGUT AVENUE;

THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF FARRAGUT AVENUE TO THE EAST RIGHT OF WAY LINE OF CALIFORNIA AVENUE;

THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF CALIFORNIA AVENUE TO THE NORTH RIGHT OF WAY LINE OF FOSTER AVENUE;

THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF FOSTER AVENUE TO THE SOUTHEAST CORNER OF LOT 271 IN WILLIAM H. BRITIGAN'S BUDLONG WOODS GOLF CLUB ADDITION, BEING A SUBDIVISION IN THE NE ¼ OF SECTION 12 AFORESAID;

THENCE NORTH ALONG THE EAST LINE OF LOT 271 AND ITS NORTHERLY EXTENSION TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF A PUBLIC ALLEY BEING THE FIRST PUBLIC ALLEY LYING NORTH OF FOSTER AVENUE;

THENCE EAST ALONG THE NORTHERLY LINE OF THE PUBLIC ALLEY TO THE SOUTHEAST CORNER OF LOT 251 IN WILLIAM H. BRITIGAN'S BUDLONG WOODS GOLF CLUB ADDITION;

THENCE NORTH ALONG THE EAST LINE OF LOT 251 AND ITS NORTHERLY EXTENSION TO THE NORTH RIGHT OF WAY LINE OF FARRAGUT AVENUE;

THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF FARRAGUT AVENUE TO THE EAST RIGHT OF WAY LINE OF WASHTENAW AVENUE;

THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF WASHTENAW AVENUE TO THE SOUTHWEST CORNER OF LOT 246 IN WILLIAM H. BRITIGAN'S BUDLONG WOODS GOLF CLUB ADDITION, BEING THE NORTH LINE OF A PUBLIC ALLEY;

THENCE EAST ALONG THE NORTH LINE OF THE PUBLIC ALLEY TO THE WEST RIGHT OF WAY LINE OF ROCKWELL STREET;

THENCE CONTINUING EAST TO THE EAST LINE OF ROCKWELL STREET AND THE NORTH LINE OF A PUBLIC ALLEY BEING THE SOUTHWEST CORNER OF LOT 69 IN OLIVER L. SALINGER AND COMPANY'S LINCOLN AVENUE SUBDIVISION IN THE NE ¼ OF SECTION 12 AFORESAID;

THENCE EAST ALONG THE NORTH LINE OF THE PUBLIC ALLEY TO THE SOUTHEAST CORNER OF LOT 76 IN OLIVER L. SALINGER AND COMPANY'S LINCOLN AVENUE SUBDIVISION, BEING THE WESTERLY LINE OF A PUBLIC ALLEY;

THENCE SOUTHERLY ALONG THE WESTERLY LINE OF THE PUBLIC ALLEY TO THE NORTH RIGHT OF WAY LINE OF FOSTER AVENUE;

THENCE SOUTHERLY TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF FOSTER AVENUE AND THE EAST LINE OF LOT 14 IN ANTON CONRAD'S SUBDIVISION, BEING IN THE SE ¼ OF SECTION 12 AFORESAID;

THENCE SOUTHERLY ALONG THE EAST LINE OF LOT 14 TO THE SOUTHEAST CORNER OF SAID LOT 14;

THENCE WEST ALONG THE SOUTH LINE OF LOT 14 AND ITS WESTERLY EXTENSION TO THE SOUTHWEST CORNER OF LOT 1 IN ANTON CONRAD'S SUBDIVISION;

THENCE SOUTH TO THE NORTHEAST CORNER OF LOT 8 IN GEORGE Klier'S RESUBDIVISION IN THE W ½ OF THE SE ¼ OF SECTION 12 AFORESAID;

THENCE WEST ALONG THE NORTH LINE OF LOT 8 IN GEORGE Klier'S RESUBDIVISION AND ITS WESTERLY EXTENSION TO THE NORTHWEST CORNER OF LOT 5 IN WIDMER'S SUBDIVISION, BEING IN THE SE ¼ OF SECTION 12 AFORESAID;

THENCE SOUTH ALONG THE WEST LINE OF LOT 5 AND ITS SOUTHERLY EXTENSION TO THE SOUTH RIGHT OF WAY LINE OF WINONA STREET;

THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF WINONA STREET TO THE NORTHWEST CORNER OF LOT 20 IN PART OF THE TOWN OF BOWMANVILLE, BEING A SUBDIVISION IN THE SE ¼ OF SECTION 12 AFORESAID;

THENCE SOUTH ALONG THE WEST LINE OF LOT 20 AND ITS SOUTHERLY EXTENSION TO THE SOUTH RIGHT OF WAY LINE OF CARMEN AVENUE;

THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF CARMEN AVENUE TO THE EAST RIGHT OF WAY LINE OF CALIFORNIA AVENUE;

THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF CALIFORNIA AVENUE TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN CHARLES F. HENRY'S RAVENSWOOD PARK SUBDIVISION, BEING IN THE SW ¼ OF SECTION 12 AFORESAID;

THENCE WEST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 TO THE WEST LINE OF A PUBLIC ALLEY LYING WESTERLY OF SAID LOT 2;

THENCE NORTH ALONG THE WEST LINE OF THE PUBLIC ALLEY TO THE SOUTHEAST CORNER OF LOT 19 IN CHARLES F. HENRY'S RAVENSWOOD PARK SUBDIVISION;

THENCE WEST ALONG THE SOUTH LINE OF LOT 19 AND ITS WESTERLY EXTENSION TO THE WEST RIGHT OF WAY LINE OF MOZART STREET;

THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF MOZART STREET TO THE SOUTH RIGHT OF WAY LINE OF CARMEN AVENUE;

THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF CARMEN AVENUE TO THE WEST RIGHT OF WAY LINE OF FRANCISCO AVENUE;

THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF FRANCISCO AVENUE TO THE NORTH RIGHT OF WAY LINE OF FOSTER AVENUE, SAID POINT BEING THE POINT OF BEGINNING.

III. ELIGIBILITY CONDITIONS

The results summarized in this section are more fully described in a separate report that presents the definition, application and extent of the conservation area factors in the Project Area. The report, prepared by JRG is entitled "Foster and California Tax Increment Financing Eligibility Report," (the "**Eligibility Report**") and is attached as **EXHIBIT II** to this Redevelopment Plan.

A. Summary of Project Area Eligibility

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

Project Area

The Project Area meets the required age condition for a conservation area which requires that 50% or more of the buildings must be 35 years of age or older. The Project Area is characterized by the presence of a combination of three or more of the factors listed in the Act, rendering the Project Area detrimental to the public safety, health and welfare of the citizens of the City and if left unchecked, may allow the Project Area to become a blighted area. Specifically,

- Of the 51 buildings in the Project Area, 43, or 84%, are 35 years of age or older.
- Of the 13 factors set forth in the Act, five (5) factors are found to be present to a meaningful extent and reasonably distributed throughout the Project Area. These factors include: obsolescence; excessive land coverage/overcrowding; inadequate utilities; declining or lagging EAV and lack of community planning. Only three (3) factors are required for eligibility as a conservation area.

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

B. Surveys and Analyses Conducted

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

1. Exterior survey of the condition and use of all buildings and sites;
2. Interior survey of the condition and use of all buildings in the Project Area;
3. Field survey of environmental conditions covering streets, sidewalks, curbs and gutters, lighting, traffic, parking facilities, landscaping, fences, and general property maintenance;
4. Analysis of the existing uses within the Project Area and their relationships to the surroundings;
5. Comparison of current land use to current zoning ordinance and the current zoning map;
6. Analysis of original platting and current parcel size and layout;
7. Analysis of vacant buildings;
8. Analysis of building floor area and site coverage;
9. Review of previously prepared plans, studies and data;
10. Analysis of City of Chicago building permit data and building code violation data for the period from September 2008 through October 2013;

11. Analysis of storm, sanitary sewer lines and water supply lines within the Project Area via existing infrastructure maps provided by the City of Chicago's Department of Water Management;
12. Analysis of Cook County Assessor records for assessed valuations and equalization factors for tax parcels in the Project Area for assessment years 2006 to 2012; and
13. Review of Cook County Treasurer records for collection years 2011, 2012 and 2013.

IV. REDEVELOPMENT GOALS AND OBJECTIVES

Comprehensive and coordinated investment in new public and private improvements and facilities is essential for the successful redevelopment of the Project Area and the elimination of conditions that have impeded redevelopment of the Project Area in the past. Redevelopment of the Project Area will benefit the City through improvements in the physical environment, an increased tax base, and additional employment opportunities.

This section identifies the general goals and objectives adopted by the City for redevelopment of the Project Area. **Section V** presents more specific objectives for development and design within the Project Area and the redevelopment activities that the City plans to undertake to achieve the goals and objectives presented in this section.

A. General Goals

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

1. An environment that will foster an improved quality of life and contribute more positively to the health, safety and general welfare of the Project Area and the surrounding community.
2. Elimination of the factors that qualified the Project Area as a conservation area.
3. Encourage the cohesive development of a sustainable Swedish Covenant Hospital campus that complements and strengthens the neighboring residential and commercial properties.
4. Modernization, improvement and/or expansion of Swedish Covenant Hospital facilities to ensure the provision of high quality and comprehensive medical care to a diverse population, socially, economically, and culturally.
5. Expanding access to high quality healthcare through the removal of physical, economic and educational barriers.
6. Encourage the maintenance and improvement of Foster Avenue residential properties to ensure a stable and high quality neighborhood.
7. Ensure the safe and adequate public infrastructure to support the needs of the residents, institutions, organizations, and businesses within the Project Area.
8. Provide opportunities for women-owned, minority-owned, and locally-owned businesses to share in the construction and permanent job opportunities associated with the redevelopment activities within the Project Area.

B. Redevelopment Objectives

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

1. Promote the physical and functional enhancement of the Swedish Covenant Hospital campus as a center for employment as well as a critical medical care provider for the Chicago area and the local neighborhoods.
2. Facilitate and encourage the maintenance of sound residential properties, and encourage a mix of for sale and/or rental units at market rate and affordable prices.
3. Encourage visually attractive buildings, rights-of-way, and site development that reinforce an urban design framework.

4. Improve the availability, access to, and visual appearance of off-street parking to be consistent with modern, urban standards for institutional and residential development.
5. Upgrade public utilities, infrastructure and streets, including lighting, streetscape and beautification that reinforces area identity, enhances safety and encourages pedestrian activity, as appropriate.
6. Create new job opportunities for City residents utilizing the most current hiring programs and appropriate job training programs.
7. Provide opportunities for women-owned, minority-owned and local businesses and local residents to share in the redevelopment of the Project Area.
8. Encourage improvements in accessibility for people with disabilities.
9. Provide daycare assistance as necessary to support the employees of Swedish Covenant Hospital.

V. REDEVELOPMENT PROJECT

This section presents the Redevelopment Project anticipated to be undertaken by the City and by other public and private entities on behalf of the City in furtherance of this Redevelopment Plan. The Redevelopment Project, as outlined in this section conforms to the plans and policies in place within the Project Area including: A Plan for Economic Growth and Jobs (February 2012), Planned Development Number 92, and the Chicago Zoning Ordinance.

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

A. Land Use Plan

The proposed land uses within the Project Area reflect the objectives of the Redevelopment Plan, which are intended to support the retention and renovation of Swedish Covenant Hospital facilities and support the maintenance and improvement of the neighboring residential uses surrounding the hospital. The Land Use Plan is intended to direct TIF eligible expenditures and does not affect the zoning currently in place within the Project Area. The land uses proposed for the Project Area are described below and illustrated in **Redevelopment Plan Figure 2. Land Use Plan**.

Planned Development (Residential-Institutional)

The largest portion of the Project Area, currently occupied by the Swedish Covenant Hospital is designated as Institutional consistent with the underlying zoning designation as Planned Development No. 92. Uses include hospital and related uses, health and fitness facilities, medical and administrative offices, assisted living residences, day care facilities and parking and accessory uses. Improvements and redevelopment activity should be designed with good vehicular accessibility, parking and visibility.

Institutional developments should be compatible with adjacent residential uses and be consistent with the City Zoning Ordinance. Underutilized, functionally obsolete and/or severely deteriorated properties should be considered for high quality new development. New developments should be pedestrian oriented and accommodate a mix of uses that serve and support employees, businesses and residents within the larger community. Off-street parking should be maximized to complement the Project Area's uses.

All development should comply with the Redevelopment Plan objectives set forth in **Section IV**, the Chicago Zoning Ordinance and applicable Planned Development for the Project Area ("PD 92"), and all other relevant City ordinances and development guidelines.

B. Redevelopment Goals and Objectives

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

The Development and Design Objectives are intended to enhance and attract desirable uses such as new commercial development or new mixed use development; foster developments consistent and coordinated with other nearby uses; and revitalize the overall identity of the Project Area.

a) Land Use

- Strengthen the physical and functional improvement of the Swedish Covenant Hospital campus to ensure its continued presence as an important community hospital and major employment center.
- Encourage commercial or medical office development to provide the complementary goods and services to sustain a thriving and vibrant medical campus.
- Support the maintenance and improvement of sound residential uses on Foster Avenue.

b) Building and Site Development

- Maintain the City's traditional neighborhood design that is characterized by a grid pattern of streets, buildings oriented toward the street, and a human scale that is attractive and inviting to pedestrians.
- Encourage architectural styles that would be complementary with the surrounding neighborhood.
- Ensure that private development improvements to sites and streetscapes are consistent with public improvement goals and plans.
- Strive to attain a minimum of LEED Silver certification in all buildings consistent with PD 92 and the City's Green Building Agenda.

c) Transportation, Circulation and Infrastructure

- Promote improved signage to the hospital campus and other community assets.
- Upgrade and improve public utilities and infrastructure as required, including the street surface, curb and gutter conditions, street lighting, and traffic signalization.
- Ensure that provision of off-street parking meets or exceeds the minimum requirements of the City using high quality urban design standards that complement and contribute to the pedestrian environment.
- Minimize curb cuts for ingress and egress to buildings or parking lots to reduce disruption of pedestrian flow.

d) Urban Design, Landscaping, and Open Space

- Ensure that any open spaces are designed, landscaped and lit to achieve a high level of public safety and security.
- Provide new pedestrian-scale lighting where appropriate.
- Encourage streetscape features within the Project Area including parkway trees.
- Promote high quality and harmonious architectural, landscape and streetscape design that contributes to and complements the surrounding neighborhoods.
- Ensure that all landscaping and design materials comply with the City's Landscape Ordinance or applicable Planned Development and reflect the character of the neighborhood.

C. Redevelopment Improvements and Activities

The City proposes to achieve its redevelopment goals and objectives for the Project Area through the use of public financing techniques including, but not limited to, tax increment financing, to undertake some or all of the activities and improvements authorized under the Act, including the activities and improvements described below. The City also maintains the flexibility to undertake additional activities and improvements authorized under the Act, if the need for activities or improvements change as redevelopment occurs in the Project Area.

The City may enter into redevelopment agreements or intergovernmental agreements with public or private entities for the furtherance of this Redevelopment Plan to construct, rehabilitate, renovate or restore improvements for public or private facilities on one or several parcels for any other lawful purpose. Redevelopment agreements may contain terms and provisions that are more specific than the general principles set forth in this Redevelopment Plan and which include affordable housing requirements as described below.

Developers who receive TIF assistance for market-rate housing are required to set aside 20 percent of the units as affordable units. Per the City Affordable Housing Ordinance, for-sale housing must be affordable to households earning no more than 100 percent of the area median income, as defined by the **US Department of Housing and Urban Development ("HUD")**. Rental units must be affordable to households earning no more than 60 percent of the area median income.

1. Property Assembly

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

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

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

2. Relocation

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

3. Provision of Public Works or Improvements

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

a) Streets and Utilities

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

b) Parking and Transportation

Improvements to existing or construction of new public infrastructure and transportation enhancements including bus shelters, directional signage and other transportation improvements, off-street parking sites and/or facilities and on-street parking improvements to ensure coordinated vehicular movement and access.

4. Rehabilitation of Existing Buildings

The City will encourage the rehabilitation of public and private buildings that are basically sound and/or historically or architecturally significant. This includes properties individually designated as Chicago Landmarks, contributing properties to Chicago Landmark Districts, properties individually listed to the National Register of Historic Places, contributing properties to National Register of Historic Places-listed historic districts, and properties identified as either "orange" or "red" in the Chicago Historic Resources Survey. Currently, one building, the Budlong public elementary school at 2701 W Foster Avenue is identified as an orange building.

5. Job Training and Related Educational Programs

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

6. Day Care Services

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

7. Taxing Districts Capital Costs

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

8. Interest Subsidies

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

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

9. Affordable Housing

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

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

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

D. Redevelopment Project Costs

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

1. Eligible Redevelopment Project Costs

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

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

- b) The cost of marketing sites within the Project Area to prospective businesses, developers and investors;
- c) Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
- d) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;
- e) Costs of the construction of public works or improvements including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification subject to the limitations in Section 11-74.4-3(q)(4) of the Act;
- f) Costs of job training and retraining projects including the cost of **"welfare to work"** programs implemented by businesses located within the Project Area and such proposals feature a community-based training program which ensures maximum reasonable opportunities for residents of the Project Area and surrounding community;
- g) Financing costs including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued thereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are 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 redevelopment plan and project;
- i) Relocation costs to the extent that a 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 **Section V.C.2** above);
- j) Payment in lieu of taxes, as defined in the Act;
- k) Costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs: (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the Project Area; and (ii) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and the taxing district or taxing

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

- l) Interest costs incurred by a developer related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - 1. such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 - 2. such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 - 3. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - 4. the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total: (i) cost paid or incurred by the developer for such redevelopment project, plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act; and
 - 5. The cost limits set forth in paragraphs 2 and 4 above may be modified to permit payment of up to 75 percent of the interest cost incurred by a developer for the financing of rehabilitated or new housing units for low-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) Instead of the eligible costs provided for in (e) 2,3 and 5 above, the City may pay up to 50 percent of the cost of construction, renovation and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for benefits under the Act; and
- p) The cost of daycare services for children of employees from low-income families working for businesses located within the Project Area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses

located in the Project Area. For the purposes of this paragraph, “**low-income families**” means families whose annual income does not exceed 80 percent of the City, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development.

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

2. Estimated Redevelopment Project Costs

A range of redevelopment activities and improvements will be required to implement this Redevelopment Plan. The activities and improvements and their estimated costs are set forth in **Table 1. Estimated Redevelopment Project Costs**. All estimates are based on 2013 dollars. Funds may be moved from one line item to another or to an eligible cost category described in this Redevelopment Plan at the City’s discretion.

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

In the event the Act is amended after the date of the approval of this Redevelopment Plan by the City Council of Chicago to (a) include new eligible redevelopment project costs, or (b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as, for example, by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5/1-74.4-3(q)(11)), this Redevelopment Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as Redevelopment Project Costs under the Redevelopment Plan to the extent permitted by the Act. In the event of such amendment(s) to the Act, the City may add any new eligible redevelopment project costs as a line item in Table 1 or otherwise adjust the line items in Table 1 without amendments to this Redevelopment 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 Redevelopment Plan.

Table 1. Estimated Redevelopment Project Costs

TIF EXPENSE CATEGORY	ESTIMATED COST
Professional & administrative	\$500,000
Marketing	\$0
Property assembly & site prep	\$1,200,000
Rehabilitation of existing buildings	\$5,000,000
Construction of public facilities & improvements ^[1]	\$2,000,000
Job training	\$500,000
Financing Costs	\$0
Relocation Costs	\$200,000
Interest Costs	\$500,000
Day Care Services	\$400,000
TOTAL REDEVELOPMENT COSTS^{[2] [3] [4]}	\$10,300,000

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

^[2] Total Redevelopment Costs exclude any additional financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Project Costs.

^[3] The amount of the Total Redevelopment Costs that can be incurred in the Project Area will be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated from the Project Area only by a public right of way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the Project Area, but will not be reduced by the amount of redevelopment project costs incurred in the Project Area which are paid from incremental property taxes generated in contiguous redevelopment project areas or those separated from the Project Area only by a public right of way.

^[4] Increases in estimated Total Redevelopment Project Costs of more than five percent, after adjustment for inflation from the date of the Redevelopment Plan adoption, are subject to the Redevelopment Plan amendment procedures as provided under the Act.

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

E. Sources of Funds to Pay Redevelopment Project Costs

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

The Project Area is contiguous to two TIF districts, Lincoln Avenue and Western Avenue North. The Project Area may, in the future, be contiguous to or separated by only a public right-of-way from other redevelopment project areas created under the Act. The City may utilize net incremental property taxes received from the Project Area to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas or project areas separated only by a public right-of-way, and vice versa. The amount of revenue from the Project Area, made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs within the Project Area, shall not at any time exceed the total Redevelopment Project Costs described in this Redevelopment Plan.

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

F. Issuance of Obligations

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

The redevelopment project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment

to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Project Area is adopted (i.e., December 31, 2038, assuming City Council approval of the Project Area and Redevelopment Plan in 2014). Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more series of obligations may be sold at one or more times in order to implement this Redevelopment Plan. Obligations may be issued on parity or subordinated basis.

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

G. Valuation of the Project Area

1. Most Recent EAV of Properties in the Project Area

The purpose of identifying the most recent EAV of the Project Area is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Project Area. The 2012 EAV of all taxable parcels in the Project Area is approximately \$15,135,893. This total EAV amount by PIN is summarized in **Exhibit I. 2012 EAV by PIN**. The EAV is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the Project Area will be calculated by Cook County.

2. Anticipated Equalized Assessed Valuation

By the tax year 2037 (collection year 2038) and following the substantial completion of the Redevelopment Project, the EAV of the Project Area is estimated at approximately \$26,350,000. The estimate is based on several assumptions, including: 1) redevelopment of the Project Area will occur in a timely manner; 2) approximately 35,000 square feet of new commercial space will be constructed in the Project Area; 3) an estimated annual inflation rate in EAV of 2.5 percent through 2035, realized in triennial reassessment years only (6.12 percent per triennial reassessment period); and 5) the most recent state equalization factor of 2.8056 (2012 value) is used in all years to calculate estimated EAV.

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

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

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

- Swedish Covenant Hospital is located in an area designated by The U.S. Dept. of Health and Human Services as a Healthcare Professional Shortage Area (HPSA) and service area designated as a Medically Underserved Area/Population (MUA/P)
- The presence of 5 eligibility factors: obsolescence, excessive land coverage and overcrowding of structures, inadequate utilities, lack of community planning, and declining EAV.
- The presence of contributing factors that, while limited in extent or distribution, are evidence of deferred maintenance and lack of investment: structures below code and deterioration.
- The Project Area is characterized by obsolete buildings and facilities especially within the Swedish Covenant Hospital campus where separate buildings of various ages have been "linked" but present a haphazard pattern and delivery of services.
- The Project Area contains many large apartment buildings that have inadequate parking, and are located very close together. Many of the multi-unit or mixed use residential buildings cover most or all of the parcel(s) upon which they are situated and do not offer adequate front, rear and side yard setbacks.
- The EAV of the Project Area has declined in the last three years.

In summary, the Project Area qualifies under the Act as a conservation area on the basis that 1) it meets the age threshold; and 2) exhibits the meaningful presence and reasonable distribution of 5 of the 13 criteria listed in the Act for a conservation area. Therefore, the Project Area is eligible under the TIF Act as a redevelopment project area, with the meaningful presence and reasonable distribution of conservation area conditions that are detrimental to sound growth and threaten the health, safety, and welfare of the public.

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

VII. FINANCIAL IMPACT

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

Section V of this Redevelopment Plan describes the comprehensive, area-wide Redevelopment Project proposed to be undertaken by the City to create an environment in which private investment can occur. The Redevelopment Project will be staged over a period of years consistent with local market conditions and available financial resources required to complete the various redevelopment improvements and activities as well as Redevelopment Projects set forth in this Redevelopment Plan. Successful implementation of this Redevelopment Plan is expected to result in new private investment in privately and publicly-funded new construction or rehabilitation of buildings on a scale sufficient to eliminate problem conditions and to return the area to a long-term sound condition.

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

VIII. DEMAND ON TAXING DISTRICT SERVICES

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

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

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

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

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

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

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

Board of Education of the City of Chicago. General responsibilities of the Board of Education include the provision, maintenance and operation of educational facilities and the provision of educational services for kindergarten through twelfth grade. Budlong Elementary School is located in the Project Area.

School facilities located outside the Project Area but located within approximately ¼ mile of the Project Area are indicated in **Redevelopment Plan Figure 3. Community Facilities.**

Chicago Park District and Chicago Park District Aquarium & Museum Bonds. The Park District is responsible for the provision, maintenance and operation of park and recreational facilities throughout the City and for the provision of recreation programs. There are no public parks in the Project Area, but there are several park facilities located within approximately ¼ mile of the Project Area as indicated in **Redevelopment Plan Figure 3. Community Facilities.**

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

All public facilities located within the Project Area as well as those facilities located within ¼ mile of the Project Area are identified in **Redevelopment Plan Figure 3. Community Facilities.**

In 1994, the Act was amended to require an assessment of any financial impact of the Project Area on, or any increased demand for services from, any taxing district affected by the Redevelopment Plan and a description of any program to address such financial impacts or increased demand. The City intends to monitor development in the Project Area and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development.

A. Impact of the Redevelopment Project

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

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

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

Board of Education. The replacement or rehabilitation of underutilized properties with significant new residential development is not anticipated as part of this Redevelopment Plan. As a result it is not likely that there will be an increase in the demand for services and programs provided by the Board of Education.

Chicago Park District. The replacement or rehabilitation of underutilized properties with institutional, commercial, and other development may increase the demand for services, programs and capital improvements provided by the Chicago Park District near to the Project Area.

City of Chicago Library Fund. The replacement or rehabilitation of underutilized properties with institutional or commercial development is not likely to increase the demand for services, programs and capital improvements provided by the City of Chicago Library Fund.

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

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

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

- City of Chicago. It is expected that any increase in demand for City services and programs associated with the Project Area can be adequately handled by existing City, police, fire protection, sanitary collection and recycling services and programs maintained and operated by the City. Therefore, no special programs are proposed for the City.
- Board of Education. It is not likely that there will be an increase in the demand for services and programs provided by the Board of Education.

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

Other Taxing Districts. It is expected that any increase in demand for Chicago Park District, Chicago Library Fund, Cook County, Cook County Forest Preserve District, and Chicago Community College District 508's services and programs associated with the Project Area can be adequately served by existing services and programs maintained and operated by these taxing districts. Therefore, at this time, no special programs are proposed for these taxing districts.

The City's program to address increased demand for services or capital improvements provided by some or all of the impacted taxing districts is contingent upon: (i) the Redevelopment Project occurring as anticipated in this Redevelopment Plan, (ii) the Redevelopment Project resulting in demand for services sufficient to warrant the allocation of Redevelopment Project Costs; and (iii) the generation of sufficient Incremental Property Taxes to pay for the Redevelopment Project Costs (identified in **Table 1. Estimated Redevelopment Project Costs**). In the event that the Redevelopment Project fails to materialize, or involves a different scale of development than that currently anticipated, the City may revise its program to address increased demand, to the extent permitted by the Act, without amending this Redevelopment Plan.

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

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

X. PHASING AND SCHEDULING

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

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

The estimated date for completion of Redevelopment Projects is no later than December 31 of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Project Area is adopted (i.e., December 31, 2038, assuming City Council approval of the Project Area and Redevelopment Plan in 2014).

XI. PROVISIONS FOR AMENDING THIS REDEVELOPMENT PLAN

This Redevelopment Plan may be amended pursuant to the Act.

XII. COMMITMENT TO FAIR EMPLOYMENT PRACTICES AND AFFIRMATIVE ACTION PLAN

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

- A) The assurance of equal opportunity in all personnel and employment actions, with respect to the Redevelopment Project, including, but not limited to hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, sex, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, source of income, or housing status.
- B) Redevelopers must meet the City's standards for participation of 24 percent Minority Business Enterprises and 4 percent Woman Business Enterprises and the City Resident Construction Worker Employment Requirement as required in redevelopment agreements.
- C) This commitment to affirmative action and nondiscrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
- D) Redevelopers will meet City standards for any applicable prevailing wage rate as ascertained by the Illinois Department of Labor to all project employees.

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

XIII. HOUSING IMPACT

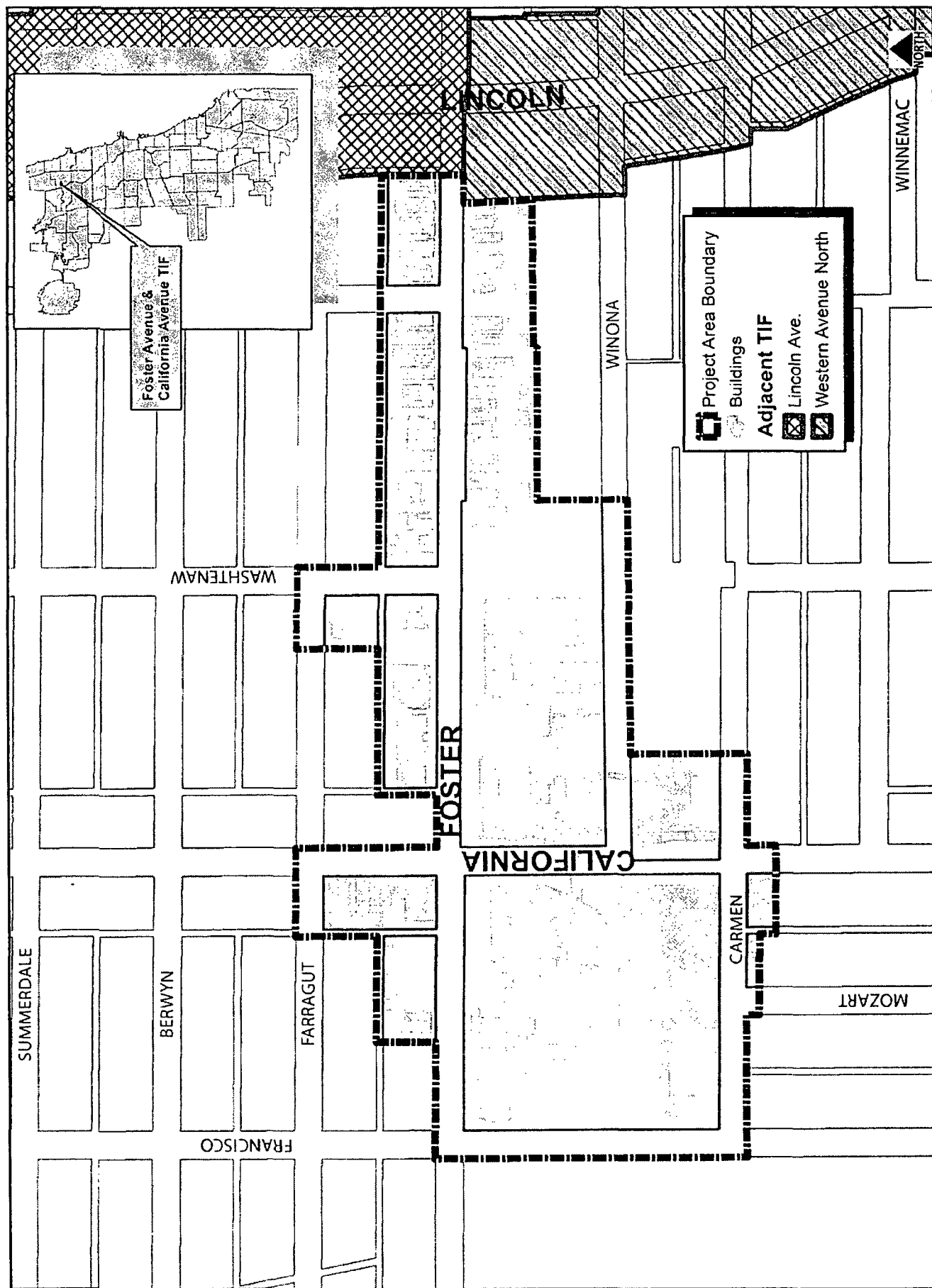
As set forth in the Act, if the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and the City is unable to certify that displacement of residents from 10 or more inhabited residential units will not result from the Redevelopment Plan, the City must prepare a housing impact study and incorporate the study in the redevelopment project and plan.

The Project Area contains 197 residential units, 196 of which are currently occupied. JRG conducted a housing assessment to determine the potential for displacement of occupied residents. Presented below are the three steps used to assess the number and location of inhabited residential units that may be removed or impacted through implementation of this Redevelopment Plan.

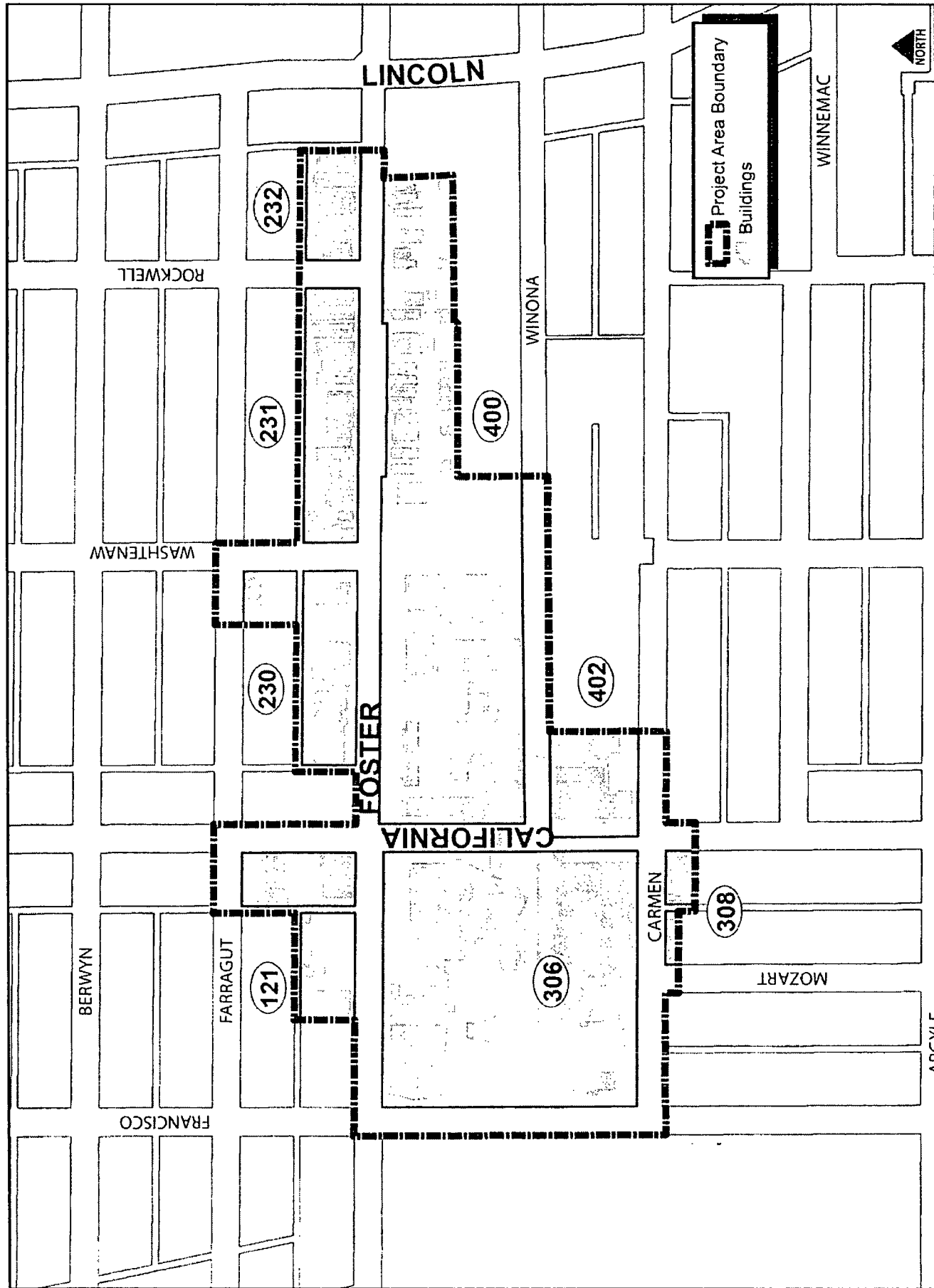
- 1) ***Properties identified for acquisition.*** An acquisition plan has not been prepared as part of the Redevelopment Project Area. Therefore, there are zero occupied housing units that may be impacted due to acquisition.
- 2) ***Dilapidation.*** No dilapidated structures were identified in the Eligibility Study. Therefore, there are zero occupied housing units that may be impacted due to dilapidation.
- 3) ***Changes in land use.*** The Land Use Plan, presented in Section V of the Redevelopment Plan identifies the future land uses to be in effect upon adoption of the Redevelopment Plan. When compared to the existing land uses identified, one single family home may be subject to change as a result of proposed future land uses identified under the Redevelopment Plan. The occupied unit is currently owned by Swedish Covenant Hospital and intended for future hospital use but rented by an employee of the hospital in the interim. If public or private redevelopment occurs in accordance with land use changes proposed by the Redevelopment Plan, displacement of this single inhabited unit may result.

The City has no plans to displace any occupied residential units. However, based on the methodology used above, it is possible that a total of one inhabited unit that may be displaced over the 23-year life of the TIF at the discretion of Swedish Covenant Hospital.

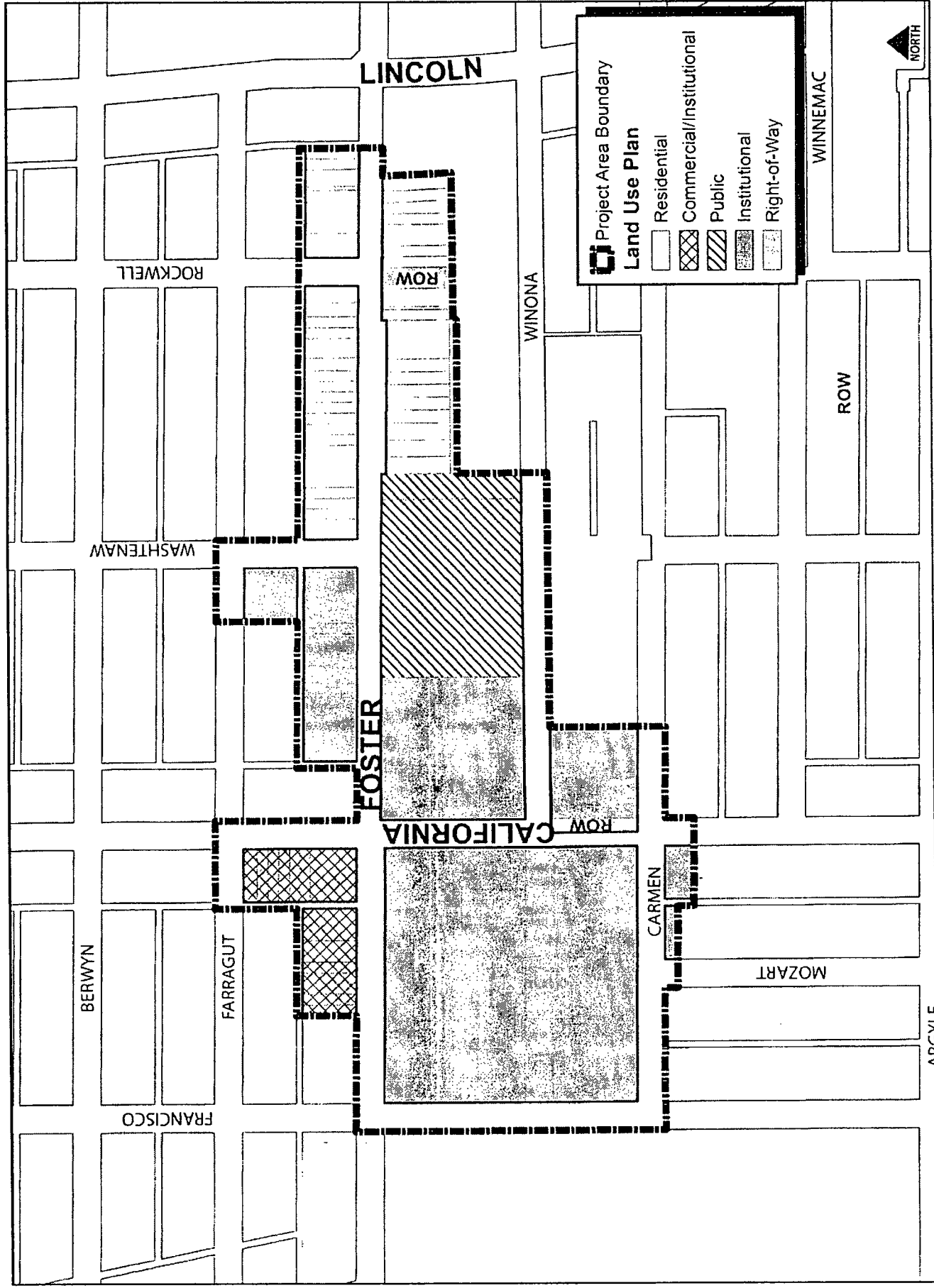
Based on the assessment above, the City certifies that displacement of residents from 10 or more inhabited residential units will not occur as a result of the Redevelopment Plan. Therefore, a full housing impact study has not been undertaken as part of this Redevelopment Plan..



Redevelopment Plan Figure 1. Community Context Map
FOSTER & CALIFORNIA TIF



Redevelopment Plan Figure 2. Project Area Boundary
 FOSTER & CALIFORNIA TIF



Redevelopment Plan Figure 3. Land Use Plan
FOSTER & CALIFORNIA TIF



Redevelopment Plan Figure 4. Community Facilities
 FOSTER & CALIFORNIA TIF

EXHIBIT I: 2012 EAV by PIN

EXHIBIT I. 2012 EAV by PIN

	PIN	2012 EAV		PIN	2012 EAV
1.	13-12-121-024-0000	13,397	51.	13-12-231-059-1008	17,041
2.	13-12-121-025-0000	13,394	52.	13-12-231-059-1009	17,041
3.	13-12-121-026-0000	13,394	53.	13-12-231-059-1010	21,665
4.	13-12-121-027-0000	13,380	54.	13-12-231-059-1011	25,671
5.	13-12-121-028-0000	13,394	55.	13-12-231-059-1012	24,858
6.	13-12-121-034-0000	-	56.	13-12-231-059-1013	17,858
7.	13-12-121-035-0000	-	57.	13-12-231-059-1014	24,858
8.	13-12-121-036-0000	-	58.	13-12-231-059-1015	15,408
9.	13-12-121-037-0000	-	59.	13-12-231-059-1016	2,374
10.	13-12-121-038-0000	-	60.	13-12-231-059-1017	2,374
11.	13-12-121-039-0000	-	61.	13-12-231-059-1018	2,374
12.	13-12-121-055-0000	541,399	62.	13-12-231-059-1019	2,374
13.	13-12-121-056-0000	-	63.	13-12-231-059-1020	2,374
14.	13-12-121-057-0000	-	64.	13-12-231-059-1021	1,899
15.	13-12-230-038-0000	-	65.	13-12-231-059-1022	2,374
16.	13-12-230-059-0000	-	66.	13-12-231-059-1023	2,374
17.	13-12-230-060-0000	-	67.	13-12-231-059-1024	2,374
18.	13-12-230-062-0000	3,246,640	68.	13-12-231-059-1025	2,374
19.	13-12-230-063-0000	-	69.	13-12-231-059-1026	2,374
20.	13-12-231-018-0000	167,954	70.	13-12-231-059-1027	2,374
21.	13-12-231-019-0000	68,594	71.	13-12-231-059-1028	36,260
22.	13-12-231-020-0000	61,737	72.	13-12-231-059-1029	23,225
23.	13-12-231-021-0000	61,737	73.	13-12-231-059-1030	12,041
24.	13-12-231-026-0000	-	74.	13-12-231-059-1031	19,886
25.	13-12-231-027-0000	-	75.	13-12-231-059-1032	13,537
26.	13-12-231-028-0000	-	76.	13-12-231-059-1033	13,537
27.	13-12-231-029-0000	-	77.	13-12-231-059-1034	17,041
28.	13-12-231-030-0000	-	78.	13-12-231-059-1035	17,858
29.	13-12-231-031-0000	-	79.	13-12-231-059-1036	24,858
30.	13-12-231-032-0000	-	80.	13-12-231-059-1037	18,671
31.	13-12-231-036-0000	45,083	81.	13-12-231-059-1038	20,537
32.	13-12-231-037-0000	45,083	82.	13-12-231-059-1039	17,041
33.	13-12-231-047-0000	134,635	83.	13-12-231-059-1040	17,854
34.	13-12-231-049-0000	105,395	84.	13-12-231-059-1041	24,858
35.	13-12-231-050-0000	98,471	85.	13-12-232-017-0000	68,370
36.	13-12-231-053-1001	28,234	86.	13-12-232-018-0000	68,922
37.	13-12-231-053-1002	46,399	87.	13-12-232-030-0000	4,208
38.	13-12-231-053-1003	41,436	88.	13-12-232-032-1001	49,864
39.	13-12-231-053-1004	48,436	89.	13-12-232-032-1002	1,302
40.	13-12-231-053-1005	1,120	90.	13-12-232-032-1003	32,890
41.	13-12-231-053-1006	41,436	91.	13-12-232-032-1004	1,302
42.	13-12-231-053-1007	2,155	92.	13-12-232-036-1001	19,359
43.	13-12-231-053-1008	2,155	93.	13-12-232-036-1002	26,005
44.	13-12-231-059-1001	9,099	94.	13-12-232-036-1003	26,005
45.	13-12-231-059-1002	11,579	95.	13-12-232-036-1004	33,005
46.	13-12-231-059-1003	16,225	96.	13-12-232-036-1005	33,005
47.	13-12-231-059-1004	16,225	97.	13-12-232-036-1006	34,110
48.	13-12-231-059-1005	16,679	98.	13-12-232-036-1007	34,110
49.	13-12-231-059-1006	17,858	99.	13-12-232-036-1008	34,110
50.	13-12-231-059-1007	17,041	100.	13-12-232-036-1009	34,110

EXHIBIT I. 2012 EAV by PIN

PIN		2012 EAV	PIN		2012 EAV
101.	13-12-232-036-1010	34,110	151.	13-12-400-009-0000	107,328
102.	13-12-232-036-1011	26,005	152.	13-12-400-010-0000	128,611
103.	13-12-232-036-1012	33,005	153.	13-12-400-014-0000	98,510
104.	13-12-232-036-1013	33,005	154.	13-12-400-017-0000	-
105.	13-12-232-036-1014	14,042	155.	13-12-400-019-0000	113,916
106.	13-12-232-036-1015	33,005	156.	13-12-400-022-0000	-
107.	13-12-232-036-1016	27,110	157.	13-12-400-023-0000	-
108.	13-12-232-036-1017	34,110	158.	13-12-400-065-0000	104,376
109.	13-12-232-036-1018	34,110	159.	13-12-400-066-1001	44,289
110.	13-12-232-036-1019	34,110	160.	13-12-400-066-1002	32,912
111.	13-12-232-036-1020	27,110	161.	13-12-400-066-1003	44,289
112.	13-12-232-036-1021	3,311	162.	13-12-400-066-1004	51,292
113.	13-12-232-036-1022	3,311	163.	13-12-400-066-1005	44,292
114.	13-12-232-036-1023	3,311	164.	13-12-400-066-1006	51,292
115.	13-12-232-036-1024	3,311	165.	13-12-400-066-1007	51,292
116.	13-12-232-036-1025	3,311	166.	13-12-400-066-1008	51,292
117.	13-12-232-036-1026	3,311	167.	13-12-400-066-1009	39,292
118.	13-12-232-036-1027	3,311	168.	13-12-400-066-1010	44,292
119.	13-12-232-036-1028	3,311	169.	13-12-400-066-1011	44,292
120.	13-12-232-036-1029	3,311	170.	13-12-400-066-1012	51,292
121.	13-12-232-036-1030	3,311	171.	13-12-400-066-1013	51,292
122.	13-12-232-036-1031	2,110	172.	13-12-400-066-1014	44,289
123.	13-12-232-031-0000	-	173.	13-12-400-066-1015	32,912
124.	13-12-232-038-1001	41,209	174.	13-12-400-068-1001	36,097
125.	13-12-232-038-1002	41,209	175.	13-12-400-068-1002	36,097
126.	13-12-232-038-1003	41,209	176.	13-12-400-069-1001	55,556
127.	13-12-232-038-1004	34,209	177.	13-12-400-069-1002	40,622
128.	13-12-232-038-1005	29,506	178.	13-12-400-069-1003	21,128
129.	13-12-232-038-1006	26,900	179.	13-12-400-069-1004	47,622
130.	13-12-232-038-1007	26,900	180.	13-12-400-069-1005	40,622
131.	13-12-232-038-1008	26,900	181.	13-12-400-069-1006	29,027
132.	13-12-232-038-1009	26,900	182.	13-12-400-069-1007	31,094
133.	13-12-232-038-1010	26,900	183.	13-12-400-069-1008	40,622
134.	13-12-306-006-0000	-	184.	13-12-400-071-0000	78,332
135.	13-12-306-007-0000	-	185.	13-12-400-072-0000	81,260
136.	13-12-306-008-0000	1,557,290	186.	13-12-400-073-1001	19,563
137.	13-12-306-009-0000	936,896	187.	13-12-400-073-1002	9,954
138.	13-12-306-010-0000	243,748	188.	13-12-400-073-1003	9,954
139.	13-12-306-011-0000	-	189.	13-12-400-074-1001	69,899
140.	13-12-306-012-0000	3,050,408	190.	13-12-400-074-1002	69,899
141.	13-12-308-001-0000	105,224	191.	13-12-402-001-0000	-
142.	13-12-308-021-0000	23,298	192.	13-12-402-003-0000	-
143.	13-12-308-022-0000	92,560	193.	13-12-402-005-0000	-
144.	13-12-400-001-0000	-	194.	13-12-402-006-0000	-
145.	13-12-400-002-0000	-	195.	13-12-402-080-0000	-
146.	13-12-400-003-0000	-	196.	13-12-402-081-0000	-
147.	13-12-400-004-0000	157,408	197.	13-12-402-086-0000	-
148.	13-12-400-005-0000	122,815	Total EAV		15,135,893
149.	13-12-400-006-0000	122,218			
150.	13-12-400-007-0000	158,491			

Exhibit II. Foster and California Tax Increment Financing Eligibility Report

FOSTER AND CALIFORNIA TAX INCREMENT FINANCING ELIGIBILITY REPORT

City of Chicago, Illinois

November 29, 2013

Revised January 17, 2014

City of Chicago
Rahm Emanuel, Mayor

Department of Planning and Development
Andrew J. Mooney, Commissioner

Prepared by:

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

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INTRODUCTION

The purpose of this report entitled, the *Foster and California Tax Increment Financing Eligibility Report*, (the "**Eligibility Report**") is to determine whether approximately 24.35 acres of land located on the north side of the City of Chicago (the "**City**") qualifies for designation as a redevelopment project area based on findings for a "**conservation area**," and/or a "**blighted area**" within the requirements set forth in the Tax Increment Allocation Redevelopment Act (the "**Act**"). The Act is found in Illinois Compiled Statutes, Chapter 65, Act 5, Section 11-74.4-1 *et. seq.* as amended.

The irregularly shaped area examined in this Eligibility Report is generally bounded by Francisco Street on the west, Carmen Avenue on the South; the north-south alley west of Lincoln Avenue on the east and Farragut Avenue on the north. This area is referred to in this document as the Foster and California Tax Increment Financing Redevelopment Project Area (the "**Project Area**"). The boundaries of the Project Area are shown on *Eligibility Report Figure 1, Project Area Boundary*.

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

The Project Area

The Project Area is located approximately 9 miles north of the central business district of the City of Chicago. The Project Area is located just east of the North Branch of the Chicago River and west of US Route 41/Lincoln Ave which runs northwest/southeast between Foster Avenue and Howard Street in Chicago.

The Project Area is an improved area which contains 51 buildings and 197 tax parcels within 8 full and partial tax blocks located in the Lincoln Square Community Area, with total land area of 24.35 acres.

The Project Area has two fairly distinct areas made up of residential uses on the east and institutional uses to the west. The residential area is characterized by predominantly multi-family properties interspersed with a few isolated single family buildings and a church building. East of Washtenaw, the area is exclusively institutional in use including a public elementary school and semipublic uses including the sprawling Swedish Covenant hospital and related uses as well as a few church properties. Existing land uses in the Project Area are illustrated in *Eligibility Report Figure 2, Existing Land Use*.

The Project Area as a whole is physically characterized by densely built, aging and obsolete residential, public and semipublic property on improved parcels. The Swedish Covenant Hospital Campus buildings encompassed within the Project Area range from 16 to 106 years in age with various additions and renovations over the years. The residential area developed around the hospital campus limiting hospital expansion and development opportunities and causing site constraints. The hospital campus facilities are characterized by aging, overcrowded and obsolete buildings. Multiple and disparate buildings - including individual buildings constructed at different times and linked together later - cause inefficiency and a strain on building systems. Multiple mechanical, electrical and plumbing systems are nearing or have exceeded their useful life and require significant upgrades or replacements. Overcrowding within the hospital campus results in limitations on growth and expansion and causes inadequate loading and service access.

Summary of Project Area Eligibility

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

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

- Eighty-four percent (84%) of the buildings are 35 years of age or older;
- Five conservation area factors are present to a meaningful extent and reasonably distributed throughout the entire Project Area. These include:
 1. Obsolescence
 2. Overcrowding/Excessive Land Coverage
 3. Inadequate Utilities
 4. Lack of Community Planning
 5. Declining or Lagging EAV
- Two additional factors: Deterioration and Structures Below Code, are present to a meaningful extent and impact the Project Area, but are limited in nature or not consistently present across the Project Area so cannot be considered “reasonably” distributed throughout the Improved Area. Nonetheless, the presence of these two factors supports the overall eligibility of the Project Area.

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

I. BASIS FOR REDEVELOPMENT

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

1. That there exists in many municipalities within the state blighted and conservation areas;
2. That as a result of the existence of blighted areas and areas requiring conservation, there is an excessive and disproportionate expenditure of public funds, inadequate public and private investment, unmarketability of property, growth in delinquencies and crime, and housing and zoning law violations in such areas together with an abnormal exodus of families and businesses so that the decline of these areas impairs the value of private investments and threatens the sound growth and the tax base of taxing districts in such areas, and threatens the health, safety, morals, and welfare of the public; and
3. That the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest.

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

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

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

Improved Area Eligibility Criteria

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

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Illegal use of individual structures
5. Presence of structures below minimum code standards
6. Excessive vacancies
7. Lack of ventilation, light, or sanitary facilities
8. Inadequate utilities
9. Excessive land coverage and overcrowding of structures and community facilities
10. Deleterious land-use or layout

11. Lack of community planning
12. Environmental remediation costs have been incurred or are required
13. Declining or lagging rate of growth of total equalized assessed valuation

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

II. ELIGIBILITY SURVEY AND ANALYSIS

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

1. Exterior survey of the condition and use of all buildings and sites; Review of Needs Assessment for hospital facilities.
2. Field survey of environmental conditions covering streets, sidewalks, curbs and gutters, lighting, traffic, parking facilities, landscaping, fences, and general property maintenance;
3. Analysis of the existing uses within the Project Area and their relationships to the surroundings;
4. Comparison of current land use to current zoning ordinance and the current zoning map;
5. Analysis of original platting and current parcel size and layout;
6. Analysis of vacant parcels and buildings;
7. Analysis of building floor area and site coverage;
8. Review of previously prepared plans, studies and data;
9. Analysis of City of Chicago building permit data and building code violation data for the period from September 2008 through October 2013;
10. Analysis of storm, sanitary sewer lines and water supply lines within the Project Area via existing infrastructure maps provided by the City of Chicago's Department of Water Management;
11. Analysis of Cook County Assessor records for assessed valuations and equalization factors for tax parcels in the Project Area for assessment years 2006 to 2012; and
12. Review of Cook County Treasurer property tax payment records for collection years 2011, 2012, and 2013.

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

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

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

III. IMPROVED AREA ELIGIBILITY FACTORS

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

Age

Age is a primary and threshold criterion in determining an area's qualification for designation as a conservation area. Age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures over an extended period of years. Since building deterioration and related structural problems can be a function of time and climate, structures which are 35 years or older typically exhibit more problems and require greater maintenance than more recently constructed buildings.

Of the 51 buildings within the 8 tax blocks, 43 (84%) are 35 years of age or more.

Conclusion: The Project Area meets the required age test for designation as a conservation area. Eighty-four percent (84%) of the buildings within the Project Area exceed 35 years in age.

A. Dilapidation

Section 11-74.4-3 of the Act defines Dilapidation: *An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.*

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

The building condition analysis is based on a thorough exterior inspection of the buildings and sites conducted in February and July 2013. Structural deficiencies in building components and related environmental deficiencies in the Project Area were noted during the inspections.

Building Components Evaluated

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

Primary Structural

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

Secondary Components

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

Criteria for Classifying Defects for Building Components

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

Building Component Classifications

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

Sound

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

Deficient - Requiring Minor Repair

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

Deficient - Requiring Major Repair

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

Critical

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

Final Building Rating

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

Sound

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

Deficient

Deficient buildings contain defects that collectively are not easily correctable and cannot be accomplished in the course of normal maintenance. The classification of major or minor reflects the degree or extent of defects found during the survey of the building.

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

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

Substandard

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

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

Exterior Survey

The conditions of the buildings within the Project Area were determined based on observable components. JRG conducted an exterior survey of each building within the Project Area to determine its condition. JRG identified no buildings as dilapidated. Of the 51 buildings in the Project Area:

- 41 buildings (47.6%) were classified as structurally sound;
- 10 buildings (42.9%) were classified as minor deficient (deteriorating);
- 0 buildings (8.5%) were classified as major deficient (deteriorating); and
- 0 buildings (1.0%) were classified as structurally substandard dilapidated).

Conclusion: No Presence of Factor. Dilapidation (structurally substandard buildings) as a factor is not present in the Project Area.

B. Obsolescence

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

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

Functional Obsolescence

Historically, structures have been built for specific uses or purposes. The design, location, height, and space arrangement are intended for a specific occupant at a given time. Buildings become obsolete when they contain characteristics or deficiencies which limit their use and marketability after the original use ceases. The characteristics may include loss in value to a property resulting from an inherent deficiency existing from poor design or layout, the improper orientation of the building on its site, etc., which detracts from the overall usefulness or desirability of a property.

Economic Obsolescence

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

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

Factors of obsolescence may include inadequate utility capacities, outdated building designs, etc.

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

Obsolete Building Types

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

Obsolescence is present throughout the hospital facilities as documented by outdated mechanical conditions, presence of wall or window air conditioning units and outmoded, non-energy efficient windows. The horizontal and multiple building layout of the hospital create inefficiencies and limit state of the art improvements. These structures are characterized by conditions that limit their efficient or economic use according to contemporary standards.

Many of the residential properties were built prior to 1950 and reflect outmoded building and site design compared to contemporary developments. Most of the multi-family buildings exhibited either wall or window air conditioning units as well as single pane, non-energy efficient windows. Due to the age of their construction, many of the residential developments lack sufficient wall insulation causing heating/cooling inefficiencies year round. Many of the older residential buildings still retain their original electrical systems from the pre-1950 era which were not designed to handle the number or demand of appliances of today. See **Eligibility Report Figure 3, Obsolescence.**

Conclusion: Major Presence of Factor. The analysis indicates that obsolescence is present to a meaningful extent in 6 of the 8 tax blocks and reasonably distributed throughout the Project Area.

C. Deterioration

Section 11-74.4-3 of the Act defines **Deterioration**: With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

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

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

Deterioration of Sites and Infrastructure

As part of the survey, JRG documented site conditions that include broken pavement, uneven street surfaces, and gravel surfaces within parking areas, sidewalks, and alleys. Based on the field survey of streets and alleys within the Project Area, deterioration of street pavement, curb and gutters, and sidewalks was noted in one vacant lot on Foster Avenue and to a limited extent in other areas of the Project Area.

Deterioration of Buildings

The analysis of building deterioration is based on the survey methodology and criteria described in the preceding section on "Dilapidation." Eleven (11) buildings within the Project Area are classified as exhibiting minor deteriorating conditions. The condition of Deterioration is found primarily in non-residential buildings on the western half of the Project Area.

Conclusion: Minor Presence of Factor. Deterioration is present to a limited extent in 5 of the 8 tax blocks and concentrated in the non-residential buildings. Therefore, Deterioration is not meaningfully present and reasonably distributed throughout the Project Area.

D. Presence of Structures Below Minimum Code Standards

Section 11-74.4-3 of the Act defines the Presence of structures below minimum code standards: All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

As referenced in the definition above, the principal purposes of governmental codes applicable to properties are to require buildings to be constructed in such a way as to sustain safety of loads expected from the type of occupancy; to be safe for occupancy against fire and similar hazards; and/or to establish minimum standards essential for safe and sanitary habitation. Structures below minimum code standards are characterized by defects or deficiencies that threaten health and safety.

JRG reviewed facility assessment reports for Swedish Covenant hospital facilities and identified a number of critical upgrades needed to meet building codes and support existing building system needs. The fire alarm system upgrades are needed in Galter Medical Pavilion (Block 306) and Nelson Hall (Block 404), the latter of which is operated by a system that is no longer manufactured. Portions of three buildings in Block 404 are currently not sprinklered. The hospital is served by multiple air handlers, chillers, and air cooled condensers, many of which are in poor condition and do not meet current code requirements or fail to operate at their maximum capacity. Back up diesel generators located on the roof of the Galter Medical Pavilion are 35 years old and have deteriorated to the point that the hospital can no longer run routine tests.

In addition to deficient mechanical and building systems, the Main Building at 5145 N. California, originally built in 1927 not longer meets existing requirements for the two south wing stairs. See Eligibility Report Figure 5, Buildings Below Minimum Code Standards.

Conclusion: Major Presence of Factor. The analysis indicates that structures below minimum code standards is present to a meaningful extent in 3 of the 8 tax blocks in the Project Area but is not reasonably distributed throughout the Project Area.

E. Illegal Use of Individual Structures

Section 11-74.4-3 of the Act defines illegal use of individual structures: *The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.*

Violation of federal, State or local laws were not evident as part of the exterior field survey conducted as part of this Eligibility Study.

Conclusion: No Presence of Factor. No condition pertaining to illegal uses of individual structures has been documented as part of the exterior surveys and analyses undertaken within the Project Area. This factor is not a supporting factor for Project Area eligibility.

F. Excessive Vacancies

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

Vacancies are present to a minimal extent based on an exterior field survey. Of the 197 residential units in the Project Area, two appear to be vacant. There is one commercial building in the Project Area with five units, one of which is vacant. For purposes of this report a building was characterized as exhibiting "excessive vacancies" if more than 15% of its units were vacant, and a block was characterized as having "excessive vacancies" if more 10% of the buildings on the block exhibited "excessive vacancies." Under these definitions, one commercial building and two residential buildings (less than 6% of all structures) exhibited vacancies but not to an extent that would be deemed excessive.

Conclusion: Minor Presence of Factor. Excessive vacancies as a factor is not present to a meaningful extent and is not reasonably distributed throughout the Project Area.

G. Lack of Ventilation, Light, or Sanitary Facilities

Section 11-74.4-3 of the Act defines lack of ventilation, light, or sanitary facilities: *The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence or inadequacy of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.*

An interior inspection of conditions is required to determine the presence of this factor. No such inspection was conducted as part of this Eligibility Study. Sufficient ingress/egress and the presence of sufficient window openings was present from an exterior field survey.

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

H. Inadequate Utilities

Section 11-74.4-3 of the Act defines inadequate utilities: *Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone,*

and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.

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

Review and analysis of the City's water and sewer atlases for the pipes that serve the Project Area indicate that many of the existing lines have dangerously exceeded their intended life of approximately 100 years. Many of these lines were laid prior to the land uses they serve currently. Water lines range in age from 91 years to 130 years on the eastern edge of the Project Area. Sewer lines range in age from 88 years to 123 years, with the exception of 3 street segments built post 1975. See Eligibility Report Figure 7. Inadequate Utilities.

Conclusion: Major Presence of Factor. Inadequate Utilities, as a factor, impacts all of the blocks in the Project Area, and is present to a meaningful extent and reasonably distributed throughout the Project Area.

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

Section 11-74.4-3 of the Act defines excessive land coverage and overcrowding of structures and community facilities: The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonable required off-street parking, or inadequate provision for loading and service.

Excessive land coverage and overcrowding of structures and community facilities is present in 20 buildings and six of the eight tax blocks in the Project Area. The development over the years of Swedish Covenant Hospital buildings within a constrained site have restricted expansion and impeded proper functional layout of buildings, creating inadequate vehicle and pedestrian access to and between buildings. The horizontal rather than vertical nature of building coverage and multiple buildings causes logistical and physical impediments to smooth and efficient hospital functions affecting patient transport, food service, laundry, linen and supply distribution, garbage collection, and security.

The residential portion of the Project Area is very densely built with multi-family buildings placed very close to each other. Most of the apartment and condominium buildings have extremely limited parking for the number of dwelling units. The parking requirements for RS-3, in which the residential portion of the Project Area lies, require 1 space per unit for multi-family buildings but field surveys indicate as few as 12 spaces for a 29 unit building (.4 spaces/unit). Some have a few spaces off the alley but are not sufficient by contemporary standards. Many of the multi-unit residential buildings are placed very close together and cover most or all of the parcels upon which they are situated and do not contain adequate front, rear and side yards. See Eligibility Report Figure 8, Excessive Land Coverage/Overcrowding of Structures and Community Facilities.

Conclusion: Major Presence of Factor. Excessive land coverage and overcrowding of structures and community facilities is documented in 6 of the 8 tax blocks in the Project Area. Therefore, excessive land coverage and overcrowding of structures and community facilities is present to a meaningful extent and reasonably distributed throughout the Project Area.

J. Deleterious Land Use or Layout

Section 11-74.4-3 of the Act defines deleterious land-use or layout: The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.

While there were a few isolated single family buildings situated adjacent to large apartment or condominium buildings, the land uses are consistent with the Zoning Ordinance and do not result in conflicting or inappropriate mix of uses.

Conclusion: No Presence of Factor. Deleterious land-use or layout has not been documented as present in the Project Area.

K. Lack of Community Planning

Section 11-74.4-3 of the Act defines lack of community planning: The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

The City of Chicago was incorporated in 1837 and expanded in population and geography well into the 20th century. With the adoption of the Burnham Plan in 1909, the City established a pattern of streets and boulevards on a grid system with residential, commercial and confined industrial areas separated by major rail lines, commercial corridors and the parks connected by green boulevards. Swedish Covenant Hospital was established early in the development of the Project Area establishing a 12 bed hospital in 1886 and building a full-scale 40-bed hospital facility in 1903 serving immigrants in need of care. The residential neighborhood developed moderately in the early years of the hospital's existence and then quickly built up around the hospital through the 1920s followed by another housing boom in the 1950s.

Like other parts of the city, development of the area was so rapid that properties were developed on a parcel by parcel basis without any long term plan or guidelines for the growth and development of the hospital or compatibility with residential and other uses in the neighborhood. As a result, the hospital complex is bisected by several local and collector streets, creating an impediment to cohesive expansion or the creation of a long term building layout and design for future needs of the hospital. Parking, access and walking distances are part of the hodge podge of the current layout.

Conclusion: Major Presence of Factor. Lack of community planning has been documented in each of the tax blocks and is therefore meaningfully present and reasonably distributed throughout the Project Area.

L. Environmental Remediation

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

The Project Area does not contain any properties or Long-term Cleanup Sites on the United States Environmental Protection Agency's Region 5 Superfund website and does not contain any Leaking Underground Storage Tanks ("LUST") tracked via the Illinois Environmental Protection Agency's Leaking Incident Database.

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

M. Declining or Lagging Equalized Assessed Valuation

Section 11-74.4-3 of the Act defines declining or lagging equalized assessed valuation: The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years for which information is available.

Over the period from 2007 to 2012, the growth rate of the total equalized assessed valuation (EAV) of the Project Area has declined in three of the last five years and lagged behind the annual rate of the Consumer Price Index (CPI) in the same three years. These figures are shown below in **Table 1. Growth of Project Area vs. City of Chicago.**

Table 1. Growth of Project Area

Year	Project Area EAV	% Change	CPI –Dec. Value/ All Urban Consumers	% Change	CPI Growth?
2007	14,757,782		210,036		
2008	16,663,136	12.91%	210,228	0.09%	NO
2009	17,919,509	7.54%	215,949	2.72%	NO
2010	17,145,691	-4.32%	219,179	1.50%	YES
2011	15,483,180	-9.70%	225,672	2.96%	YES
2012	15,135,893	-2.24%	229,601	1.74%	YES

2007 to 2012 is the most recent five year period for which data is available for the Project Area and CPI

Percent Change reflects the annual growth in EAV from the prior year (e.g. -2.24% change in Project Area EAV for Year 2012 represents the decline in EAV from 2011 to 2012).

Conclusion: Factor is Present. As documented by the three year decline in EAV of the Project Area between 2010 and 2012, Declining or Lagging Equalized Assessed Valuation as a factor is present in the Project Area.

IV. DETERMINATION OF PROJECT AREA ELIGIBILITY

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

A. Age

The Project Area meets the threshold criteria which requires that 50% or more of buildings are 35 years of age or older. Eighty four percent (84%) of the Project Area's buildings are 35 years of age or older.

B. Conservation Area Criteria

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

1. Obsolescence
2. Overcrowding/Excessive Land Coverage
3. Inadequate Utilities
4. Lack of Community Planning
5. Declining or Lagging EAV

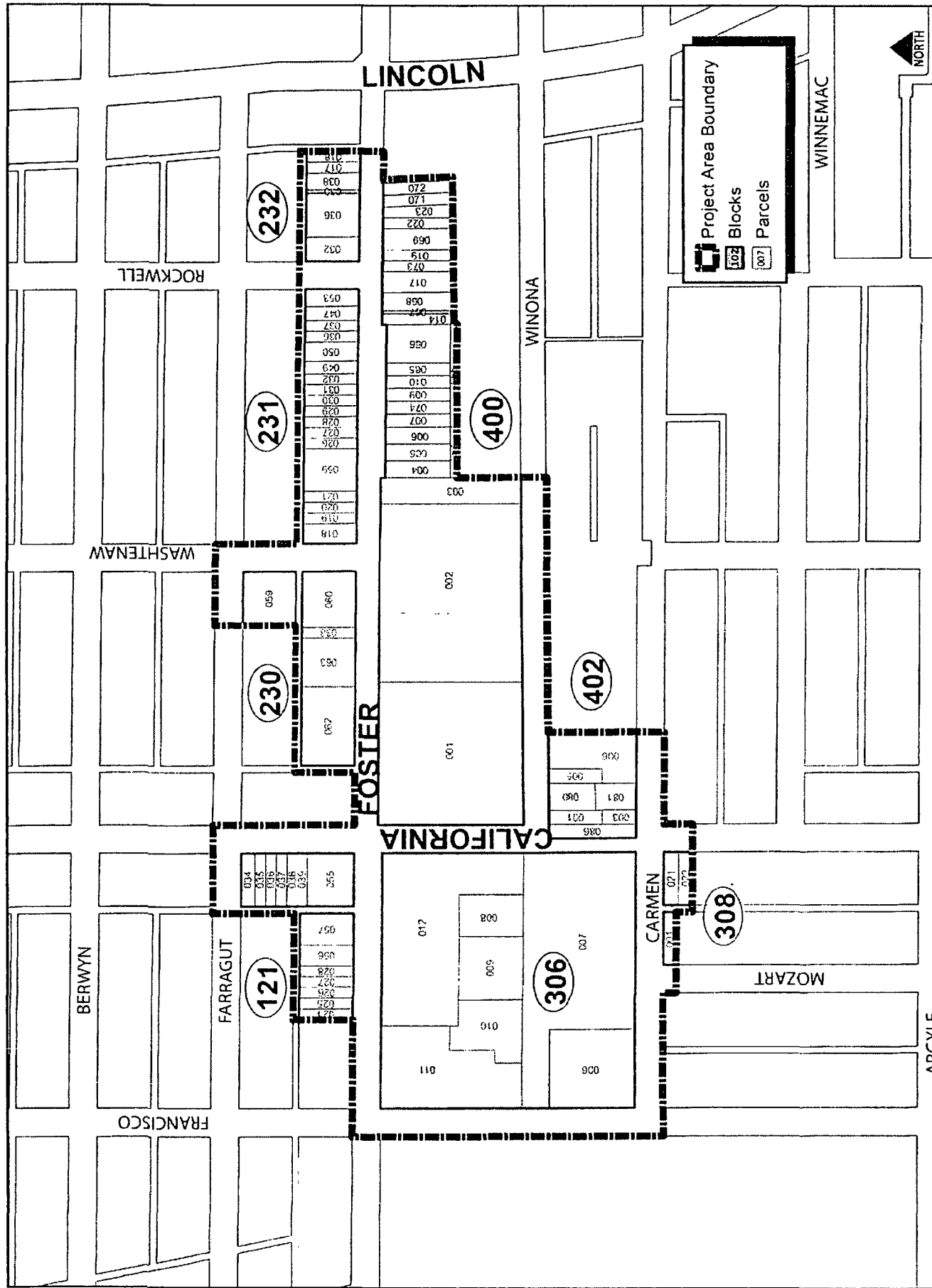
The summary of conservation area factors is documented on a block-by-block basis in **Table 2: Distribution of Conservation Area Factors**.

Table 2. Distribution of Conservation Area Factors

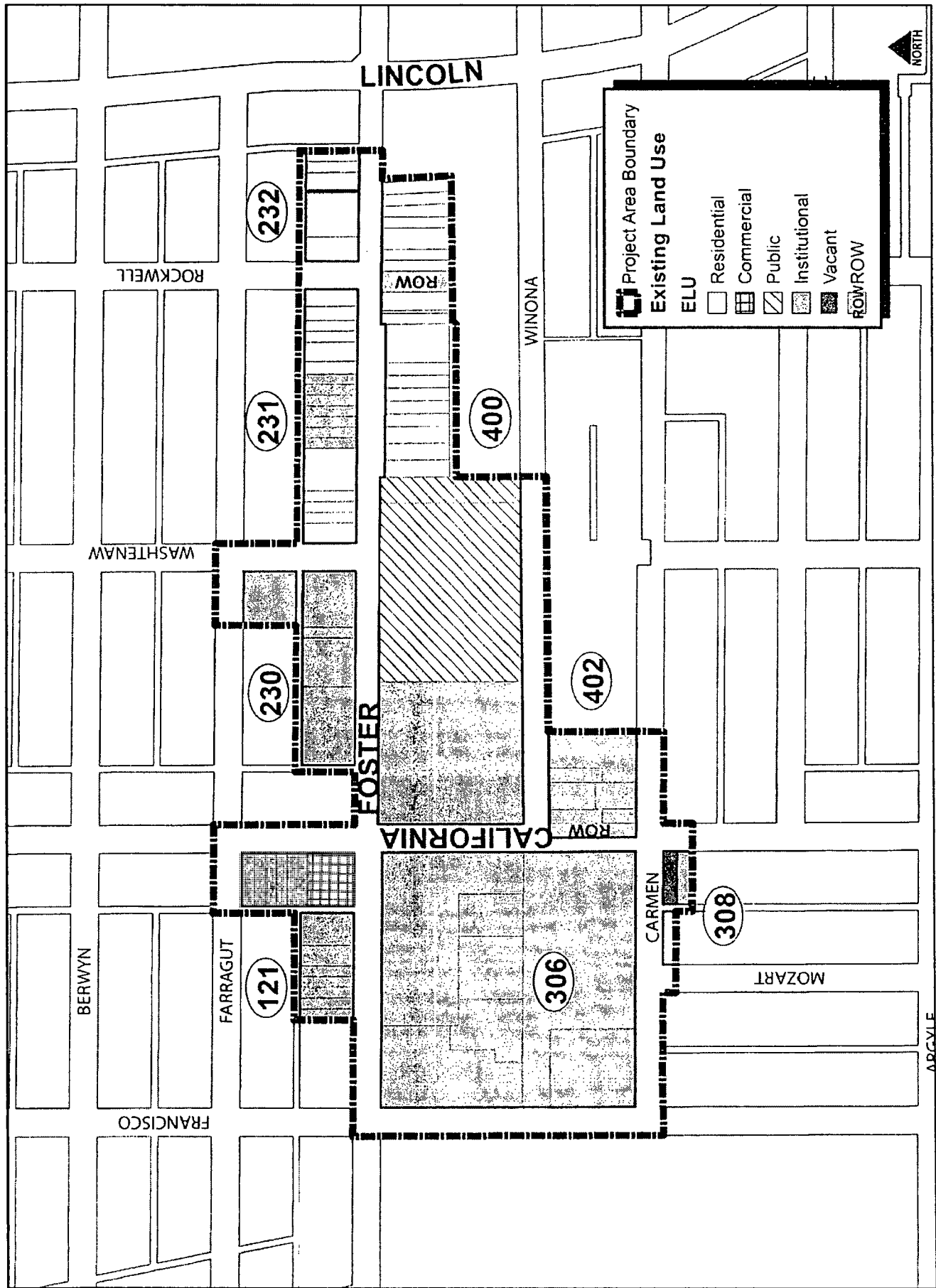
Block No.	Dilapidation	Obsolescence	Deterioration	Illegal Use	Struct. below code	Excess. Vacancies	Overcrowding / Excess. land coverage	Lack of Light, Vent.	Inadequate Utilities	Deliterious land use	Environmental Remediation	Declining/Lagging EAV	Lack of Community Planning
13-12-121		○	○			○	●		●			●	●
13-12-230		●							●	●		●	●
13-12-231			○			○	●		●			●	●
13-12-232		●					●		●			●	●
13-12-400		●	○		○		●		●	○		●	●
13-12-306					○					●		●	●
13-12-308		●										●	●
13-12-402							●		●			●	●
Total		●	○		○	○	●		●	○		●	●

- Present to a minor extent
 ● Present to a major extent

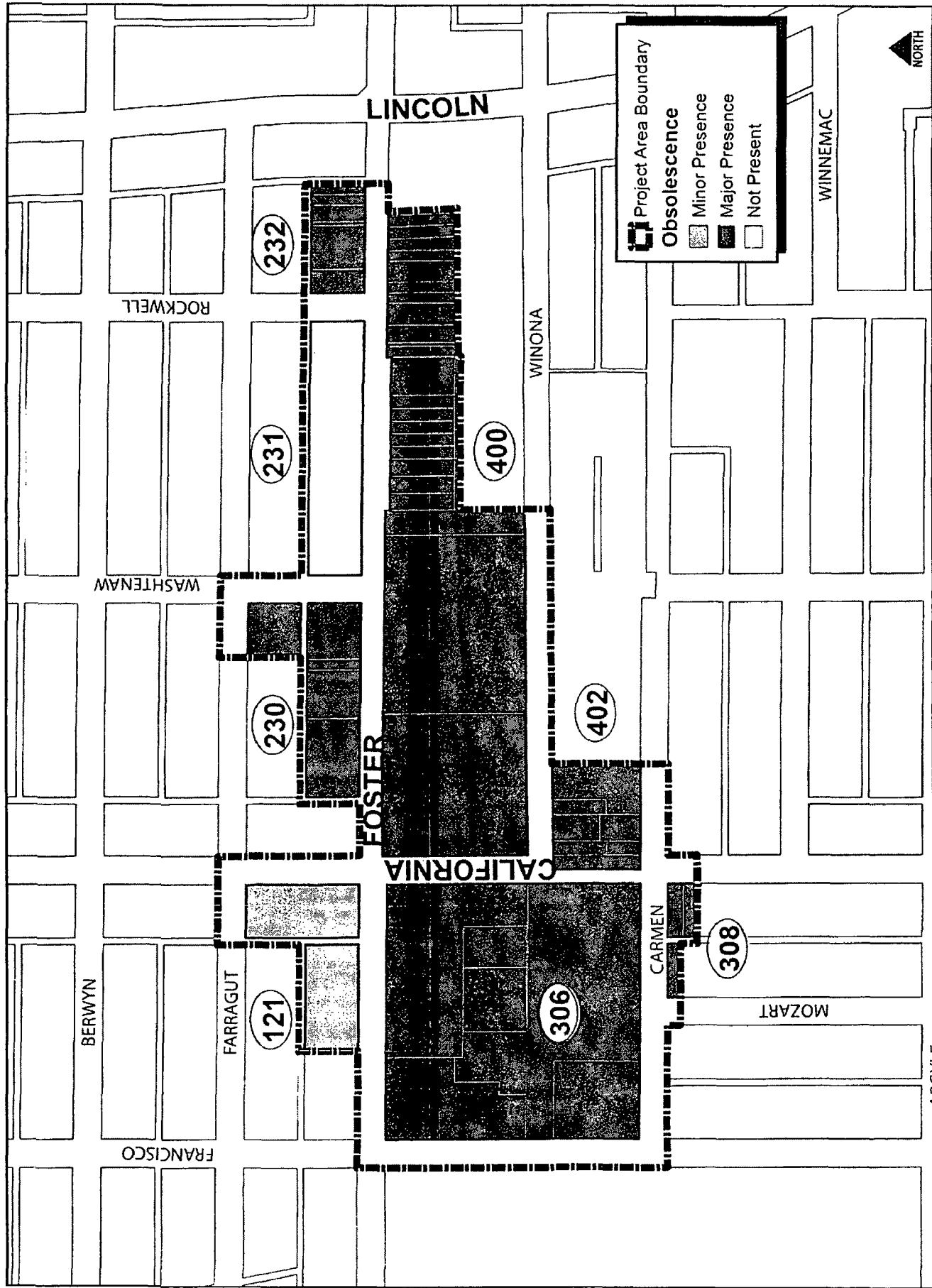
The eligibility findings presented in this report indicate that the Project Area is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well-being of the City. The Project Area contains properties and buildings of various sizes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



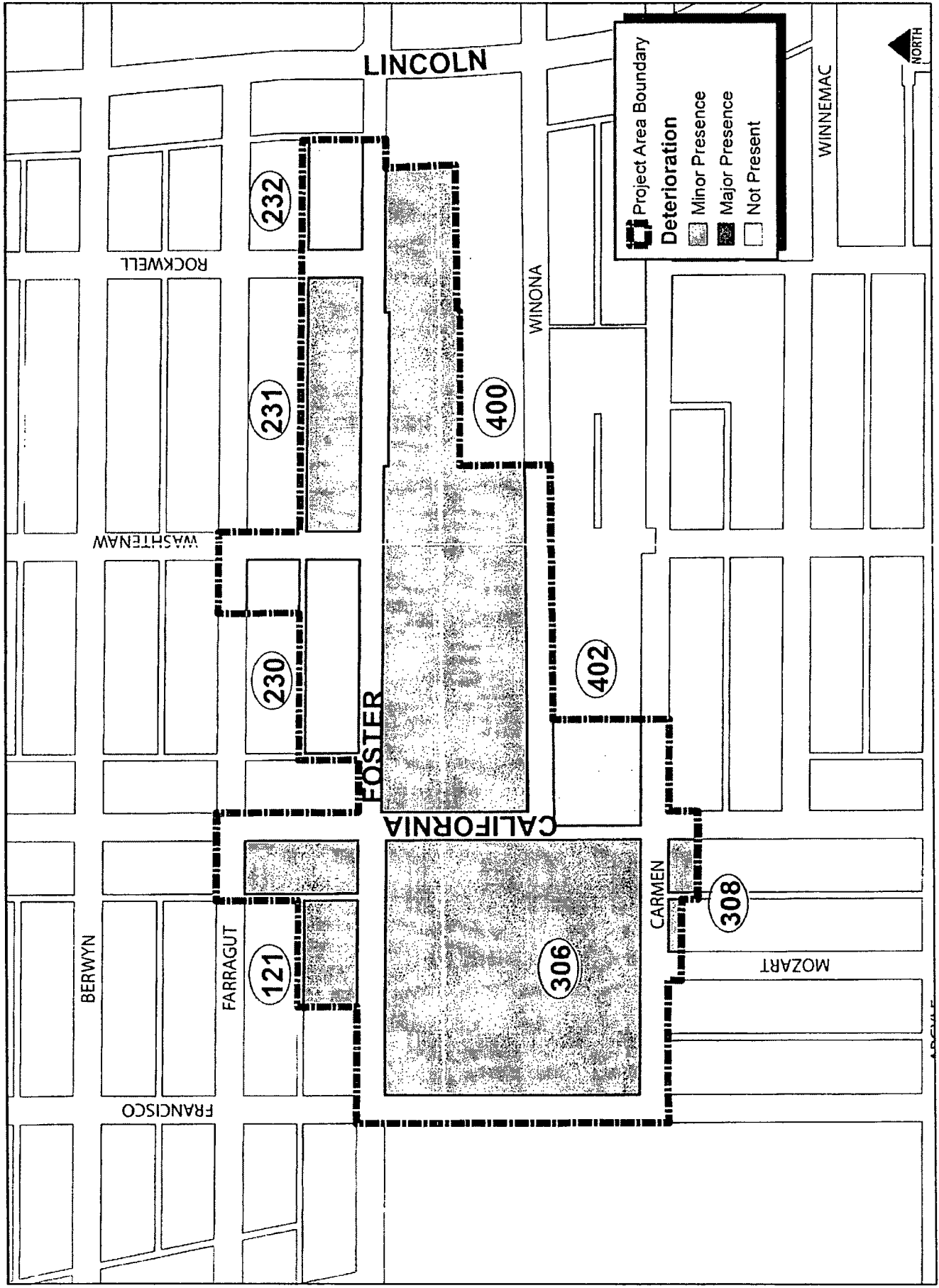
Eligibility Report Figure 1. Project Area Boundary
FOSTER & CALIFORNIA TIF



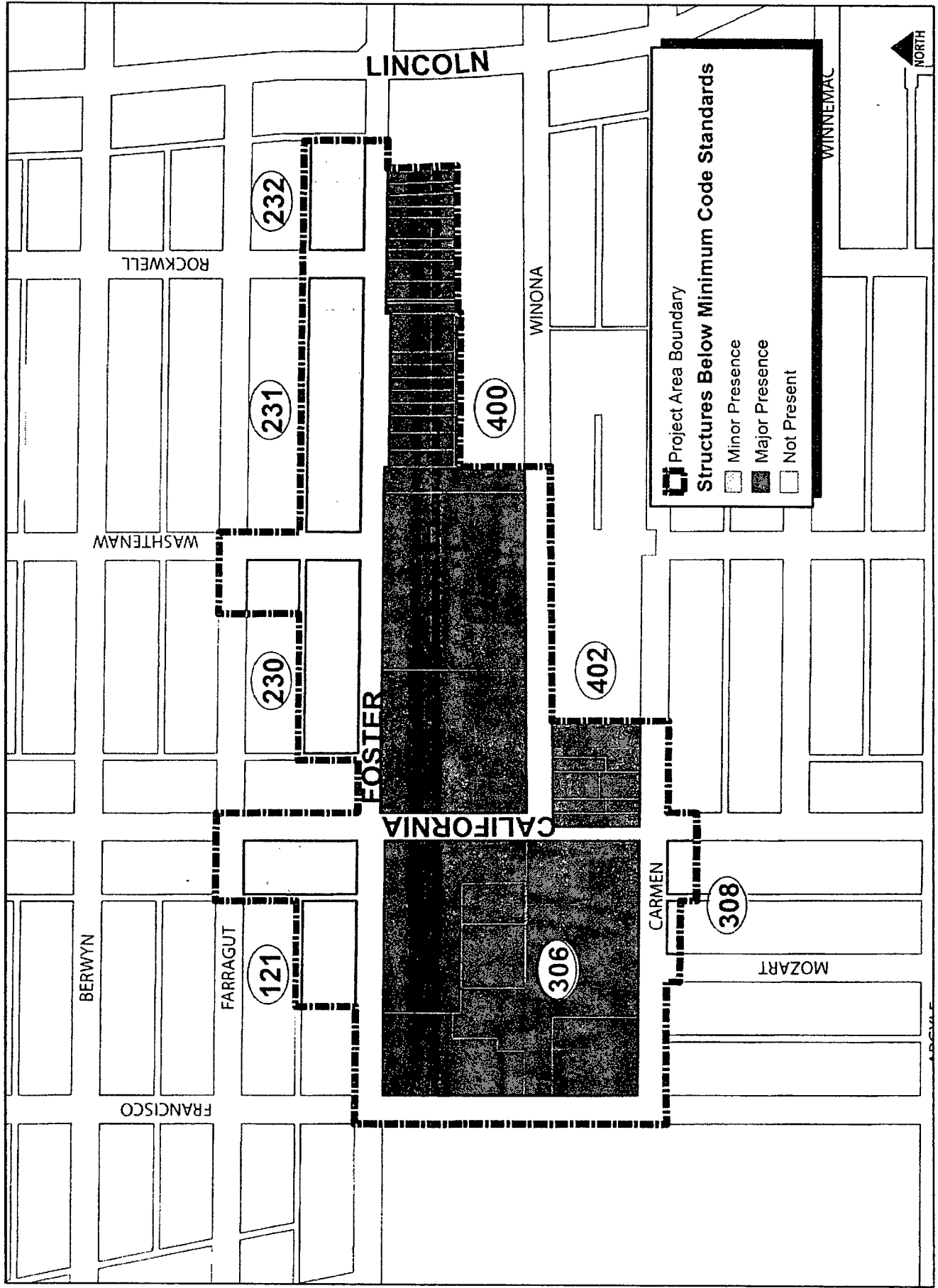
Eligibility Report Figure 2. Existing Land Use
FOSTER & CALIFORNIA TIF



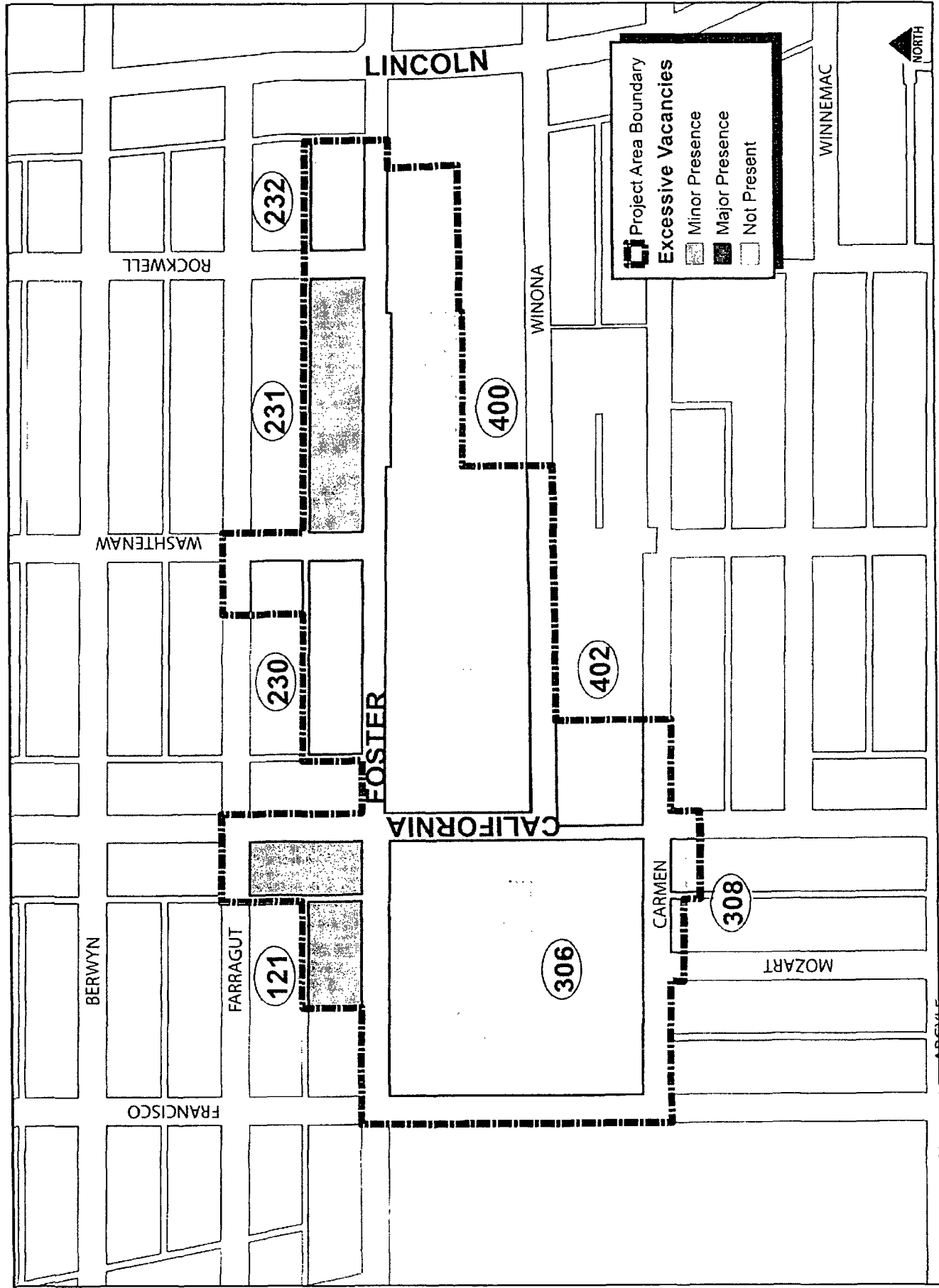
Eligibility Report Figure 3. Obsolescence
FOSTER & CALIFORNIA TIF



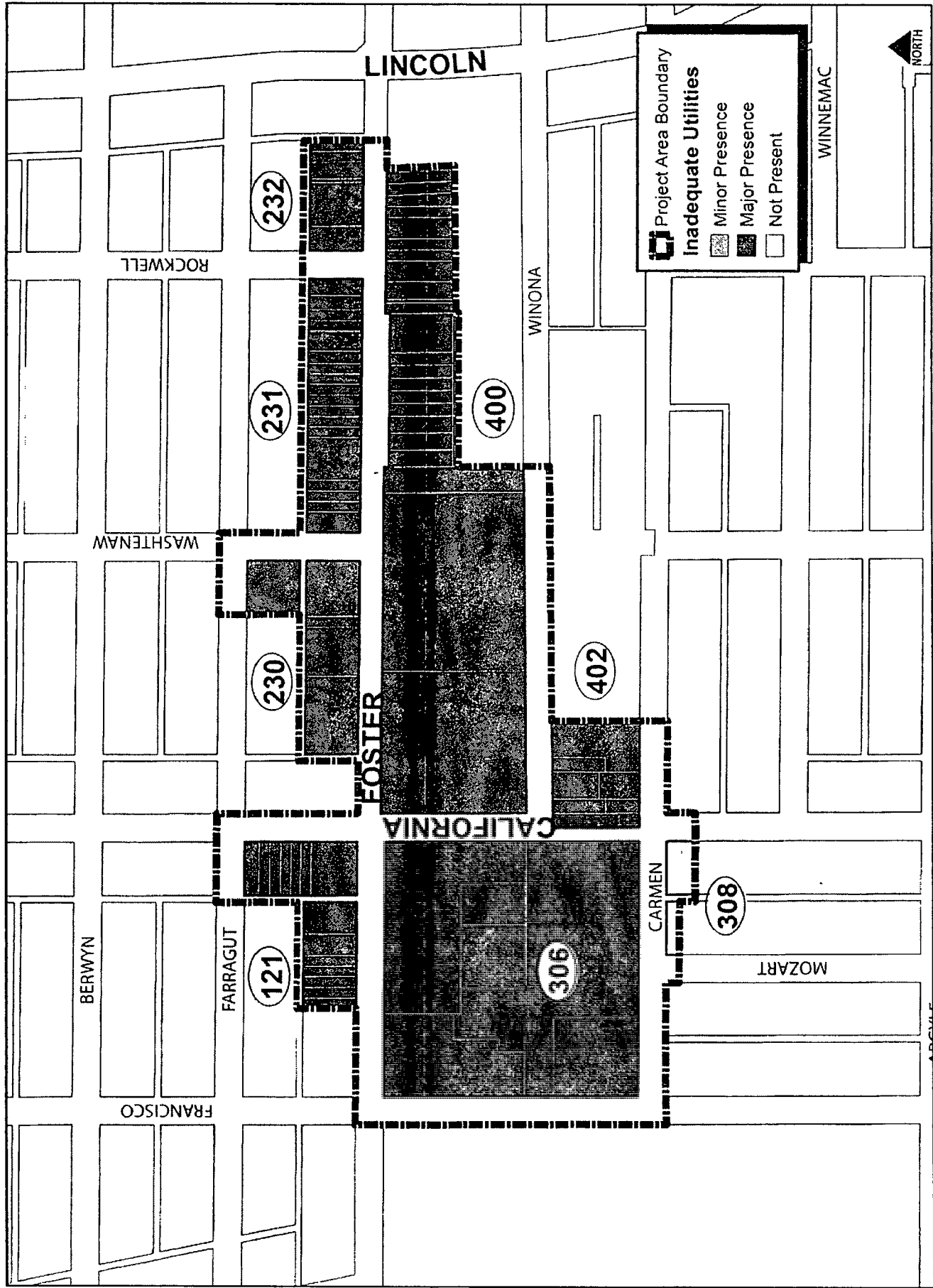
Eligibility Report Figure 4. Deterioration
FOSTER & CALIFORNIA TIF



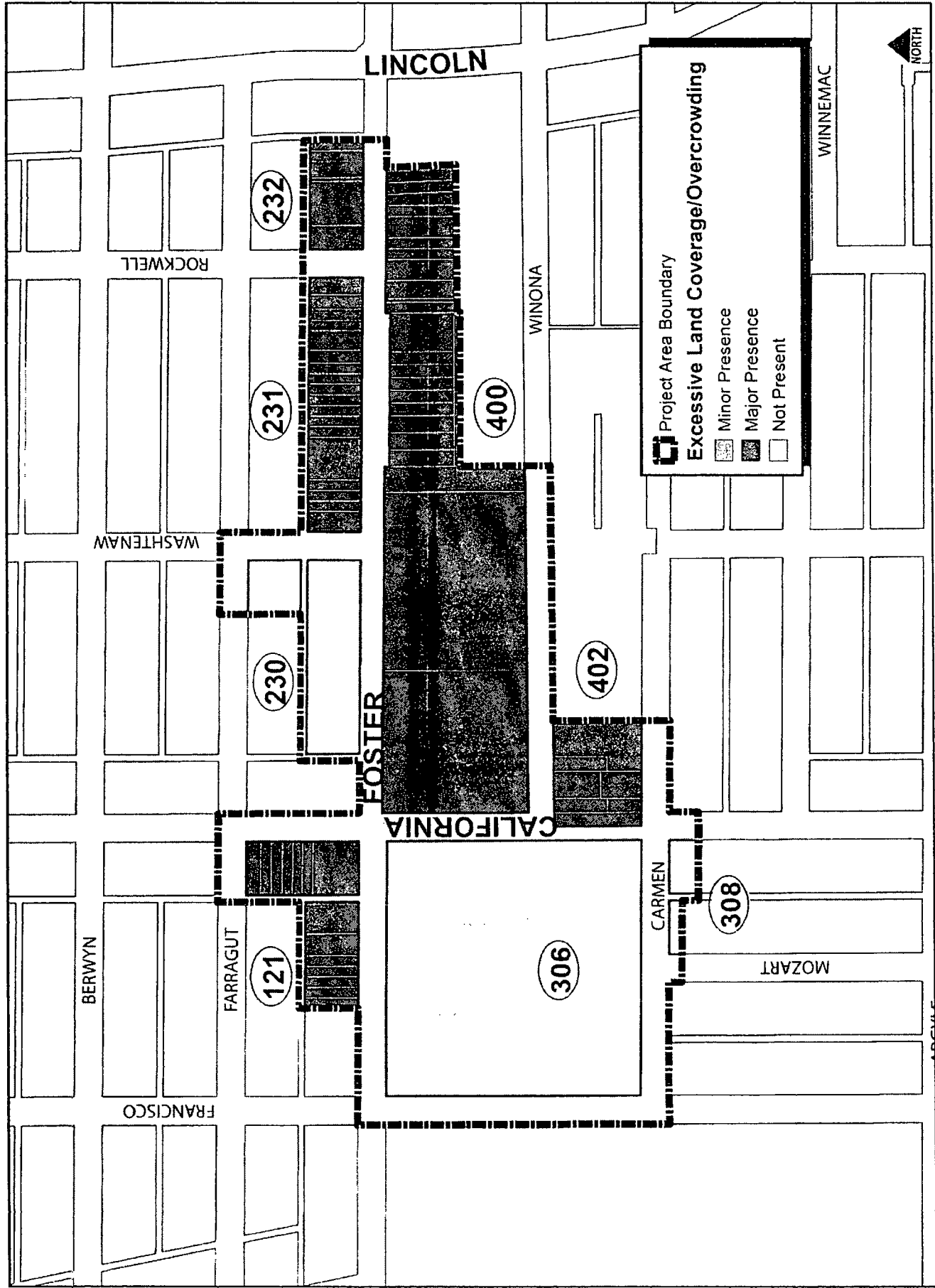
Eligibility Report Figure 5. Buildings Below Minimum Code Standards
FOSTER & CALIFORNIA TIF



Eligibility Report Figure 6. Excessive Vacancies
 FOSTER & CALIFORNIA TIF



Eligibility Report Figure 7. Inadequate Utilities
FOSTER & CALIFORNIA TIF



Eligibility Report Figure 8. Excessive Land Coverage/Overcrowding
FOSTER & CALIFORNIA TIF

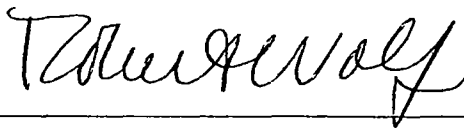
Exhibit B

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

CERTIFICATE

I, Robert Wolf, the duly authorized and qualified Assistant Secretary of the
Community Development Commission of the City of Chicago, and the custodian of the
records thereof, do hereby certify that I have compared the attached copy of a Resolution
adopted by the **Community Development Commission of the City of Chicago** at a Regular
Meeting held on the 11th Day of February 2014 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 11th Day of February 2014

A handwritten signature in cursive script, appearing to read "Robert Wolf", written over a horizontal line.

ASSISTANT SECRETARY
Robert Wolf

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

RESOLUTION 14-CDC- 3

**RECOMMENDING TO THE CITY COUNCIL OF
THE CITY OF CHICAGO
FOR THE PROPOSED
FOSTER/CALIFORNIA
REDEVELOPMENT PROJECT AREA:**

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

WHEREAS, the Community Development Commission (the "Commission") of the City of Chicago (the "City") has heretofore been appointed by the Mayor of the City with the approval of its City Council ("City Council," referred to herein collectively with the Mayor as the "Corporate Authorities") (as codified in Section 2-124 of the City's Municipal Code) pursuant to Section 5/11-74.4-4(k) of the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et 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 Foster/California area, the street boundaries of which are described on Exhibit A hereto (the "Area"), to determine the eligibility of the Area as a redevelopment project area as defined in the Act (a "Redevelopment Project Area") and for tax increment allocation financing pursuant to the Act ("Tax Increment Allocation Financing"), and previously has presented the following documents to the Commission for its review:

Foster and California Tax Increment Financing Eligibility Report (the "Report"); and

Foster and California Tax Increment Financing Redevelopment Area Project and Plan (the "Plan"); 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 December 5th, 2014 at 7:00 p.m. at Swedish Covenant Hospital Auditorium, 2751 W. Winona, Chicago, Illinois, being a date not less than 14 business days before the mailing of the notice of the Hearing (hereinafter defined), pursuant to notice from the City's Commissioner of the Department of Planning and Development given on November 20, 2013, being a date not less than 15 days before the date of the Public Meeting, by certified mail to all taxing districts having real property in the proposed Area and to all entities requesting that information that have taken the steps necessary to register to be included on the interested parties registry for the proposed Area in accordance with Section 5/11-74.4.2 of the Act and, with a good faith effort, by regular mail to all residents and the last known persons who paid property taxes on real estate in the proposed Area (which good faith effort was satisfied by such notice being mailed to each residential address and the person or persons in whose name property taxes were paid on real property for the last preceding year located in the proposed Area), which to the extent necessary to effectively communicate such notice, was given in English and in other languages; and

WHEREAS, prior to the adoption by the Corporate Authorities of ordinances approving a redevelopment plan, designating an area as a Redevelopment Project Area or adopting Tax Increment Allocation Financing for an area, it is necessary that the Commission hold a public hearing (the "Hearing") pursuant to Section 5/11-74.4-5(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, the Report and Plan were made available for public inspection and review since November 26, 2013, being a date not less than 10 days before the Commission meeting at which the Commission adopted Resolution 14-CDC-43 on December 10, 2013, 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 December 17, 2013, which is within a reasonable time after the adoption by the Commission of Resolution 13-CDC-43 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 January 15, 2014 a date which is not more than 30 nor less than 10 days prior to the Hearing, and the second publication being on January 22, 2014, both in the Chicago Sun-Times or

the Chicago Tribune, being newspapers of general circulation within the taxing districts having property in the Area; and

WHEREAS, notice of the Hearing was given by mail to taxpayers by depositing such notice in the United States mail by certified mail addressed to the persons in whose names the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the Area, on January 17, 2014, being a date not less than 10 days prior to the date set for the Hearing; and where taxes for the last preceding year were not paid, notice was also mailed to the persons last listed on the tax rolls as the owners of such property within the preceding three years; and

WHEREAS, a good faith effort was made to give notice of the Hearing by mail to all residents of the Area by, at a minimum, giving notice by mail to each residential address located in the Area, which to the extent necessary to effectively communicate such notice was given in English and in the predominant language of residents of the Area other than English on January 17, 2014, being a date not less than 10 days prior to the date set for the Hearing; and

WHEREAS, notice of the Hearing was given by mail to the Illinois Department of Commerce and Economic Opportunity ("DCEO") and members of the Board (including notice of the convening of the Board), by depositing such notice in the United States mail by certified mail addressed to DCEO and all Board members, on December 27, 2013, being a date not less than 45 days prior to the date set for the Hearing; and

WHEREAS, notice of the Hearing and copies of the Report and Plan were sent by mail to taxing districts having taxable property in the Area, by depositing such notice and documents in the United States mail by certified mail addressed to all taxing districts having taxable property within the Area, on December 27, 2013, being a date not less than 45 days prior to the date set for the Hearing; and

WHEREAS, the Hearing was held on February 11, 2014 at 1:00 p.m. at City Hall, Council Chambers, 121 North LaSalle Street, Chicago, Illinois, as the official public hearing, and testimony was heard from all interested persons or representatives of any affected taxing district present at the Hearing and wishing to testify, concerning the Commission's recommendation to City Council regarding approval of the Plan, designation of the Area as a Redevelopment Project Area and adoption of Tax Increment Allocation Financing within the Area; and

WHEREAS, the Board meeting was convened on January 10, 2014 at 10:00 A.M. (being a date at least 14 days but not more than 28 days after the date of the mailing of the notice to the taxing districts on December 27, 2013) 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 twenty-third calendar year following the year of the adoption of the ordinance approving the designation of the Area as a redevelopment project area and, as required pursuant to Section 5/11-74.4-7 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 conservation area as defined in the Act;

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

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

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: Feb 11, 2014

List of Attachments:

Exhibit A: Street Boundary Description of the Area

EXHIBIT A

**Street Boundary Description of the
Foster/California Tax Increment Financing
Redevelopment Project Area**

The area is generally bounded by Francisco Street on the west, Carmen Avenue on the south; the north-south alley west of Lincoln Avenue on the east and Farragut Avenue on the north.

EXHIBIT C
FOSTER & CALIFORNIA
TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA
LEGAL DESCRIPTION

THAT PART OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF FOSTER AVENUE AND THE WEST RIGHT OF WAY LINE OF FRANCISCO AVENUE:

THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE OF FOSTER AVENUE TO THE SOUTHWEST CORNER OF LOT 608 IN WILLIAM H. BRITIGAN'S BUDLONG WOODS GOLF CLUB ADDITION #2, BEING A SUBDIVISION OF PART OF THE NW ¼ OF SECTION 12 AFORESAID;

THENCE NORTH ALONG THE WEST LINE OF LOT 608 AND ITS NORTHERLY EXTENSION TO THE NORTH LINE OF A PUBLIC ALLEY;

THENCE EAST ALONG THE NORTH LINE OF THE PUBLIC ALLEY TO THE SOUTHEAST CORNER OF LOT 588 IN WILLIAM H. BRITIGAN'S BUDLONG WOODS GOLF CLUB ADDITION #2;

THENCE NORTH ALONG THE EAST LINE OF LOT 588 AND ITS NORTHERLY EXTENSION TO THE NORTH RIGHT OF WAY LINE OF FARRAGUT AVENUE;

THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF FARRAGUT AVENUE TO THE EAST RIGHT OF WAY LINE OF CALIFORNIA AVENUE;

THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF CALIFORNIA AVENUE TO THE NORTH RIGHT OF WAY LINE OF FOSTER AVENUE;

THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF FOSTER AVENUE TO THE SOUTHEAST CORNER OF LOT 271 IN WILLIAM H. BRITIGAN'S BUDLONG WOODS GOLF CLUB ADDITION, BEING A SUBDIVISION IN THE NE ¼ OF SECTION 12 AFORESAID;

THENCE NORTH ALONG THE EAST LINE OF LOT 271 AND ITS NORTHERLY EXTENSION TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF A PUBLIC ALLEY BEING THE FIRST PUBLIC ALLEY LYING NORTH OF FOSTER AVENUE;

THENCE EAST ALONG THE NORTHERLY LINE OF THE PUBLIC ALLEY TO THE SOUTHEAST CORNER OF LOT 251 IN WILLIAM H. BRITIGAN'S BUDLONG WOODS GOLF CLUB ADDITION;

THENCE NORTH ALONG THE EAST LINE OF LOT 251 AND ITS NORTHERLY EXTENSION TO THE NORTH RIGHT OF WAY LINE OF FARRAGUT AVENUE;

THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF FARRAGUT AVENUE TO THE EAST RIGHT OF WAY LINE OF WASHTENAW AVENUE;

THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF WASHTENAW AVENUE TO THE SOUTHWEST CORNER OF LOT 246 IN WILLIAM H. BRITIGAN'S BUDLONG WOODS GOLF CLUB ADDITION, BEING THE NORTH LINE OF A PUBLIC ALLEY;

THENCE EAST ALONG THE NORTH LINE OF THE PUBLIC ALLEY TO THE WEST RIGHT OF WAY LINE OF ROCKWELL STREET;

THENCE CONTINUING EAST TO THE EAST LINE OF ROCKWELL STREET AND THE NORTH LINE OF A PUBLIC ALLEY BEING THE SOUTHWEST CORNER OF LOT 69 IN OLIVER L. SALINGER AND COMPANY'S LINCOLN AVENUE SUBDIVISION IN THE NE ¼ OF SECTION 12 AFORESAID;

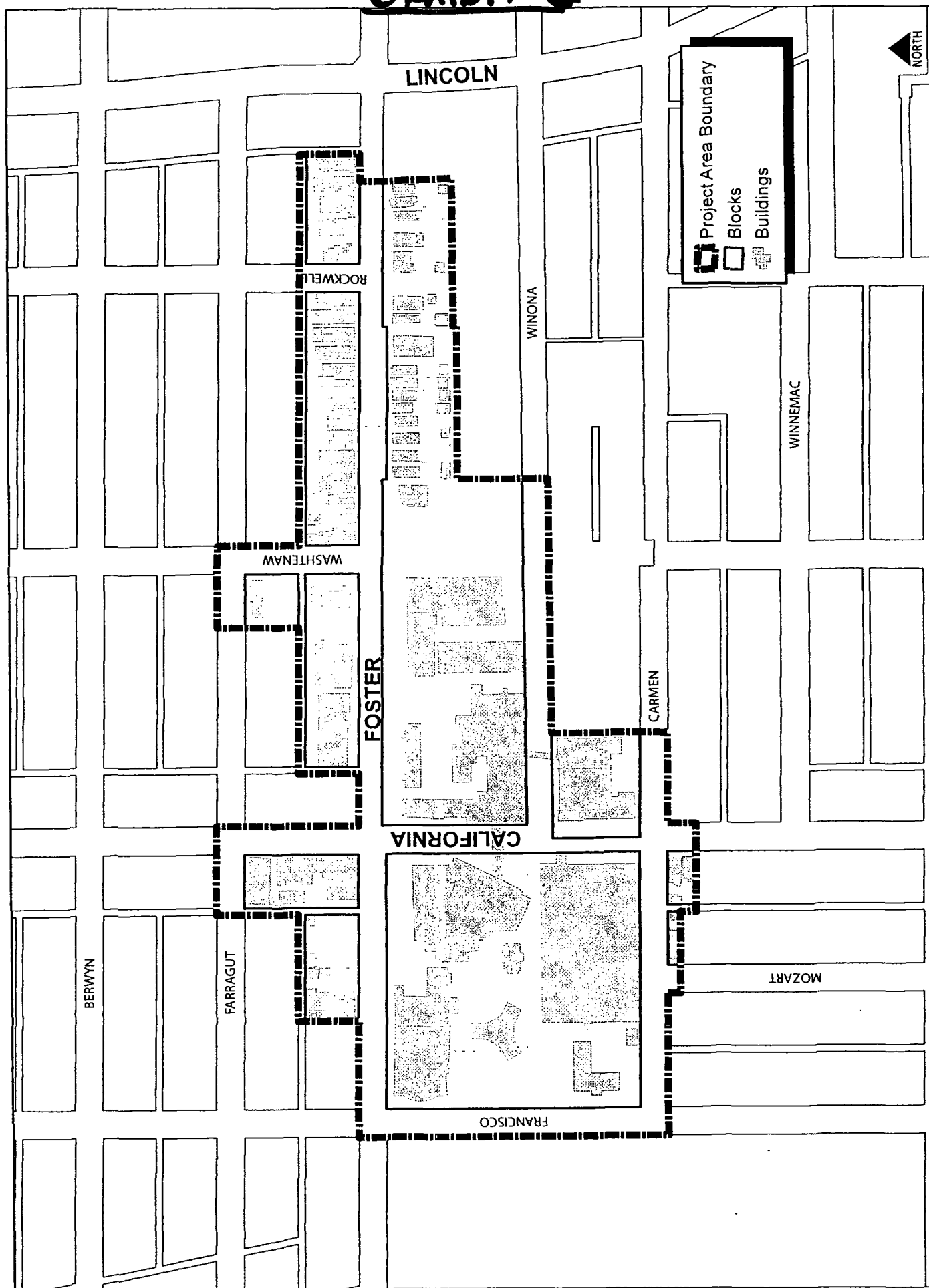
THENCE EAST ALONG THE NORTH LINE OF THE PUBLIC ALLEY TO THE SOUTHEAST

CORNER OF LOT 76 IN OLIVER L. SALINGER AND COMPANY'S LINCOLN AVENUE SUBDIVISION, BEING THE WESTERLY LINE OF A PUBLIC ALLEY;
THENCE SOUTHERLY ALONG THE WESTERLY LINE OF THE PUBLIC ALLEY TO THE NORTH RIGHT OF WAY LINE OF FOSTER AVENUE;
THENCE SOUTHERLY TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF FOSTER AVENUE AND THE EAST LINE OF LOT 14 IN ANTON CONRAD'S SUBDIVISION, BEING IN THE SE $\frac{1}{4}$ OF SECTION 12 AFORESAID;
THENCE SOUTHERLY ALONG THE EAST LINE OF LOT 14 TO THE SOUTHEAST CORNER OF SAID LOT 14;
THENCE WEST ALONG THE SOUTH LINE OF LOT 14 AND ITS WESTERLY EXTENSION TO THE SOUTHWEST CORNER OF LOT 1 IN ANTON CONRAD'S SUBDIVISION;
THENCE SOUTH TO THE NORTHEAST CORNER OF LOT 8 IN GEORGE Klier'S RESUBDIVISION IN THE W $\frac{1}{2}$ OF THE SE $\frac{1}{4}$ OF SECTION 12 AFORESAID;
THENCE WEST ALONG THE NORTH LINE OF LOT 8 IN GEORGE Klier'S RESUBDIVISION AND ITS WESTERLY EXTENSION TO THE NORTHWEST CORNER OF LOT 5 IN WIDMER'S SUBDIVISION, BEING IN THE SE $\frac{1}{4}$ OF SECTION 12 AFORESAID;
THENCE SOUTH ALONG THE WEST LINE OF LOT 5 AND ITS SOUTHERLY EXTENSION TO THE SOUTH RIGHT OF WAY LINE OF WINONA STREET;
THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF WINONA STREET TO THE NORTHWEST CORNER OF LOT 20 IN PART OF THE TOWN OF BOWMANVILLE, BEING A SUBDIVISION IN THE SE $\frac{1}{4}$ OF SECTION 12 AFORESAID;
THENCE SOUTH ALONG THE WEST LINE OF LOT 20 AND ITS SOUTHERLY EXTENSION TO THE SOUTH RIGHT OF WAY LINE OF CARMEN AVENUE;
THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF CARMEN AVENUE TO THE EAST RIGHT OF WAY LINE OF CALIFORNIA AVENUE;
THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF CALIFORNIA AVENUE TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN CHARLES F. HENRY'S RAVENSWOOD PARK SUBDIVISION, BEING IN THE SW $\frac{1}{4}$ OF SECTION 12 AFORESAID;
THENCE WEST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 TO THE WEST LINE OF A PUBLIC ALLEY LYING WESTERLY OF SAID LOT 2;
THENCE NORTH ALONG THE WEST LINE OF THE PUBLIC ALLEY TO THE SOUTHEAST CORNER OF LOT 19 IN CHARLES F. HENRY'S RAVENSWOOD PARK SUBDIVISION;
THENCE WEST ALONG THE SOUTH LINE OF LOT 19 AND ITS WESTERLY EXTENSION TO THE WEST RIGHT OF WAY LINE OF MOZART STREET;
THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF MOZART STREET TO THE SOUTH RIGHT OF WAY LINE OF CARMEN AVENUE;
THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF CARMEN AVENUE TO THE WEST RIGHT OF WAY LINE OF FRANCISCO AVENUE;
THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF FRANCISCO AVENUE TO THE NORTH RIGHT OF WAY LINE OF FOSTER AVENUE, SAID POINT BEING THE POINT OF BEGINNING.

EXHIBIT D
FOSTER & CALIFORNIA
TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA
STREET LOCATION

The area is generally bounded by Francisco Street on the west, Carmen Avenue on the south, the north-south alley west of Lincoln Avenue on the east, and Farragut Avenue on the north.

Exhibit E



Prepared by JRG Inc

September 2013

Redevelopment Plan Figure 2. Project Area Boundary
FOSTER AVENUE & CALIFORNIA AVENUE TIF



City of Chicago



O2014-1936

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/5/2014
Sponsor(s):	Emanuel, (Mayor)
Type:	Ordinance
Title:	Designation of Tax Increment Financing (TIF) for Foster and California Redevelopment Project Area
Committee(s) Assignment:	Committee on Finance



FIN.

OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

March 5, 2014

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 establishing the Foster/California TIF District.

Your favorable consideration of these ordinances will be appreciated.

Very truly yours,

Mayor

**AN ORDINANCE OF THE CITY OF CHICAGO, ILLINOIS
DESIGNATING THE FOSTER AND CALIFORNIA REDEVELOPMENT
PROJECT AREA AS A REDEVELOPMENT PROJECT AREA
PURSUANT TO THE TAX INCREMENT ALLOCATION
REDEVELOPMENT ACT**

WHEREAS, it is desirable and in the best interest of the citizens of the City of Chicago, Illinois (the "City") for the City to implement tax increment allocation financing ("Tax Increment Allocation Financing") pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended (the "Act"), for a proposed redevelopment project area to be known as the Foster and California Redevelopment Project Area (the "Area") described in Section 2 of this ordinance, to be redeveloped pursuant to a proposed redevelopment plan and project (the "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 December 5, 2013 at 7:00 p.m. at Swedish Covenant Hospital, Chicago, Illinois; and

WHEREAS, the Plan (including the related eligibility report attached thereto as an exhibit and, if applicable, the feasibility study and the housing impact study) was made available for public inspection and review pursuant to Section 5/11-74.4-5(a) of the Act since November 26, 2013, 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 13-CDC-43 on December 10, 2013 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 (formerly known as the Department of Housing and Economic Development); and

WHEREAS, pursuant to Section 5/11-74.4-5(a) of the Act, notice of the availability of the Plan (including the related eligibility report attached thereto as an exhibit and, if applicable, the feasibility study and the housing impact study) was sent by mail on November 20, 2013, which is within a reasonable time after the adoption by the Commission of Resolution 13-CDC-43 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, a meeting of the joint review board established pursuant to Section 5/11-74.4-5(b) of the Act (the "Board") was convened upon the provision of due notice on January 10, 2014, 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 Plan, designation of the Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Area, and other matters, if any, properly before it; and

WHEREAS, pursuant to Sections 5/11-74.4-4 and 5/11-74.4-5 of the Act, the Commission held the Hearing concerning approval of the Plan, designation of the Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation

Financing within the Area pursuant to the Act on February 11, 2014; and

WHEREAS, the Commission has forwarded to the City Council a copy of its Resolution 14-CDC-3, recommending to the City Council approval of the Plan, among other related matters; and

WHEREAS, the City Council has heretofore approved the Plan, which was identified in AN ORDINANCE OF THE CITY OF CHICAGO, ILLINOIS, APPROVING A REDEVELOPMENT PLAN FOR THE FOSTER AND CALIFORNIA 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 location (as near as practicable) for the Area is described in Exhibit B attached hereto and incorporated herein. The map of the Area is depicted on 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 benefitted by proposed 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 Area is not less, in the aggregate, than one and one-half acres in size; and

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

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 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 Area as required pursuant to Section 5/11-74.4-3(a) of the Act;

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 is 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.

List of Attachments

Exhibit A: Legal description of the Area
Exhibit B: Street location of the Area
Exhibit C: Map of the Area

EXHIBIT A
FOSTER & CALIFORNIA
TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA
LEGAL DESCRIPTION

THAT PART OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF FOSTER AVENUE AND THE WEST RIGHT OF WAY LINE OF FRANCISCO AVENUE:

THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE OF FOSTER AVENUE TO THE SOUTHWEST CORNER OF LOT 608 IN WILLIAM H. BRITIGAN'S BUDLONG WOODS GOLF CLUB ADDITION #2, BEING A SUBDIVISION OF PART OF THE NW ¼ OF SECTION 12 AFORESAID;

THENCE NORTH ALONG THE WEST LINE OF LOT 608 AND ITS NORTHERLY EXTENSION TO THE NORTH LINE OF A PUBLIC ALLEY;

THENCE EAST ALONG THE NORTH LINE OF THE PUBLIC ALLEY TO THE SOUTHEAST CORNER OF LOT 588 IN WILLIAM H. BRITIGAN'S BUDLONG WOODS GOLF CLUB ADDITION #2;

THENCE NORTH ALONG THE EAST LINE OF LOT 588 AND ITS NORTHERLY EXTENSION TO THE NORTH RIGHT OF WAY LINE OF FARRAGUT AVENUE;

THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF FARRAGUT AVENUE TO THE EAST RIGHT OF WAY LINE OF CALIFORNIA AVENUE;

THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF CALIFORNIA AVENUE TO THE NORTH RIGHT OF WAY LINE OF FOSTER AVENUE;

THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF FOSTER AVENUE TO THE SOUTHEAST CORNER OF LOT 271 IN WILLIAM H. BRITIGAN'S BUDLONG WOODS GOLF CLUB ADDITION, BEING A SUBDIVISION IN THE NE ¼ OF SECTION 12 AFORESAID;

THENCE NORTH ALONG THE EAST LINE OF LOT 271 AND ITS NORTHERLY EXTENSION TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF A PUBLIC ALLEY BEING THE FIRST PUBLIC ALLEY LYING NORTH OF FOSTER AVENUE;

THENCE EAST ALONG THE NORTHERLY LINE OF THE PUBLIC ALLEY TO THE SOUTHEAST CORNER OF LOT 251 IN WILLIAM H. BRITIGAN'S BUDLONG WOODS GOLF CLUB ADDITION;

THENCE NORTH ALONG THE EAST LINE OF LOT 251 AND ITS NORTHERLY EXTENSION TO THE NORTH RIGHT OF WAY LINE OF FARRAGUT AVENUE;

THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF FARRAGUT AVENUE TO THE EAST RIGHT OF WAY LINE OF WASHTENAW AVENUE;

THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF WASHTENAW AVENUE TO THE SOUTHWEST CORNER OF LOT 246 IN WILLIAM H. BRITIGAN'S BUDLONG WOODS GOLF CLUB ADDITION, BEING THE NORTH LINE OF A PUBLIC ALLEY;

THENCE EAST ALONG THE NORTH LINE OF THE PUBLIC ALLEY TO THE WEST RIGHT OF WAY LINE OF ROCKWELL STREET;

THENCE CONTINUING EAST TO THE EAST LINE OF ROCKWELL STREET AND THE NORTH LINE OF A PUBLIC ALLEY BEING THE SOUTHWEST CORNER OF LOT 69 IN OLIVER L. SALINGER AND COMPANY'S LINCOLN AVENUE SUBDIVISION IN THE NE ¼ OF SECTION 12 AFORESAID;

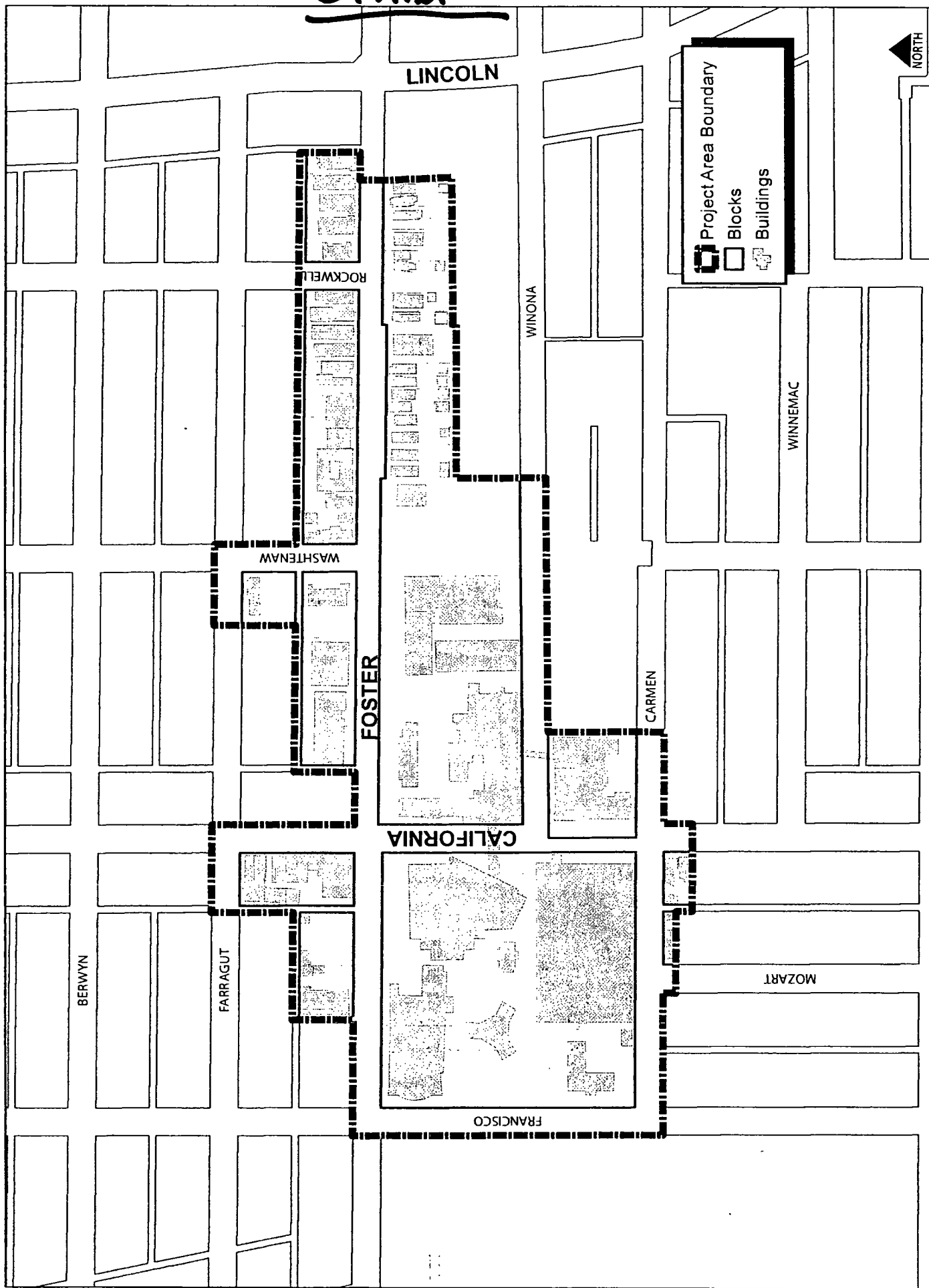
THENCE EAST ALONG THE NORTH LINE OF THE PUBLIC ALLEY TO THE SOUTHEAST

CORNER OF LOT 76 IN OLIVER L. SALINGER AND COMPANY'S LINCOLN AVENUE SUBDIVISION, BEING THE WESTERLY LINE OF A PUBLIC ALLEY;
THENCE SOUTHERLY ALONG THE WESTERLY LINE OF THE PUBLIC ALLEY TO THE NORTH RIGHT OF WAY LINE OF FOSTER AVENUE;
THENCE SOUTHERLY TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF FOSTER AVENUE AND THE EAST LINE OF LOT 14 IN ANTON CONRAD'S SUBDIVISION, BEING IN THE SE ¼ OF SECTION 12 AFORESAID;
THENCE SOUTHERLY ALONG THE EAST LINE OF LOT 14 TO THE SOUTHEAST CORNER OF SAID LOT 14;
THENCE WEST ALONG THE SOUTH LINE OF LOT 14 AND ITS WESTERLY EXTENSION TO THE SOUTHWEST CORNER OF LOT 1 IN ANTON CONRAD'S SUBDIVISION;
THENCE SOUTH TO THE NORTHEAST CORNER OF LOT 8 IN GEORGE KLIER'S RESUBDIVISION IN THE W ½ OF THE SE ¼ OF SECTION 12 AFORESAID;
THENCE WEST ALONG THE NORTH LINE OF LOT 8 IN GEORGE KLIER'S RESUBDIVISION AND ITS WESTERLY EXTENSION TO THE NORTHWEST CORNER OF LOT 5 IN WIDMER'S SUBDIVISION, BEING IN THE SE ¼ OF SECTION 12 AFORESAID;
THENCE SOUTH ALONG THE WEST LINE OF LOT 5 AND ITS SOUTHERLY EXTENSION TO THE SOUTH RIGHT OF WAY LINE OF WINONA STREET;
THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF WINONA STREET TO THE NORTHWEST CORNER OF LOT 20 IN PART OF THE TOWN OF BOWMANVILLE, BEING A SUBDIVISION IN THE SE ¼ OF SECTION 12 AFORESAID;
THENCE SOUTH ALONG THE WEST LINE OF LOT 20 AND ITS SOUTHERLY EXTENSION TO THE SOUTH RIGHT OF WAY LINE OF CARMEN AVENUE;
THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF CARMEN AVENUE TO THE EAST RIGHT OF WAY LINE OF CALIFORNIA AVENUE;
THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF CALIFORNIA AVENUE TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN CHARLES F. HENRY'S RAVENSWOOD PARK SUBDIVISION, BEING IN THE SW ¼ OF SECTION 12 AFORESAID;
THENCE WEST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 TO THE WEST LINE OF A PUBLIC ALLEY LYING WESTERLY OF SAID LOT 2;
THENCE NORTH ALONG THE WEST LINE OF THE PUBLIC ALLEY TO THE SOUTHEAST CORNER OF LOT 19 IN CHARLES F. HENRY'S RAVENSWOOD PARK SUBDIVISION;
THENCE WEST ALONG THE SOUTH LINE OF LOT 19 AND ITS WESTERLY EXTENSION TO THE WEST RIGHT OF WAY LINE OF MOZART STREET;
THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF MOZART STREET TO THE SOUTH RIGHT OF WAY LINE OF CARMEN AVENUE;
THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF CARMEN AVENUE TO THE WEST RIGHT OF WAY LINE OF FRANCISCO AVENUE;
THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF FRANCISCO AVENUE TO THE NORTH RIGHT OF WAY LINE OF FOSTER AVENUE, SAID POINT BEING THE POINT OF BEGINNING.

EXHIBIT B
FOSTER & CALIFORNIA
TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA
STREET LOCATION

The area is generally bounded by Francisco Street on the west, Carmen Avenue on the south, the north-south alley west of Lincoln Avenue on the east, and Farragut Avenue on the north.

Exhibit C



Redevelopment Plan Figure 2. Project Area Boundary
FOSTER AVENUE & CALIFORNIA AVENUE TIF



City of Chicago



O2014-1959

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/5/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Approval of Tax Increment Financing (TIF) for 107th/Halsted Redevelopment Project Area
Committee(s) Assignment:	Committee on Finance

FIN.



OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

March 5, 2014

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 establishing the 107th/Halsted TIF District.

Your favorable consideration of these ordinances will be appreciated.

Very truly yours,

A handwritten signature in cursive script that reads "Rahm Emanuel".

Mayor

**AN ORDINANCE OF THE CITY OF CHICAGO, ILLINOIS
APPROVING A REDEVELOPMENT PLAN
FOR THE
107TH/HALSTED REDEVELOPMENT PROJECT AREA**

WHEREAS, it is desirable and in the best interest of the citizens of the City of Chicago, Illinois (the "City") for the City to implement tax increment allocation financing ("Tax Increment Allocation Financing") pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended (the "Act"), for a proposed redevelopment project area to be known as the 107th/Halsted Redevelopment Project Area (the "Area") described in Section 2 of this ordinance, to be redeveloped pursuant to a proposed redevelopment plan and project attached hereto as Exhibit A (the "Plan"); and

WHEREAS, by authority of the Mayor and the City Council of the City (the "City Council," referred to herein collectively with the Mayor as the "Corporate Authorities") and pursuant to Section 5/11-74.4-5(a) of the Act, the City's Department of Planning and Development established an interested parties registry and March 15, 2013, published in a newspaper of general circulation within the City a notice that interested persons may register in order to receive information on the proposed designation of the Area or the approval of the Plan; and

WHEREAS, notice of a public meeting (the "Public Meeting") was made pursuant to notices from the City's Commissioner of the Department of Planning and Development, given on dates not less than 15 days before the date of the Public Meeting: (i) on July 1, 2013 by certified mail to all taxing districts having real property in the proposed Area and to all entities requesting that information that have taken the steps necessary to register to be included on the interested parties registry for the proposed Area in accordance with Section 5/11-74.4-4.2 of the Act, and (ii) with a good faith effort, on July 3, 2013 by regular mail to all residents and the last known persons who paid property taxes on real estate in the proposed Area (which good faith effort was satisfied by such notice being mailed to each residential address and the person or persons in whose name property taxes were paid on real property for the last preceding year located in the proposed Area), which to the extent necessary to effectively communicate such notice, was given in English and in other languages; and

WHEREAS, the Public Meeting was held in compliance with the requirements of Section 5/11-74.4-6(e) of the Act on July 18, 2013 at 6:00 p.m. at Sheldon Heights Church 11325 South Halsted Street, Chicago, Illinois; and

WHEREAS, the Plan (including the related eligibility report attached thereto as an exhibit and, if applicable, the feasibility study and the housing impact study) was made available for public inspection and review pursuant to Section 5/11-74.4-5(a) of the Act since September 27, 2013, as amended on October 8, 2013, 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 13-CDC-39 on December 10, 2013 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 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 October 15, 2013, which is within a reasonable time after the adoption by the Commission of Resolution 13-CDC-39 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 and to the Department of Commerce and Community Affairs of the State of Illinois by certified mail on December 16, 2013, by publication in the Chicago Sun-Times on January 15, 2014 and January 22, 2014, by certified mail to taxpayers within the Area on January 26, 2014 and

WHEREAS, a meeting of the joint review board established pursuant to Section 5/11-74.4-5(b) of the Act (the "Board") was convened upon the provision of due notice on January 10, 2014 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 Plan, designation of the Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Area, and other matters, if any, properly before it; and

WHEREAS, pursuant to Sections 5/11-74.4-4 and 5/11-74.4-5 of the Act, the Commission held the Hearing concerning approval of the Plan, designation of the Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Area pursuant to the Act on February 11, 2014; and

WHEREAS, the Commission has forwarded to the City Council a copy of its Resolution 14-CDC-2 attached hereto as Exhibit B, adopted on February 11, 2014, recommending to the City Council approval of the Plan, among other related matters; and

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

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

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

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

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

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

b. The Plan:

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

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

c. The Plan meets all of the requirements of a redevelopment plan as defined in the Act and, as set forth in the Plan, the estimated date of completion of the projects described therein and retirement of all obligations issued to finance redevelopment project costs is not later than December 31 of the year in which the payment to the municipal treasurer as provided in subsection (b) of Section 11-74.4-8 of the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the redevelopment project area is adopted, and, as required pursuant to Section 5/11-74.4-7 of the Act, no such obligation shall have a maturity date greater than 20 years;

d. Within the Plan:

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

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

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

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

List of Attachments

- Exhibit A: The Plan
- Exhibit B: CDC Resolution recommending to City Council approval of a redevelopment plan, designation of a redevelopment project area and adoption of tax increment allocation financing
- Exhibit C: Legal description of the Area
- Exhibit D: Street location of the Area
- Exhibit E: Map of the Area

Exhibit A
The Plan

**107TH/HALSTED TIF
REDEVELOPMENT PLAN AND PROJECT**

**Prepared for:
The City of Chicago**

**By:
Camiros, Ltd.**

**Date August 15, 2013
Revised February 28, 2014**

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1. INTRODUCTION

This document presents a Tax Incremental Redevelopment Plan and Project (the "Plan") under the requirements of the *Tax Increment Allocation Redevelopment Act* (65 ILCS 5/11-74.4-1 et seq.), as amended (the "Act") for the 107th/Halsted TIF Redevelopment Project Area (the "Project Area") located in the City of Chicago, Illinois (the "City"). The Project Area encompasses properties in the area generally bounded to the north by 107th Street, to the east by State Street, to the south by 115th Street and to the west by Racine Avenue. The Project Area boundaries are delineated on Figure 1: Redevelopment Project Area Boundary in Appendix A and legally described in Appendix B.

The Project Area contains a total of 5,183 tax parcels and is approximately 884 acres in size, including rights-of-way. This includes approximately 613 acres of net land area and 271 acres of public rights-of-way. The land use pattern is predominately residential, though significant commercial use can be found along the Halsted Street corridor. A total of 4,379 buildings exist in the Project Area, of which 93% are 35 years of age or older.

This Plan responds to problem conditions within the Project Area and reflects a commitment by the City to improve and revitalize the Project Area. The purpose of this Plan is neighborhood conservation, which can be accomplished by first stabilizing vulnerable commercial areas within the Project Area. The stabilization of these areas will promote new commercial investment, which will promote confidence in new residential development. This Plan seeks to help facilitate the transition of weak commercial areas into strong and viable commercial and mixed-use areas.

The Plan summarizes the analyses and findings of the consultants work, which, unless otherwise noted, is the responsibility of Camiros, Ltd. (the "Consultant"). The City is entitled to rely on the findings and conclusions of this Plan in designating the Redevelopment Project Area as a redevelopment project area under the Act. The Consultant has prepared this Plan and the related eligibility study with the understanding that the City would rely: 1) on the findings and conclusions of the Plan and the related eligibility study in proceeding with the designation of the Project Area and the adoption and implementation of the Plan, and 2) on the fact that the Consultant has obtained the necessary information so that the Plan and the related eligibility study will comply with the Act.

The Plan presents certain conditions, research and analysis undertaken to document the eligibility of the Project Area for designation as an improved conservation 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 conservation area are presented in Appendix C: 107th & Halsted TIF Redevelopment Project Area Eligibility Study (the "Eligibility Study").

Tax Increment Financing

In adopting the Act, the Illinois State Legislature found at Section 5/11-74.4-2(a) 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 also found at Section 5/11-74.4-2(b) that:

... in order to promote 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; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore 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 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 increment financing technique, a municipality must first establish that the proposed redevelopment project area meets the statutory criteria for designation as a “blighted area,” or a “conservation area.” A redevelopment plan must then be prepared 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” or “conservation area,” or combination thereof, and thereby enhance the tax bases of the taxing districts which extend into the redevelopment project area. The statutory requirements are set out at 65 ILCS 5/11-74.4-3, et seq.

The Act provides that, in order to be adopted, the Plan must meet the following conditions under 5/11-74.4-3(n):

- (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 into the redevelopment project area; and
- (5) if any incremental revenues are being utilized under Section 8 (a) (1) or 8 (a) (2) of this Act in redevelopment project areas approved by ordinance after January 1, 1986 the municipality finds (a) that the redevelopment project area would not reasonably be developed without the use of such incremental revenues, and (b) that such incremental revenues will be exclusively utilized for the development of the redevelopment project area.
- (6) certification that a housing impact study need not be performed if less than 10 residential units will be displaced (see 5/11-74.4-3 (n)(5) of the Act).

Redevelopment projects are defined as any public or private development projects undertaken in furtherance of the objectives of the redevelopment plan in accordance with 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 to arrive at the Incremental Property Taxes. A decline in current EAV does not result in a negative Incremental Property Tax.

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

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

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

The City authorized an evaluation to determine whether a portion of the City to be known as the 107th & Halsted TIF Redevelopment Project Area qualifies for designation as a redevelopment project area under the provisions contained in the Act. If the Project Area so qualifies, the City also authorized the preparation of a redevelopment plan for the Project Area in accordance with the requirements of the Act.

107th & Halsted Street TIF Redevelopment Project Area Overview

The Project Area is located in portions of the Morgan Park and Roseland Community Areas, and is generally comprised of five major corridors 1) 107th Street, 2) 111th Street, 3) 115th Street, 4) Halsted Street, and 5) State Street. The Project Area is approximately 884 acres in size and includes 5,183 contiguous parcels and public rights-of-way. The Project Area contains improved property with tax parcels located on 192 full and partial tax blocks.

In order to be designated as a conservation area, 50% or more of the buildings within the Project Area must be 35 years of age or older. The Project Area contains a total of 4,379 buildings, 4,070 of which were built in 1978 or earlier, representing 93% of all buildings.

The Project Area is characterized by:

- Dilapidation;
- Obsolescence;
- Deterioration;
- Excessive land coverage
- Excessive vacancies;
- Lack of community planning; and
- Lagging or declining equalized assessed valuation (EAV)

As a result of these conditions, the Project Area is in need of revitalization, rehabilitation and redevelopment. 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, especially with respect to residential areas, for which

most of the land in the Project Area is zoned, and would not reasonably be anticipated to be redeveloped without adoption of the Plan.

This Plan seeks to encourage neighborhood conservation and revitalization by: 1) replacing older, deteriorated, and substandard housing with newer housing units consistent with current residential standards; 2) facilitating the transition of weak commercial areas into strong residential and mixed-use areas; 3) strengthening the Halsted Street commercial corridor, which is the most viable commercial district in the Project Area; 4) facilitate future redevelopment of transit-oriented uses surrounding the future CTA station at 111th Street and Eggleston Avenue to be constructed as part of the Red Line extension; and 5) facilitate expansion of Roseland Community Hospital. Fulfilling the goals of this Plan requires the conservation of existing stable areas to forestall the spread of blight and both public and private-sector investment in infrastructure, public facilities and private property.

The Eligibility Study, attached as Appendix C, concludes that property in the Project Area is experiencing deterioration and disinvestment. The analysis of conditions within the Project Area indicates that it is appropriate for designation as a conservation area under the Act. The Plan has been formulated in compliance 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 Project Area includes only contiguous parcels and qualifies for designation as a conservation area under the Act. The proposed Project Area includes only that area that is anticipated to substantially benefit by the proposed redevelopment project area improvements.

The Project Area is located primarily within Roseland Community Area in the City of Chicago, with approximately one-quarter of the Project Area extending into the Morgan Park Community Area. It is adjacent to four existing TIF districts. These include the 119th & I-57 TIF District, which abuts the Project Area to the west at the intersection of Racine Avenue and 111th Street, the 119th & Halsted TIF District, which abuts the Project Area to the southwest, the 105th and Vincennes TIF District, which abuts the Project Area to the north of 107th Street and west of Halsted Street, and the Roseland/Michigan TIF District, which abuts the Project Area to the east along State Street south of East 110th Place. In addition, one non-adjacent existing TIF redevelopment areas is located nearby. The West Pullman TIF District is located to the southwest of the Project Area along 119th Street west of Halsted Street. See Figure 2: 107th & Halsted TIF District – Adjacent TIF Areas in Appendix A.

Community Context

The Project Area is located in portions of the Morgan Park and Roseland community areas on the south side of Chicago, approximately 12 miles south of downtown Chicago. The Roseland Community Area is a fairly large community area in terms of population at 44,619 persons, according to the 2010 U.S. Census, compared to 22,530 for the Morgan Park Community Area. The Roseland Community Area is predominantly African-American in terms of racial composition at 97%. While the Roseland Community Area is homogenous in terms of racial composition, conditions within the various neighborhoods are varied in terms of housing condition and income. Portions of the community area evidence deteriorated housing conditions and lower/moderate incomes while other portions evidence well maintained housing stock and middle-level incomes. Generally speaking, the Roseland Community Area can be described as an area of both stable, middle-class neighborhoods along with deteriorated, lower-income neighborhoods. Conditions are not improving for either type of neighborhood. The stable, middle-class neighborhoods, while still in relatively good condition, are slowly seeing a decrease in property maintenance and occasional housing vacancy. The deteriorated, lower-income neighborhoods are seeing a more rapid decline, with little maintenance and reinvestment and increasing vacancy and building demolition, resulting in vacant lots.

The Morgan Park Community Area is located predominantly on the west side of I-57, although approximately one-quarter of the community area is situated on the east side of the expressway. The portion of the Project Area located in the Morgan Park Community Area is within that portion of the Morgan Park Community Area located east of I-57, comprised of two census tracts, 7501 and 7506. The socio-economic characteristics of these two census tracts are generally similar to those of the Roseland Community Area in terms of income and racial composition, and less similar to the balance of the Morgan Park Community Area.

Current Land Use and Zoning

The distribution of the various types of land use in the Project Area is represented in *Figure 3: Existing Land Use*, found in *Appendix A*. The pattern of existing land use within the Project Area consists primarily of residential uses, interspersed with commercial, mixed-use, public, institutional and light industrial uses. In addition, approximately 15% of land in the Project Area consists of vacant land or vacant buildings. The most significant area of commercial use is located along the Halsted Street corridor. Smaller areas of commercial use exist along 111th Street, 115th Street and 107th Street. All three of these streets no longer are prominent enough to support vital commercial uses and continued loss of commercial businesses is expected. Small pockets of industrial use are scattered throughout the Project Area, with the greatest concentration located along the Union Pacific freight rail line. Railroads no longer provide essential transportation service to most modern industrial uses and the industrial uses located along this railroad are expected to continue to decline in number.

Current zoning generally reflects the pattern of existing land use within the Project Area and is reflected in *Figure 4: Existing Zoning* in *Appendix A*. The predominant zoning classifications within the Project Area are R-Residential, B-Business and C-Commercial. Most of the land zoned B-Business is located along Halsted Street, with pockets of B-Business and C-Commercial zoning located along 111th Street, 115th Street and 107th Street. In addition, there are areas of land zoned M-Manufacturing within the Project Area, most of which are located along existing or abandoned railroad lines.

Transportation Characteristics

The Project Area contains one state highway, Halsted Street, Route 1. This four-lane divided roadway carries the highest traffic volumes in the Project Area, with an average daily traffic (ADT) count of 31,800 vehicles per day. Other major streets within the Project Area carry lower levels of traffic, with 111th Street at 12,800 ADT; 107th Street at 10,900 ADT; and 115th Street at 12,200 ADT. The area is well served by the expressway system, with nearby interchanges at 119th Street and Ashland Avenue a short distance west and south of the Project Area, and at 99th Street and Halsted Street, a short distance north of the Project Area. The Project Area is well served by bus transportation, with bus routes along the key streets of Halsted Street, 111th Street, and 115th Street. No commuter rail stations are located within the Project Area, although a CTA rapid transit station is proposed for a site at 111th Street and Eggleston as part of the planned Red Line Extension.

Community Facilities and Historic Resources

The Project Area contains numerous public and institutional facilities, including:

1. Roseland Hospital (111th Street and Perry Avenue)
2. Fenger Academy High School (11220 South Wallace Street)
3. Edward F Dunne Elementary School (10845 South Union Avenue)
4. Langston Hughes Elementary School (240 West 104th Street)
5. Kohn Elementary School (10414 South State Street)

6. Haley Elementary Academy (11411 South Eggleston Avenue)

In addition to public and institutional facilities, the Project Area contains numerous churches, some of which have associated educational facilities. The project area contains no branch library facilities or police stations, although these facilities are nearby in adjacent neighborhoods. A U.S. Post Office is located just east of the Project Area on the east side of State Street at 11033 South State Street. Another major institutional facility, the Joan and Ray Kroc Center, is located a short distance south of the Project Area at 119th Street and Normal Avenue.

A total of eleven buildings within the Project Area have been identified by the Chicago Historic Resources Survey (CHRS) as having historic or architectural significance, which are listed in *Table 1: Historic Resources Survey Properties*. Of the eleven properties listed on Table 1, nine properties were designed for residential use and two were designed as churches. The age of buildings on Table 1 ranges from the 1880's to the 1930's.

Table 1:
Historic Resources Survey Properties

Address	Architect	Use	Year Built
602 W. 115 th Street	Andrew Hughes	Res	1910's
106 W. 112 th Place	Unknown	Res	1880's
225-227 W. 111 th Street	Unknown	Res	1890's
10914 S. Princeton Ave.	Unknown	Church	1910's
11105 S. Lowe Ave.	Unknown	Res	1920's
11207 S. Emerald Ave.	Unknown	Res	unknown
11310 S. Emerald Ave.	Unknown	Res	1930's
11324-11326 S. State St.	William Brinkman	Church	1900's
11333 S. Lowe Ave.	Unknown	Res	1920's
11340 S. Union Ave.	Edward McClellan	Res	1930's
11424 S. Parnell Ave.	Unknown	Res	1930's

3. ELIGIBILITY OF THE PROJECT AREA FOR DESIGNATION AS A REDEVELOPMENT PROJECT AREA

The Project Area on the whole has not been subject to significant growth and development through investment by private enterprise that is consistent with current zoning and established land use policies. Based on the conditions present, the Project Area is not likely to receive needed private sector investment without the adoption of the Plan. Between April and June of 2013, studies were undertaken to establish whether the proposed Project Area is eligible for designation as a “blighted area” or “conservation area” in accordance with the requirements of the Act. This analysis concluded that the Project Area qualifies for designation as a redevelopment project area because it is a conservation area in accordance with the definitions contained in the Act.

In order to be designated as a conservation area, 50% or more of the buildings within the Project Area must be 35 years of age or older. Of the 4,379 buildings in the Project Area, 4,070, or 93%, were built before 1978. Once the age requirement has been met, the presence of at least three of the 13 conditions stated in the Act is required for designation of improved property as a conservation area. These conditions must be meaningfully present and reasonably distributed within the Project Area. Of the 13 conditions cited in the Act for improved property, seven conditions are present within the Project Area to a major extent. Each of these conditions is meaningfully present and reasonably distributed within the Project Area. The following seven conditions have been used to establish eligibility for designation as a conservation area:

1. Dilapidation
2. Deterioration
3. Obsolescence
4. Excessive vacancies
5. Excessive land coverage or overcrowding of community facilities
6. Lack of community planning
7. Lagging or declining equalized assessed valuation

These conditions help to establish eligibility of the Project Area for designation as a conservation area, as well as illustrate the need for public intervention to prevent the Project Area from becoming blighted. For more details on the basis for eligibility, refer to *Appendix C: Eligibility Study*.

Need for Public Intervention

The analysis of conditions within the Project Area included an evaluation of construction activity between 2008 and 2012, the most recent years for which complete permit data was available. Table 2: Building Permit Activity summarizes construction activity within the Project Area by year and project type.

Table 2:
Building Permit Activity (2008-2012)

	2008	2009	2010	2011	2012	Total
Construction Value						
New Construction	2,084,500	453,000	60,000	89,500	102,250	2,789,250
Repairs/Rehab	597,055	309,868	638,900	3,369,872	512,550	5,428,245
Demolition	99,501	16,406	7,625	14	20	123,566
Public/Semi-Public	3,300,000	3,229,960	2,913,000	3,425,000	10,000	12,877,960
	6,081,056	4,009,234	3,619,525	6,884,386	624,820	21,219,021
# Permits Issued						
New Construction	11	3	1	1	1	17
Repairs/Rehab	25	13	21	15	14	88
Demolition	7	8	29	15	20	79
Public/Semi-Public	1	2	1	2	1	7
	44	26	52	33	36	191

Source: City of Chicago Department of Construction and Permits

During this five year period, a total of 191 building permits were issued for property within the Project Area, with a total value of approximately \$21.2 million. Of this total construction value, over half (\$12.8 million) came from public/semi-public projects, which include public projects, such as schools, parks and police/fire stations, as well as semi-public projects, which include churches/places of worship and philanthropic uses. A total of \$5.4 million in construction value was devoted to building repairs and rehabilitation, while \$123,566 was used for building demolition. The dollar value of demolition activity is not indicative of its true cost, since demolition done under permits issued to the City is done with a stated construction value of \$1 to minimize permit fees. Only \$2.7 million in stated construction value was allocated for new construction, either new buildings or new additions to existing buildings. In terms of numbers of permits, demolition permits outnumber permits for new construction by almost five to one, indicating that disinvestment is far greater than new investment. The dollar value of repairs/rehab is an indication of further private sector investment, although a large number of these permits for issued to correct code violations or repair fire damage.

The 2012 Project Area EAV is \$122,899,900, which is a fraction of the area's actual market value. The total five year investment in private-sector new construction is only 2.5% of the 2012 EAV, and the total five year investment in repairs/rehab is only 4.3% of the 2012 EAV. This represents a very small investment by the private sector in new buildings and improvements, and clearly shows that, but for the adoption of this Plan, the Project Area will not benefit from sufficient private sector investment. In addition to building permit activity, the presence of deterioration, dilapidation, vacant buildings and lots, and other blighting conditions is a further indication that public intervention is needed to promote private-sector investment.

4. REDEVELOPMENT PLAN GOALS AND OBJECTIVES

The preparation of this Plan was guided by a series of goals and objectives, which describe how the Plan can help improve the Project Area. The delineation of goals and objectives are based on research performed within the Project Area, which includes research performed to document the presence of conditions that qualify the area as being eligible as a conservation area.

A series of goals and objectives have been delineated, consisting of: 1) general goals; 2) redevelopment objectives; 3) design objectives; and 4) targeted five-year goals, as presented below.

General Goals

The following general goals describe broad statements indicating how the Plan can help improve the Project Area.

1. Create an attractive environment that encourages new commercial development and increases the tax base of the Project Area, thereby fostering confidence in new real estate investment.
2. Conserve viable neighborhoods with affordable, quality housing which will in turn stabilize and strengthen commercial areas.
3. Reduce or eliminate those conditions that qualify the Project Area as a conservation area while maintaining the economic and cultural diversity of the area.
4. Create an environment which will preserve or enhance the value of properties within and adjacent to the Project Area, improving the real estate and sales tax base for the City and other taxing districts that have jurisdiction over the Project Area.
5. Encourage the conservation and improvement of major institutional and public uses within the Project Area.
6. Upgrade public utilities, infrastructure and streets, including mass transit facilities, streetscape improvements and beautification, and improvements to parks and schools, including improving accessibility for people with disabilities, as required.
7. Enhance the Project Area as an economically diverse, affordable, and mixed-use neighborhood through the creation and preservation of affordable, low cost and mixed income housing, business and commercial opportunities.
8. Establish the Project Area as a dynamic commercial, retail and residential location for living, shopping and employment.

Redevelopment Objectives

The following redevelopment objectives describe how the Plan can be used to help foster particular types of redevelopment needed within the Project Area.

1. Focus commercial redevelopment within the Halsted Street corridor, which is the strongest, most viable commercial district within the Project Area.

2. Facilitate the transition of older weak and distressed commercial areas, particularly along 111th Street and 115th Street, into residential or mixed-use development.
3. Support the redevelopment of vacant and underutilized industrial property along the freight railroad line into residential development.
4. Maximize the redevelopment potential of the CTA's proposed Red Line extension by supporting transit-oriented development in the area surrounding the proposed 111th Street transit station.
5. Encourage the expansion of Roseland Hospital and support private-sector development related to this expansion.
6. Encourage the preservation and reuse of historic and/or architecturally significant buildings when possible, including those documented in the Chicago Historic Resources Survey.
7. Encourage the use of the City's Adjacent Neighbors Land Acquisition Program.

Design Objectives

Increasing the appearance and appeal of the area is important to attracting new investment and strengthening the Project Area in general.

1. Enhance the appearance of arterial streets within the Project Area through public infrastructure and streetscape improvements.
2. Encourage pedestrian-friendly design through the provision of landscaping and street furniture, while also providing adequate safety measures such as lighting.
3. Encourage the development of appropriately scaled commercial, mixed-use and residential buildings. Design emphasis should be given to the pedestrian through the provision of inviting building entries, street-level amenities and other structural and façade elements to encourage pedestrian interaction.
4. Encourage increased use of public transit through pedestrian-friendly design, while also improving vehicular movement and ensuring that parking is adequate to meet current and future development needs.
5. Encourage improvements in accessibility for people with disabilities.

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 and Site Preparation

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, through the Tax Reactivation Program or other programs and may be for the purpose of (a) sale, lease or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Furthermore, the City may require written redevelopment agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

Figure 5, Land Acquisition Overview Map, indicates the parcels currently proposed to be acquired for redevelopment in the Project Area. In addition, *Appendix F, Land Acquisition by Block & Parcel Identification Number*, identifies the acquisition properties in more detail.

In connection with the City exercising its power to acquire real property not currently identified on Figure 5, 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.

For properties identified on Figure 5, (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 property pursuant to this Plan under the Act according to its customary procedures.

Intergovernmental and Redevelopment Agreements

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

Terms of redevelopment as part of a redevelopment project may be incorporated in 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.

Affordable Housing

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

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 that maximizes job opportunities for Chicago residents, especially those persons living in and around the Project Area.

Relocation

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

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

percent of the median income of the area of residence, adjusted for family size, as so determined by HUD; and (iii) "affordable housing" means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30 percent of the maximum allowable income for such households, as applicable.

Analysis, Professional Services and Administrative Activities

The City may undertake or engage professional consultants, engineers, architects, attorneys, and others to conduct various analyses, studies, administrative legal services or other professional services to establish, implement and manage the 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 construction of new public streets, street closures to facilitate assembly of development sites, upgrading streets, signalization improvements, provision of streetscape amenities, parking improvements and utility improvements. Enhancements to public schools within the Project Area as well as linkages between these public facilities may also be considered.

Financing Costs Pursuant to the Act

Interest on any obligations issued under the Act accruing during the estimated period of construction of the redevelopment 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

This Plan seeks to encourage neighborhood conservation by facilitating a range of redevelopment and conservation actions. Reducing the prevalence of blighting conditions, such as dilapidated, vacant and abandoned buildings is essential to stabilizing and conserving the Project Area. The Plan recognizes that new investment in both residential and commercial property is needed to improve and revitalize the Project Area. Public investments in infrastructure and community facilities may also be needed. The redevelopment of the Project Area is expected to encourage economic revitalization within the Project Area and the surrounding area.

Based on this assessment, the goals of the redevelopment projects to be undertaken in the Project Area are to: 1) acquire and demolish dilapidated, vacant and abandoned buildings; 2) strengthen the Halsted Street commercial district to make it more of an amenity to surrounding neighborhoods; and 3) replace older, obsolete and deteriorated housing stock with new housing that meets current standards. The major physical improvement elements anticipated as a result of implementing the Plan are outlined below.

Commercial Rehabilitation and Redevelopment

Most of the current commercial buildings along Halsted Street are well over 35 years of age and are in need of substantial rehabilitation or replacement to allow them to be adapted to modern retail, service commercial and other employment-based uses. Additional off-street parking is also needed, which could be accommodated through the redevelopment of marginal uses and vacant land. Acquisition and assembly of land may be required to create larger development sites needed to facilitate larger commercial/retail users.

Residential Neighborhood Improvement

Varied residential conditions exist within the Project Area. Some residential neighborhoods are stable while others are deteriorated. The deteriorated residential neighborhoods are those that are older, do not conform to modern building/development standards, and are obsolete when compared to current buyer/renter preferences. A systematic process for improving these distressed and deteriorated neighborhoods is needed, which will include acquisition of property, demolition and both rehabilitation and new construction.

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 to support redevelopment, re-platting and assembly of smaller lots to provide appropriate development sites, and improvement of other public facilities that meet the needs of the community.

Property Acquisition

In order to facilitate redevelopment project activities, the acquisition of dilapidated, vacant and abandoned property will be required. Appendix F, *Land Acquisition by Block & Parcel Identification Number*, identifies each of the 575 properties authorized for acquisition. All properties listed in Appendix E are: 1) dilapidated, vacant or abandoned; and 2) unoccupied.

7. GENERAL LAND USE PLAN AND MAP

Figure 6: General Land Use Plan, in *Appendix A*, identifies land uses expected to result from implementation of the Plan. The land use categories shown on Figure 6 are intended to promote sound and healthy land use relationships as well as facilitate the use of TIF funds to support anticipated/potential redevelopment projects. Significant portions of the Project Area are in need of redevelopment. The future land use of these areas of redevelopment need is not clear; multiple uses may be appropriate given conditions in place at the time of redevelopment. As a result, mixed-use land use classifications have been used on Figure 6 to provide both guidance and flexibility in future land use policy. A description of the land use categories shown on Figure 6 is provided, below.

Residential: Single-family or multi-family dwellings.

Commercial/Residential/Institutional: Applied primarily to land along Halsted Street and 111th Street, this category includes stand-alone commercial, residential and institutional uses, which currently exist in these areas, as well as future mixed-use buildings containing any combination of these uses.

Public: Publicly owned and operated uses such as schools, libraries and police/fire stations. This category excludes park and open space uses.

Parks & Open Space: Publicly owned parks and open space for recreational use.

Semi-Public/Institutional: Includes places of worship, nonprofit and philanthropic uses.

Transportation: Non-public land used for transportation use. The only such use within the Project Area is the freight rail line.

Residential/Commercial: Residential or commercial use, including a mix of these uses.

Residential/Industrial: Residential or industrial use, excluding a mix of these uses.

Institutional/Residential: Institutional or residential use, excluding a mix of these uses.

Transit-Oriented Development: Residential, commercial, public and semi-public/institutional uses located near the proposed 111th Street CTA station on the future Red Line extension. The development is to be designed to promote transit use.

The land use strategies represented in the land use categories 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 General 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.

Consistent with the Plan's goals and objectives, the following major land use policies can be seen in Figure 6:

1. The bulk of the Project Area is shown as *residential* land use, consistent with existing conditions.
2. The Halsted Street corridor is shown as *commercial/residential/institutional* land use. This land use designation reflects the corridor's current function as the major commercial and retail district for the surrounding area, but also allows for future mixed use developments involving commercial and residential uses. Several prominent churches exist within the corridor, and land use policy within the Plan needs to reflect these important facilities.
3. A significant area of *transit-oriented development* is shown at the planned transit station to be located at intersection of 111th Street and the freight railroad line, which is the preferred route for the proposed Red Line extension.
4. Older, obsolete commercial properties located along 111th Street and 115th Street are shown as a combination of *residential/commercial* and *commercial/residential/institutional* uses.
5. The expansion of Roseland Hospital is facilitated by designating the area surrounding the existing hospital with the *commercial/residential/institutional* land use designation. The future configuration of the hospital and associated private-sector development is uncertain at this point in time. The *commercial/residential/institutional* land use designation provides the flexibility needed for the Plan to support the hospital's expansion in a variety of configurations.

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 conservation 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” or “Project Budget”).

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

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) The costs of marketing sites within the Project Area to prospective businesses, developers and investors;
- c) Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
- d) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;
- e) Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification subject to the limitations in Section 11-74.4-3(q)(4) of the Act;
- f) Costs of job training and retraining projects including the cost of welfare to work programs implemented by businesses located within the 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 74.4-3(n)(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 term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40, and 3-40.1 of the Public Community College Act, 110 ILCS 805/3-37, 805/3-38, 805/3-40 and 805/3-40.1, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, 105 ILCS 5/10-22.20a and 5/10-23.3a;
- 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 percent of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 3. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 4. the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total: (i) cost paid or incurred by the 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 Illinois 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 Illinois Affordable Housing Act. If the units are part of a residential redevelopment

project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for benefits under the Act;

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

The estimated gross eligible project cost over the life of the Project Area is \$30 million. All project cost estimates are in 2013 dollars. Any bonds issued to finance portions of the redevelopment project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with issuance of such obligations, as well as to provide for capitalized interest and reasonably required reserves. The total project cost figure excludes any costs for the issuance of bonds. Adjustments to estimated line items, which are upper estimates for these costs, are expected and may be made without amendment to the Plan.

Table 3:

ESTIMATED REDEVELOPMENT PROJECT COSTS

Eligible Expense	Estimated Cost
1. Professional and Administrative	<u>\$750,000</u>
2. Marketing Costs	<u>\$600,000</u>
3. Property Assembly and Site Prep	<u>\$11,500,000</u>
4. Rehabilitation of Existing Buildings	<u>\$6,500,000</u>
5. Construction of Public Facilities and Improvements ^[1]	<u>\$5,000,000</u>
6. Job Training	<u>\$800,000</u>
7. Financing Costs	<u>\$300,000</u>
8. Relocation Costs	<u>\$550,000</u>
9. Interest Costs	<u>\$3,500,000</u>
10. Day Care Services	<u>\$500,000</u>
TOTAL REDEVELOPMENT PROJECT COSTS ^{[2] [3]}	<u>\$ 30,000,000</u> ⁴

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.

¹ This category may also include paying for or reimbursing capital costs of taxing districts impacted by the redevelopment of the Project Area. As permitted by the Act, to the extent the City by written agreement accepts and approves the same, the City may pay, or reimburse all, or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Plan.

² Total Redevelopment Project Costs exclude any additional financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs.

³ The amount of the Total Redevelopment Project Costs that can be incurred in the Project Area will be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated from the Project Area only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the Project Area, but will not be reduced by the amount of Redevelopment Project Costs incurred in the Project Area which are paid from Incremental Property Taxes generated in contiguous redevelopment project areas or those separated from the Project Area only by a public right-of-way.

⁴ Increases in estimated Total Redevelopment Project Costs of more than five percent, after adjustment for inflation from the date of the Plan adoption, are subject to the Plan amendment procedures as provided under the Act.

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

The Project Area may become contiguous to, or be separated only by a public right-of-way from, redevelopment project areas created under the Industrial Jobs Recovery Law (65 ILCS 5/11-74.61-1 et seq.). If the City finds that the goals, objectives and financial success of such contiguous redevelopment project areas, or those separated only by a public right-of-way, are interdependent with those of the 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 Jobs Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or loaned between the Project Area and such areas. The amount of revenue from the Project Area 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 3: Estimated Redevelopment Project Costs.

Issuance of Obligations

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

Most Recent Equalized Assessed Valuation (EAV)

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 2012 EAV of all taxable parcels in the Project Area is approximately \$122,899,900. This total EAV amount, by PIN, is summarized in Appendix E. 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. The Plan has utilized the EAVs for the 2012 tax year. If the 2013 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 2012 EAV with the 2013 EAV.

Anticipated Equalized Assessed Valuation

Once the redevelopment project has been completed and the property is fully assessed, the EAV of real property within the Project Area is estimated at approximately \$183 million. This estimate has been calculated assuming that the Project Area will be developed in accordance with Figure 6: General Land Use Plan presented in Appendix A.

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) the redevelopment of the Project Area will occur in a timely manner and 2) appreciation will be flat for the first

five years, then increase to 1% annual appreciation for the next five years, followed by 1.5% annual appreciation for the remainder of the Project Area's life.

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:

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.

Chicago Community College District 508. 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.

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 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.

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 and building, housing and zoning codes, etc. The City also administers the City of Chicago Library Fund, formerly a separate taxing district from the City.

The proposed revitalization of the Project Area may create an increase in demand on public services and facilities as the new households are added as a result of new residential development within the Project Area. However, the proportional increases in new residents and the corresponding increases in public service demand are not anticipated to be significant. 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.

For the taxing districts levying taxes on property within the Project Area, increased service demands are expected to be negligible because the proportional increase in new residents, which drives increased service demand, will be relatively small within the Project Area. Upon completion of the Plan, all taxing districts are expected to share the benefits of a substantially improved tax base. 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.

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 addressed by the existing services and programs maintained by these taxing districts. However, a portion of the Project Budget has been allocated for public works and improvements, which may be used to address potential public service 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 (assuming adoption in 2014, by December 31, 2038).

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 incorporated the study in the redevelopment project plan.

The Project Area contains 4,074 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.

The results of the housing impact study section are described in a separate report, Appendix D, which presents certain factual information required by the Act. The report, prepared by the Consultant, is entitled *107th/Halsted Redevelopment Project Area Tax Increment Financing Housing Impact Study*, and is attached as Appendix D to this Plan.

9. PROVISIONS FOR AMENDING THE PLAN

The Plan may be amended as provided under the provisions of the Act.

10. CITY OF CHICAGO commitment to fair employment practices and Affirmative Action

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

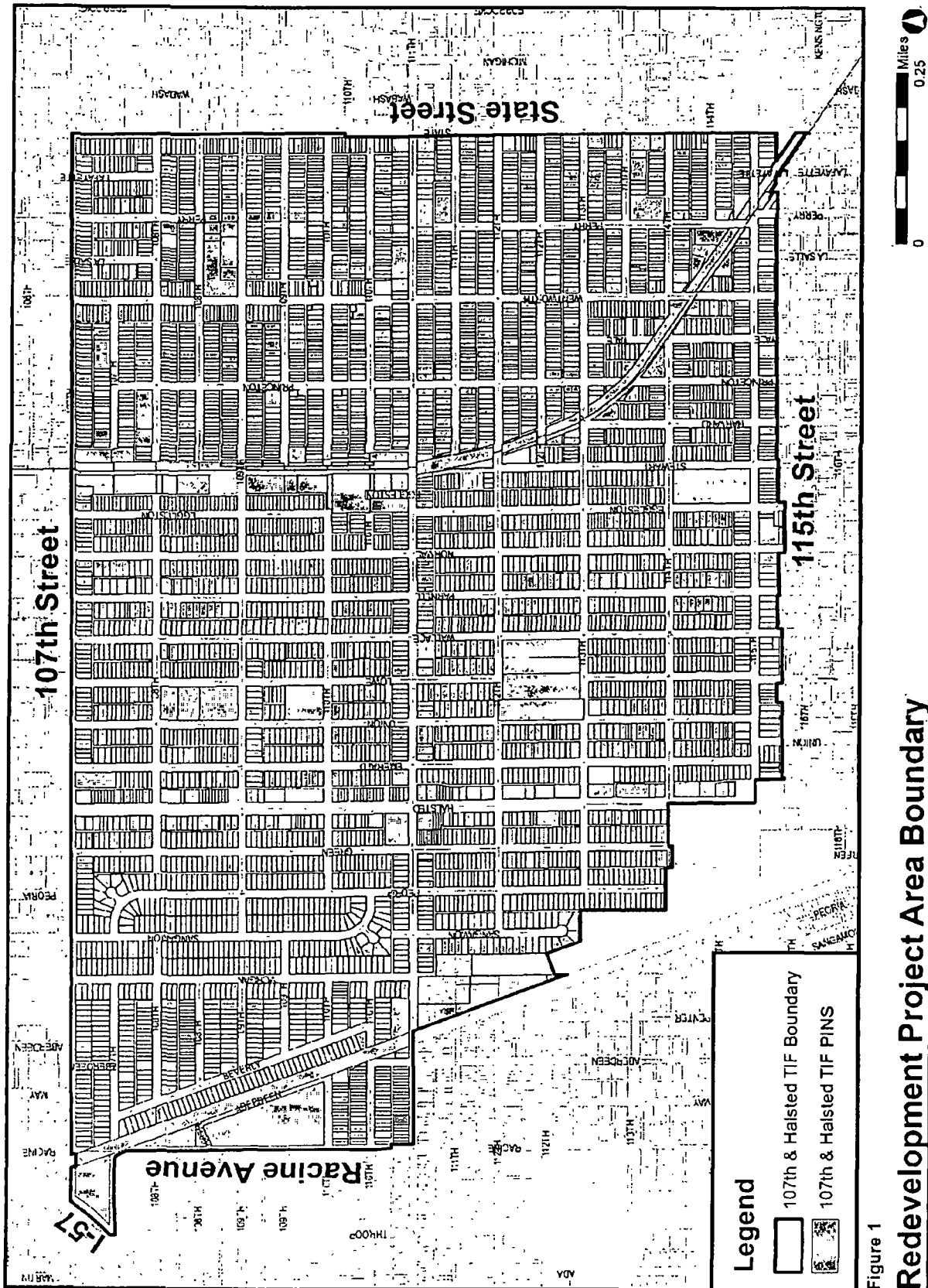
- A) The assurance of equal opportunity in all personnel and employment actions, with respect to the Redevelopment Project, including, but not limited to hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, sex, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, source of income, or housing status.
- B) Redevelopers must meet the City's standards for participation of 24 percent Minority Business Enterprises and 4 percent Woman Business Enterprises and the City Resident Construction Worker Employment Requirement as required in redevelopment agreements.
- C) This commitment to affirmative action and nondiscrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
- D) Redevelopers will meet City standards for any applicable prevailing wage rate as ascertained by the Illinois Department of Labor to all project employees.

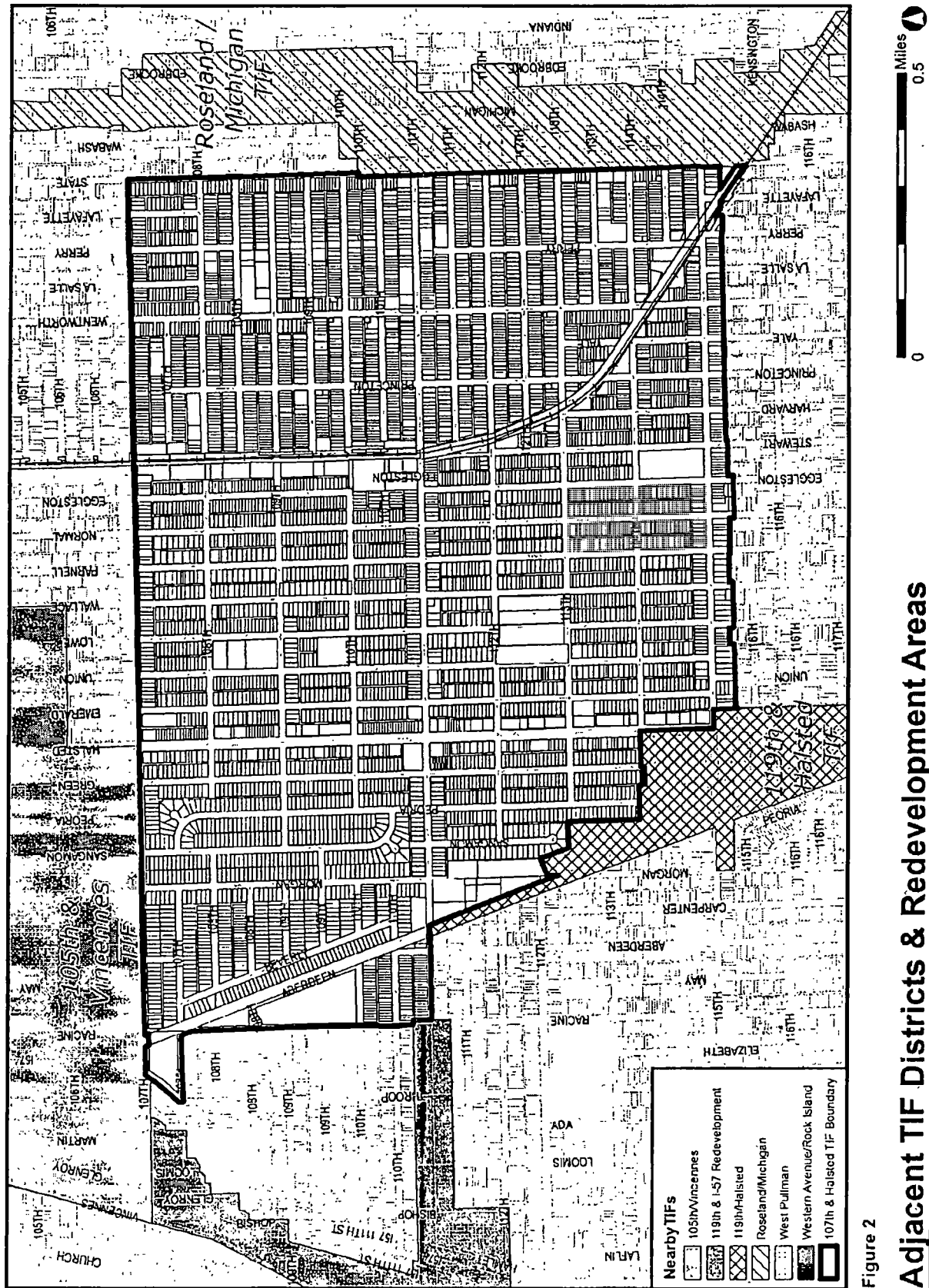
The City shall have the right in its sole discretion to exempt certain small businesses, residential property owners and developers from the above.

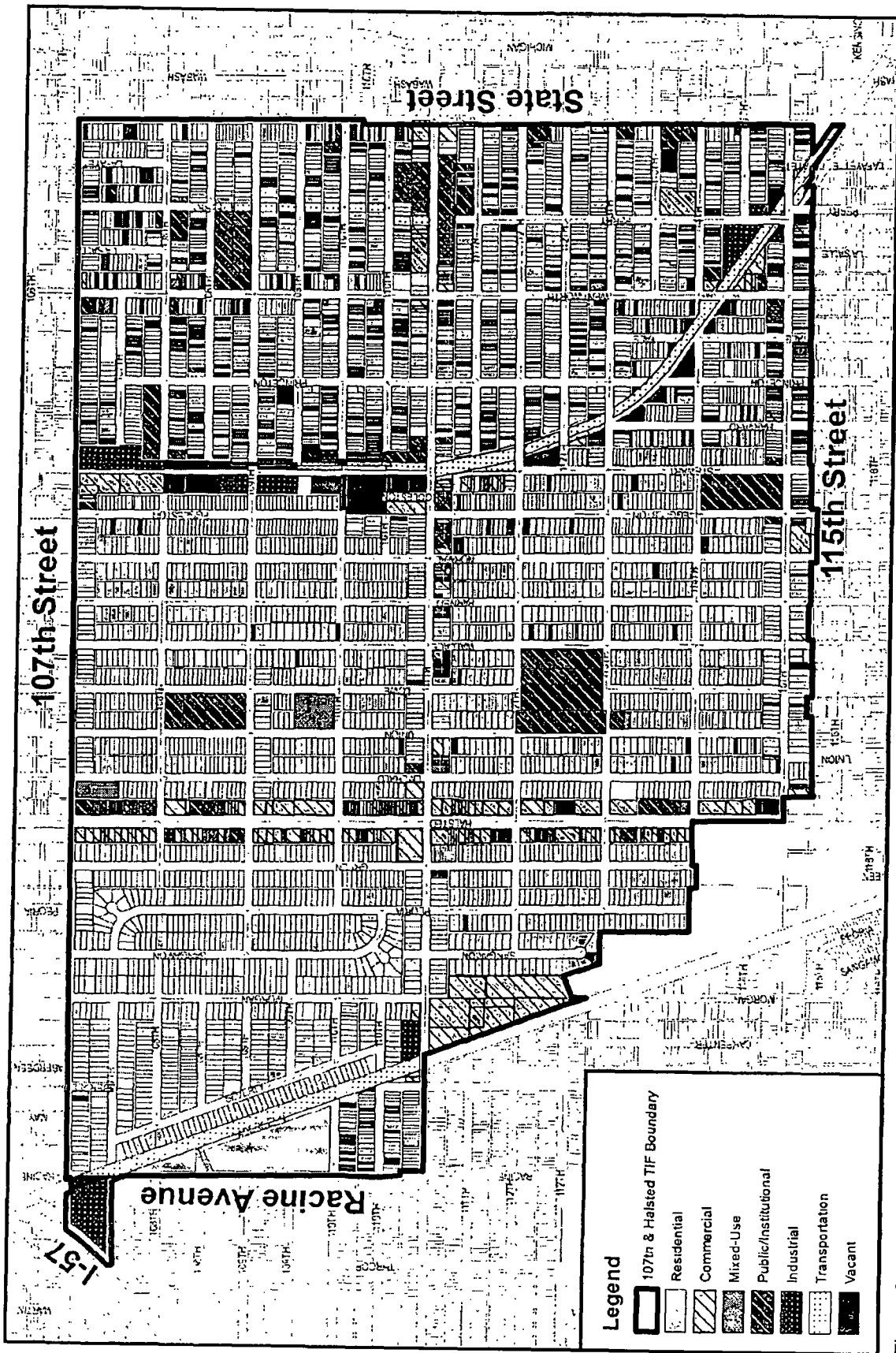
APPENDIX A

107TH & HALSTED STREET TIF REDEVELOPMENT PROJECT AREA

FIGURES 1-6







camiros

September 2013

Figure 3

Existing Land Use

107th & Halsted TIF
Chicago, Illinois

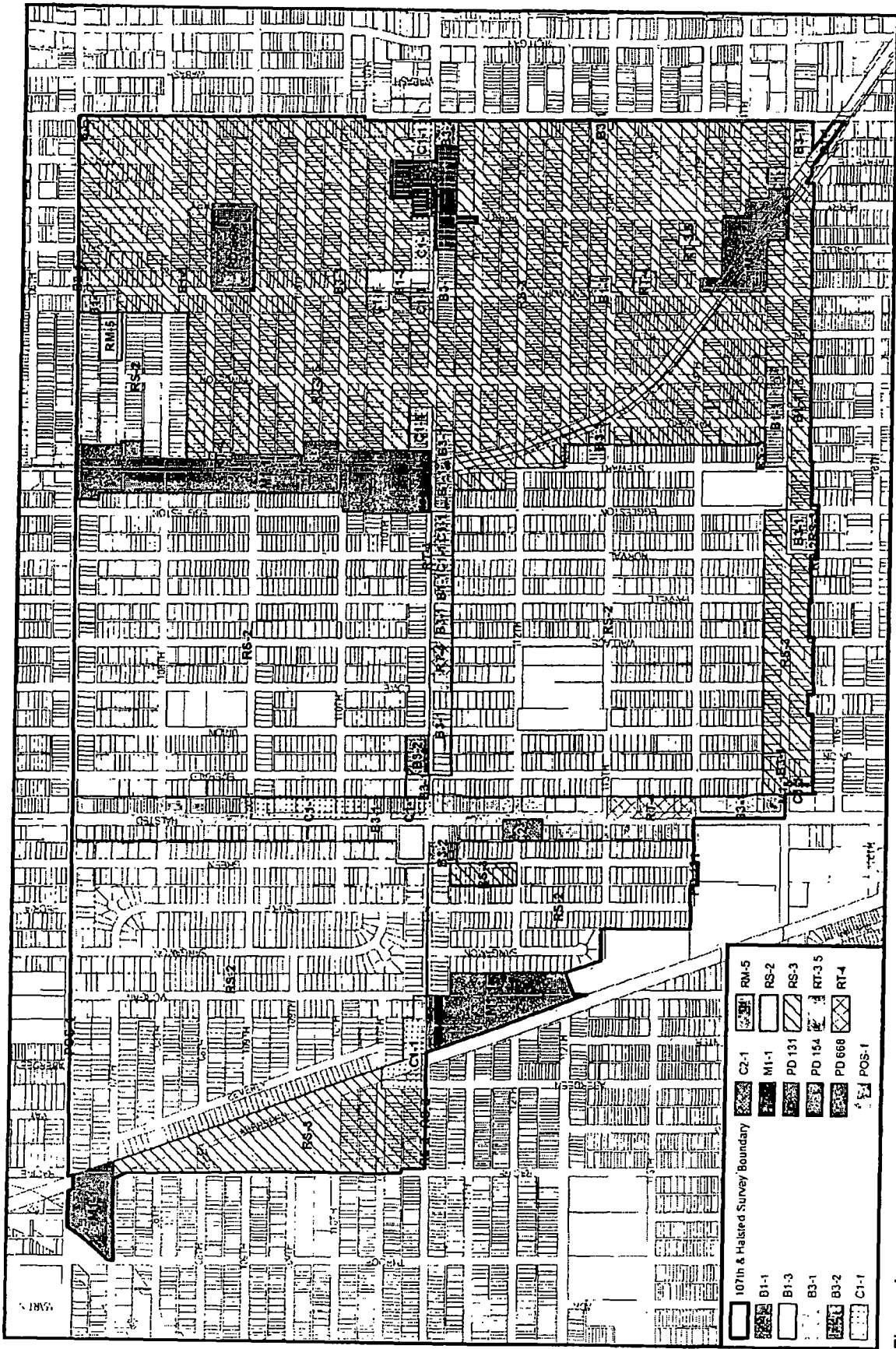


Figure 4

Existing Zoning

107th & Halsted TIF
Chicago, Illinois

September 2013



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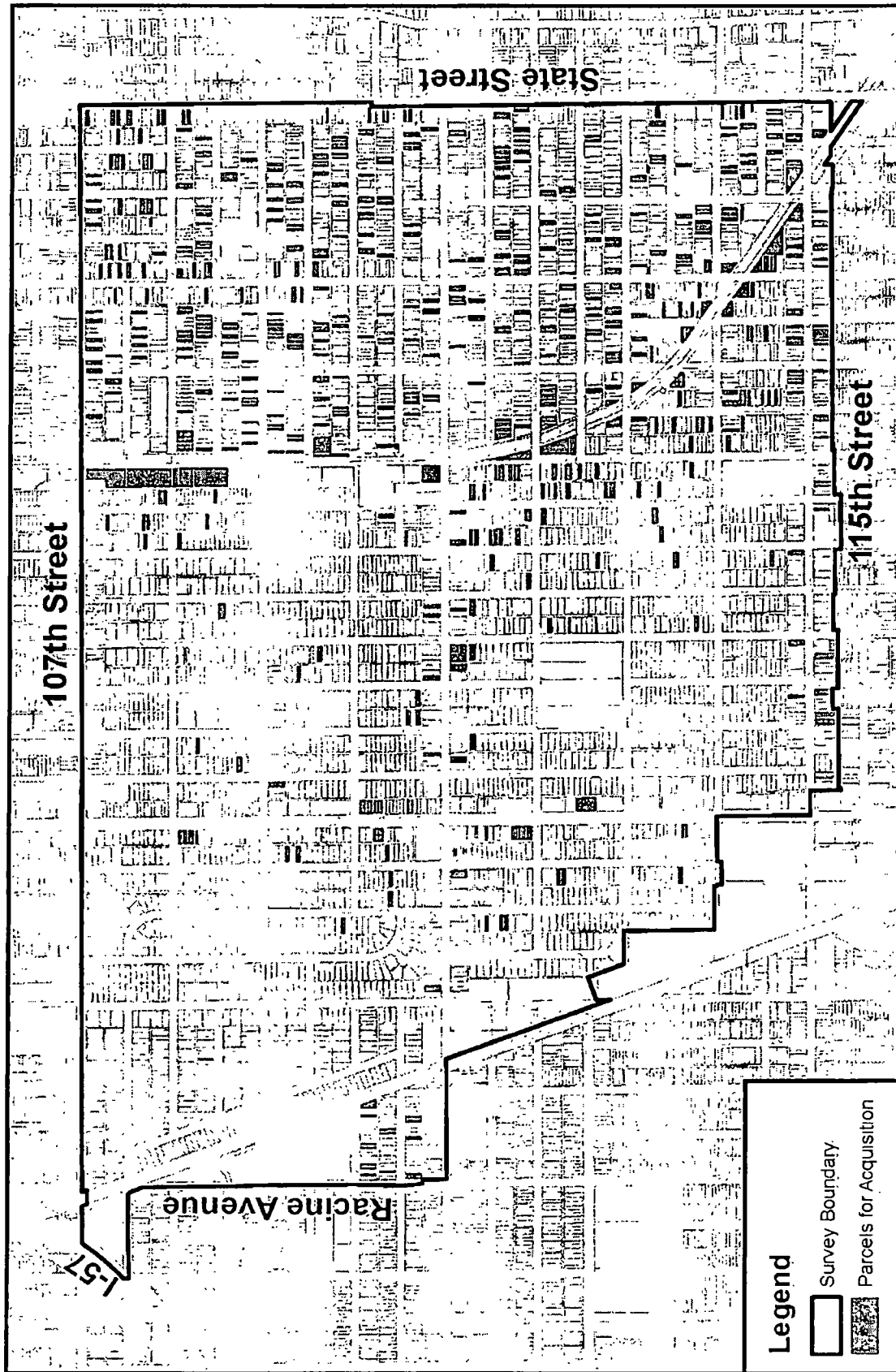


Figure 5

Land Acquisition Overview Map

107th & Halsted TIF
Chicago, Illinois

February 14, 2014

0 0.25 Miles

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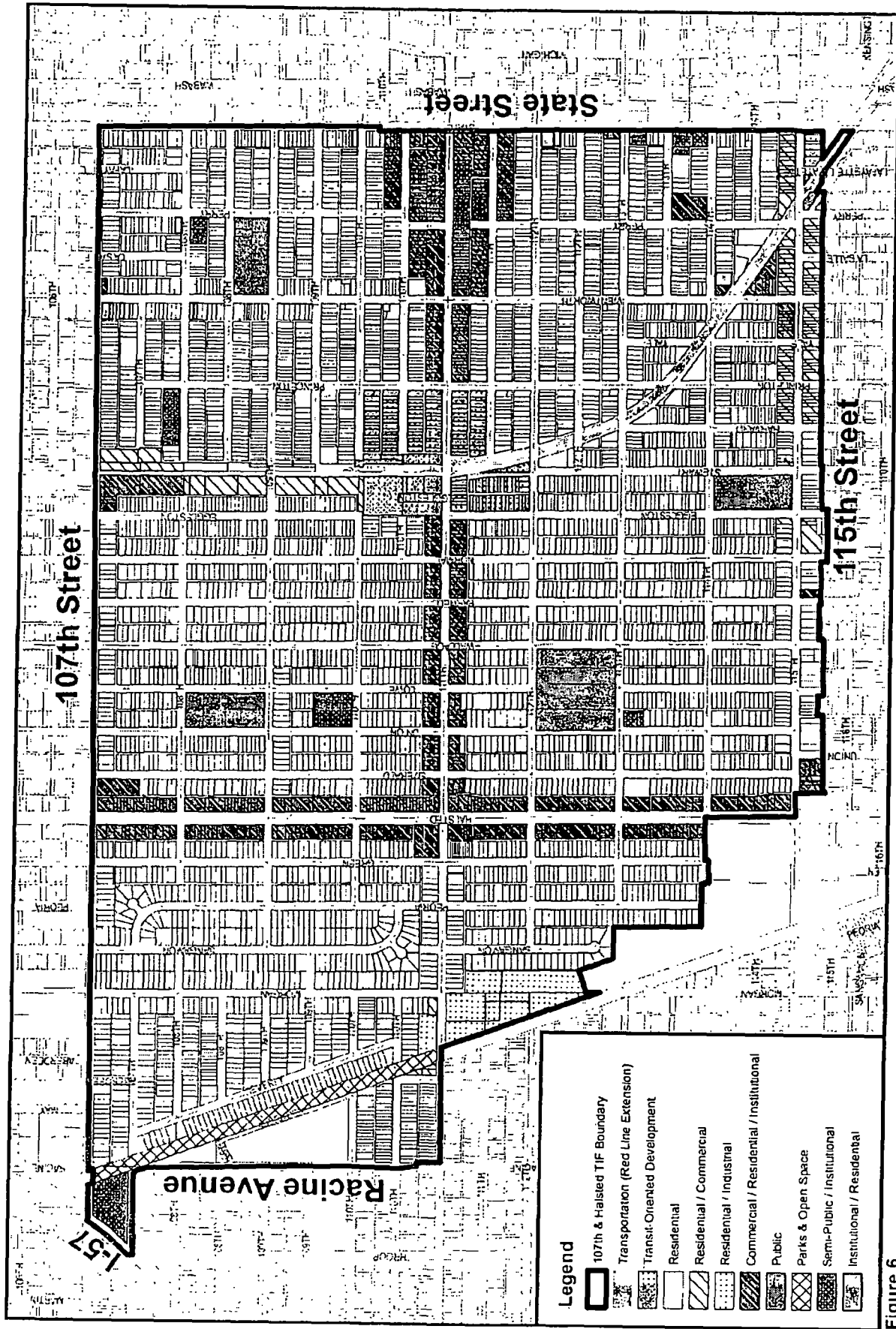


Figure 6

General Land Use Plan

107th & Halsted TIF
Chicago, Illinois

September 2013



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APPENDIX B

107TH & HALSTED STREET TIF REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION

107th & HALSTED TIF DISTRICT

1. ALL THAT PART OF SECTIONS 16, 17, 20 AND 21 (NORTH OF THE INDIAN BOUNDARY LINE) IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:
2. BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF 107th STREET WITH THE CENTER LINE OF STATE STREET, BEING ALSO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 16 AFORESAID;
3. THENCE SOUTH ALONG SAID CENTER LINE OF STATE STREET, AND EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 16 AFORESAID, TO THE WESTERLY EXTENSION OF THE NORTH LINE OF 100TH PLACE LYING EAST OF STATE STREET;
4. THENCE WEST ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF 100TH PLACE LYING EAST OF STATE STREET TO THE EAST LINE OF STATE STREET;
5. THENCE SOUTH ALONG SAID EAST LINE OF STATE STREET TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 1 IN FALLIS AND GANO'S ADDITION TO PULLMAN BEING A SUBDIVISION OF THAT PART LYING EAST OF THE WEST 49 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING ALSO THE NORTH LINE OF THE 14 FOOT ALLEY LYING SOUTH OF 115TH STREET;
6. THENCE WEST ALONG SAID NORTH LINE OF THE 14 FOOT ALLEY LYING SOUTH OF 115TH STREET, AND ITS WESTERLY EXTENSION TO THE NORTHEASTERLY LINE OF THE CHICAGO AND WISCONSIN RAIL ROAD RIGHT OF WAY;
7. THENCE NORTH ALONG SAID NORTHEASTERLY LINE OF THE CHICAGO AND WISCONSIN RAIL ROAD RIGHT OF WAY TO THE NORTHEAST CORNER OF JAMES M. DAVIS' ADDITION TO PULLMAN, BEING A SUBDIVISION OF BLOCKS 1 AND 2 OF ALLEN'S SUBDIVISION OF THE WEST 49 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING ALSO THE CENTER LINE OF 115TH STREET AND ALSO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 21 AFORESAID;

8. THENCE SOUTH ALONG THE EAST LINE OF SAID JAMES M. DAVIS' ADDITION TO PULLMAN TO THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 6 FEET OF LOT 4 IN JAMES M. DAVIS' ADDITION TO PULLMAN AFORESAID;
9. THENCE WEST ALONG SAID EASTERLY EXTENSION AND NORTH LINE OF THE SOUTH 6 FEET OF LOT 4 IN JAMES M. DAVIS' ADDITION TO PULLMAN AFORESAID, TO THE EAST LINE OF PERRY AVENUE;
10. THENCE NORTHWEST TO THE SOUTHEAST CORNER OF LOT 81 IN JAMES M. DAVIS' ADDITION TO PULLMAN AFORESAID, BEING ALSO THE NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET;
11. THENCE WEST ALONG SAID NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET, TO THE EAST LINE OF STEWART AVENUE;
12. THENCE SOUTH ALONG SAID EAST LINE OF STEWART AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET IN BLOCK 1 IN JOSEPH W. WAYNE'S ADDITION TO PULLMAN, BEING A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;
13. THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET IN BLOCK 1 IN JOSEPH W. WAYNE'S ADDITION TO PULLMAN AFORESAID, TO THE EAST LINE OF EGGLESTON AVENUE;
14. THENCE SOUTH ALONG SAID EAST LINE OF EGGLESTON AVENUE THE EASTERLY EXTENSION OF THE NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET IN BLOCK 2 IN JOSEPH W. WAYNE'S ADDITION TO PULLMAN AFORESAID;
15. THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET IN BLOCK 2 IN JOSEPH W. WAYNE'S ADDITION TO PULLMAN AFORESAID, AND THE WESTERLY EXTENSION THEREOF, TO THE WEST LINE OF NORMAL AVENUE;
16. THENCE NORTH ALONG SAID WEST LINE OF NORMAL AVENUE TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 1 IN JOSIAH H. BISSELL'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING ALSO THE NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET;
17. THENCE WEST ALONG SAID NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET, AND THE WESTERLY EXTENSION THEREOF, TO THE WEST LINE OF PARNELL AVENUE;
18. THENCE NORTH ALONG SAID WEST LINE OF PARNELL AVENUE TO THE SOUTHEAST CORNER OF LOT 1 IN CHARLES H. BRANDT'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 37

- NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING ALSO THE NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET;
19. THENCE WEST ALONG SAID NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET TO THE EAST LINE OF WALLACE AVENUE;
 20. THENCE SOUTH ALONG SAID EAST LINE OF WALLACE AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF THE 20 FOOT ALLEY LYING SOUTH OF 115TH STREET LYING SOUTH OF AND ADJOINING LOTS 19 THROUGH 24, INCLUSIVE, IN SHARPSHOOTER'S PARK SUBDIVISION OF PART OF SHARPSHOOTER'S PARK, SAID PARK BEING THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;
 21. THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF THE 20 FOOT ALLEY LYING SOUTH OF 115TH STREET, AND THE WESTERLY EXTENSION THEREOF, TO THE WEST LINE OF LOWE AVENUE;
 22. THENCE NORTH ALONG SAID WEST LINE OF LOWE AVENUE TO THE CENTER LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET, AND LYING NORTH OF AND ADJOINING LOT 27 IN SHARPSHOOTER'S PARK SUBDIVISION OF PART OF SHARPSHOOTER'S PARK AFORESAID;
 23. THENCE WEST ALONG SAID CENTER LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET TO THE CENTER LINE OF THE 20 FOOT ALLEY LYING WEST OF AND ADJOINING LOT 27 IN SHARPSHOOTER'S PARK SUBDIVISION OF PART OF SHARPSHOOTER'S PARK AFORESAID;
 24. THENCE SOUTH ALONG SAID CENTERLINE OF THE 20 FOOT ALLEY LYING WEST OF AND ADJOINING LOT 27 IN SHARPSHOOTER'S PARK SUBDIVISION OF PART OF SHARPSHOOTER'S PARK AFORESAID, TO THE CENTER LINE OF THE 20 FOOT ALLEY LYING SOUTH OF 115TH STREET;
 25. THENCE WEST ALONG SAID CENTER LINE OF THE 20 FOOT ALLEY LYING SOUTH OF 115TH STREET TO THE CENTER LINE OF THE 20 FOOT ALLEY LYING EAST OF HALSTED STREET, SAID ALLEY BEING ALSO EAST OF AND ADJOINING THE EAST LINE OF LOTS 46 THROUGH 51, INCLUSIVE, IN SHARPSHOOTER'S PARK SUBDIVISION OF PART OF SHARPSHOOTER'S PARK AFORESAID;
 26. THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND ALONG THE CENTER LINE OF THE ALLEY EAST OF AND PARALLEL WITH HALSTED ST. TO THE CENTER LINE OF 115th STREET;
 27. THENCE WEST ALONG SAID CENTER LINE OF 115th ST. TO THE CENTER LINE OF HALSTED STREET;
 28. THENCE NORTH ALONG SAID CENTER LINE OF HALSTED ST. TO THE CENTER LINE OF 114th STREET;
 29. THENCE WEST ALONG SAID CENTER LINE OF 114th STREET TO THE SOUTHERLY EXTENSION OF THE CENTER LINE OF THE 16 FOOT ALLEY LYING WEST OF GREEN STREET, SAID ALLEY BEING ALSO EAST OF AND ADJOINING THE EAST LINE OF LOTS 16 THROUGH 30, INCLUSIVE. IN SHELDON HEIGHTS WEST FIFTH ADDITION, A SUBDIVISION OF A PART OF

- THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;
30. THENCE NORTH ALONG SAID SOUTHERLY EXTENSION OF THE CENTER LINE OF THE 16 FOOT ALLEY LYING WEST OF GREEN STREET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 30 IN SHELDON HEIGHTS WEST FIFTH ADDITION AFORESAID;
 31. THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 30 IN SHELDON HEIGHTS WEST FIFTH ADDITION AFORESAID AND THE WESTERLY EXTENSION THEREOF TO THE SOUTHEAST CORNER OF LOT 31 IN SHELDON HEIGHTS WEST FIFTH ADDITION AFORESAID;
 32. THENCE CONTINUING WEST ALONG THE SOUTH LINE OF SAID LOT 31 IN SAID SHELDON HEIGHTS WEST FIFTH ADDITION AND THE WESTERLY EXTENSION THEREOF TO THE SOUTHWEST CORNER OF SHELDON HEIGHTS WEST FIFTH ADDITION AFORESAID;
 33. THENCE NORTH ALONG THE WEST LINE OF SAID SHELDON HEIGHTS WEST FIFTH ADDITION, BEING ALSO THE WEST LINE OF AN 8 FOOT ALLEY LYING WEST OF PEORIA STREET, TO THE EASTERLY EXTENSION OF A LINE 16 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF LOTS 19 AND 20 IN THE SIXTH ADDITION TO SHELDON HEIGHTS WEST, BEING A SUBDIVISION OF PART OF THE EAST TWO THIRDS OF THE WEST THREE EIGHTS OF THE NORTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;
 34. THENCE WEST ALONG SAID EASTERLY EXTENSION AND SAID LINE 16 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF LOTS 19 AND 20 IN THE SIXTH ADDITION TO SHELDON HEIGHTS WEST, TO THE SOUTHWESTERLY LINE OF SAID SIXTH ADDITION TO SHELDON HEIGHTS WEST SUBDIVISION, SAID SOUTHWESTERLY LINE BEING A LINE 8 FEET SOUTHWEST OF AND PARALLEL WITH THE SOUTHWESTERLY LINE OF LOTS 20 THROUGH 23, INCLUSIVE IN SIXTH ADDITION TO SHELDON HEIGHTS WEST AFORESAID;
 35. THENCE NORTHWEST ALONG SAID SOUTHWESTERLY LINE OF SIXTH ADDITION TO SHELDON HEIGHTS WEST SUBDIVISION TO THE POINT OF INTERSECTION OF SAID SOUTHWESTERLY LINE WITH THE WEST LINE OF SAID SIXTH ADDITION TO SHELDON HEIGHTS WEST SUBDIVISION, SAID POINT BEING 1,032.98 FEET SOUTH OF THE NORTH LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20 AFORESAID;
 36. THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20 AFORESAID, SAID POINT BEING 1,188.76 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 20 AS MEASURED ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20 AFORESAID;

37. THENCE SOUTH ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20 TO THE NORTHEASTERLY LINE OF THE PENN CENTRAL RAIL ROAD RIGHT OF WAY;
38. THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF THE PENN CENTRAL RAIL ROAD RIGHT OF WAY, TO THE CENTER LINE OF 111TH STREET;
39. THENCE WEST ALONG SAID CENTER LINE OF 111TH STREET TO THE EAST LINE OF RACINE AVENUE;
40. THENCE NORTH ALONG SAID EAST LINE OF RACINE AVENUE TO THE CENTER LINE OF THE 16 FOOT ALLEY LYING NORTH OF 111TH STREET;
41. THENCE WEST ALONG THE WESTERLY EXTENSION OF SAID 16 FOOT ALLEY LYING NORTH OF 111TH STREET TO THE CENTER LINE OF RACINE AVENUE;
42. THENCE NORTH ALONG SAID CENTER LINE OF RACINE AVENUE TO THE SOUTHWESTERLY LINE OF THE PENN CENTRAL RAIL ROAD RIGHT OF WAY;
43. THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF THE PENN CENTRAL RAIL ROAD RIGHT OF WAY, TO THE CENTER LINE OF 107TH PLACE;
44. THENCE WEST ALONG SAID CENTER LINE OF 107TH PLACE TO THE EASTERLY LINE RIGHT OF WAY OF THE DAN RYAN EXPRESSWAY (INTERSTATE 57);
45. THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY OF THE DAN RYAN EXPRESSWAY (INTERSTATE 57) TO THE CENTER LINE OF 107TH STREET;
46. THENCE EAST ALONG SAID CENTER LINE OF 107TH STREET TO THE SOUTHWESTERLY LINE OF THE PENN CENTRAL RAIL ROAD RIGHT OF WAY;
47. THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF THE PENN CENTRAL RAIL ROAD RIGHT OF WAY TO THE SOUTH LINE OF 107TH STREET;
48. THENCE EAST ALONG SAID SOUTH LINE OF 107TH STREET TO THE NORTHEASTERLY LINE OF THE PENN CENTRAL RAIL ROAD RIGHT OF WAY;
49. THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF THE PENN CENTRAL RAIL ROAD RIGHT OF WAY TO THE CENTER LINE OF 107TH STREET;
50. THENCE EAST ALONG SAID CENTER LINE OF 107TH STREET TO THE POINT OF BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF STATE STREET, BEING ALSO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 16 AFORESAID, WITH THE CENTER LINE OF 107th STREET IN THE SOUTHEAST QUARTER OF SECTION 16;
51. ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

APPENDIX C

107TH & HALSTED STREET TIF REDEVELOPMENT PROJECT AREA ELIGIBILITY STUDY

Overview

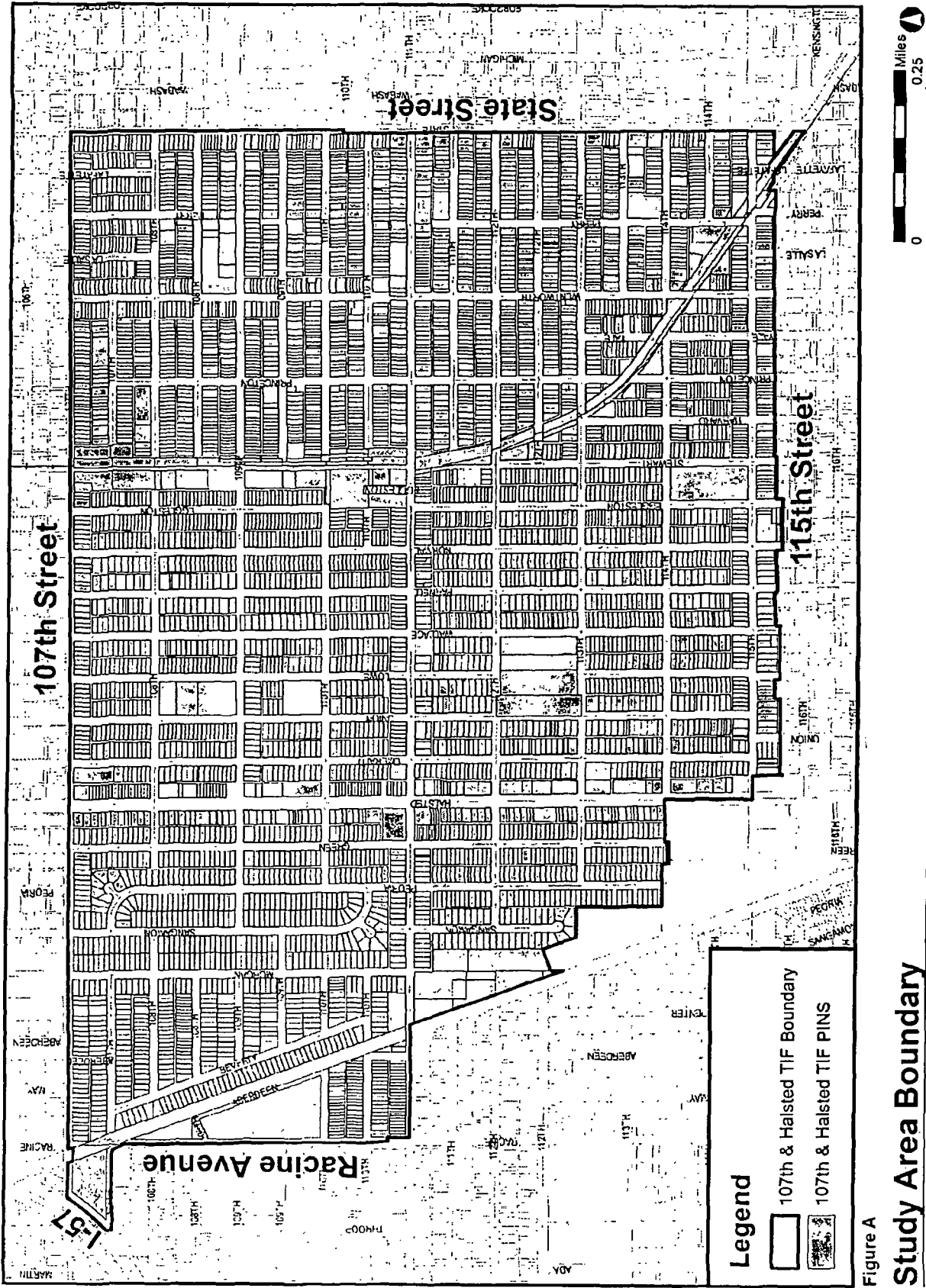
The purpose of this study is to determine whether a portion of the City of Chicago identified as the 107th & Halsted Street TIF Redevelopment Project Area qualifies for designation as a tax increment financing district within the definitions set forth under 65 ILCS 5/11-74.4 contained in the "Tax Increment Allocation Redevelopment Act" (65 ILCS 5/11-74.1 *et seq.*), as amended (the "Act"). 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 redevelopment project area for the payment or reimbursement of eligible Redevelopment Project Costs.

The area proposed for designation as the 107th & Halsted Street TIF Redevelopment Project Area is hereinafter referred to as the "Study Area" and is shown in *Figure A: Study Area Boundary*. The Study Area encompasses properties in the area generally bounded to the north by 107th Street, to the east by State Street, to the south by 115th Street, and to the west by an irregular boundary formed by Racine Avenue, former railroad property, and Halsted Street.

More specifically, from a point of intersection at 107th Place and I-57, the boundary extends northeasterly along the I-57 right-of-way to 107th Street, then easterly to State Street, then southerly to the alley south of 115th Street, then westerly to the alley between Emerald Street and Halsted Street, then northerly to the centerline of 115th Street, then westerly to the centerline of Halsted Street, then northerly to 114th Street, then westerly to vacated alley west of Peoria Street, then northerly to the rear lot line of the residence at the end of the cul-de-sac at the south end of the 11200 block of Sangamon Avenue, then northwesterly along the rear lot lots of the residences on said cul-de-sac to the lot line separating the residences on Sangamon Street and the industrial property to the west, then southwestly along a parcel line within said industrial property to the north-south line of another parcel within the industrial property, then southerly along the parcel line of said parcel to the former railroad property now owned by the Chicago Park District and operated as a pedestrian trail, then northwesterly along the eastern property line of the pedestrian trail property to 111th Street, then westerly along 111th Street to Racine Avenue, then northerly along Racine Avenue to 107th Place, then westerly to the point of beginning.

The Study Area is located primarily within the Roseland Community Area, with a portion of the Study Area extending into the Morgan Park Community Area. It is approximately 884 acres in size and consists of 5,183 tax parcels located on 192 full and partial tax blocks.

This report summarizes the analyses and findings of the consultants' work, which is the responsibility of the Consultant. The Consultant has prepared this report with the understanding that the City would rely 1) 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 2) on the fact that the Consultant has obtained the necessary information to conclude that the Study Area can be designated as a redevelopment project area in compliance with the Act.



1. INTRODUCTION

The Tax Increment Allocation Redevelopment 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 those procedures is the determination that the area meets the statutory eligibility requirements. At 65 Sec 5/11-74.-3(p), the Act defines a "redevelopment project area" as follows:

"... an area designated by the municipality, which is not less in the aggregate than 1-1/2 acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area or a blighted area or a conservation area, or combination of both blighted areas and conservation areas."

In adopting this legislation, the Illinois General Assembly found:

1. (at 65 Sec 5/11-74.4-2(a)) ...there exist in many municipalities within the State blighted, conservation and industrial park conservation areas...; and
2. (at 65 Sec 5/11-74.4-2(b)) ...the eradication of blighted areas and the treatment and improvement of conservation areas by... redevelopment projects is hereby declared to be essential to the public interest.

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 technique can be used, the municipality must first determine that the proposed redevelopment area qualifies for designation as a "blighted area," "conservation area," or an "industrial park conservation area." Based on the conditions present, this Eligibility Study finds that the Study Area qualifies for designation as a "conservation area".

Conservation Areas

A “conservation area” is an improved area located within the territorial limits of the municipality in which 50% or more of the structures have an age of 35 years or more. Such areas are not yet blighted but, because of a combination of three or more of the following conditions that are detrimental to the public safety, health, morals or welfare, may become a blighted area:

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Presence of structures below minimum code standards
5. Illegal use of individual structures
6. Excessive vacancies
7. Lack of ventilation, light or sanitary facilities
8. Inadequate utilities
9. Excessive land coverage and overcrowding of structures and community facilities
10. Deleterious land use or layout
11. Environmental clean-up requirements
12. Lack of community planning
13. Lagging or declining equalized assessed value

The Act defines blighted and conservation areas and amendments to the Act also provide guidance as to when the conditions present qualify an area for such designation. Where any of the conditions 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 condition is clearly present within the intent of the Act, and 2) reasonably distributed throughout the vacant or improved part of the Study Area, as applicable, to which each condition pertains.

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 conditions 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; and
10. Review of building code violations.

The exterior building condition survey and site conditions survey of the Study Area were undertaken in April and May of 2013. The analysis of site conditions was organized by tax block. There are a total of 192 tax blocks within the Study Area.

Building Condition Evaluation

This section summarizes the process used for assessing building conditions in the Study Area. These standards and criteria were used to evaluate the existence of dilapidation or deterioration of structures.

The building condition analysis is based on a thorough exterior inspection of the buildings and sites conducted by Applied Real Estate Analysis, Inc. and Camiros, Ltd. in April and May of 2013. Structural deficiencies in building components and related environmental deficiencies in the Study Area were noted during the survey. A total of 4,379 buildings were identified and surveyed.

Building Components Evaluated

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

Primary Structural Components

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

Secondary Components

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

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

Building Component Classification

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

Sound

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

Minor Deficient

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

Major Deficient

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

Dilapidated

Building components that contain severe defects (bowing, sagging, or settling to any or all exterior components causing the structure to be out-of-plumb, or broken, loose or missing material and deterioration over a widespread area) so extensive that the cost of repair would be excessive. The cost of repairs needed to bring such buildings into sound condition would likely exceed the value of the building and would not represent a prudent use of funds.

Final Building Rating

Sound

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

Deteriorated

Deteriorated buildings contain defects that collectively are not easily correctable and cannot be accomplished in the course of normal maintenance. Buildings classified as deteriorated have more than one minor defect, but no major defects.

Dilapidated

Structurally substandard buildings contain defects that are so serious and so extensive that the building may need to be removed. Buildings classified as dilapidated or structurally substandard have two or more major defects.

Eligibility Determination

In order to establish the eligibility of a redevelopment project area under the “conservation area” criteria established in the Act, at least 50% of buildings must be 35 years of age or older and at least three of 13 eligibility conditions must be meaningfully present and reasonably distributed throughout the Study Area.

The determination of the eligibility conditions being present to a meaningful extent varies with each eligibility condition. The presence of some eligibility conditions exerts a stronger impact on the health of a community than others. For example, dilapidation, which is a severely advanced state of building deterioration, exerts a stronger blighting influence than simple deterioration. Consequently, the threshold for dilapidation being present to a meaningful extent is lower than that of deterioration. Less incidence of dilapidation is required to make it present to a meaningful extent relative to deterioration. The determination of presence to a meaningful extent is presented in the individual assessment of each eligibility condition within this Appendix C.

Each condition identified in the Act for determining whether an area qualifies as a conservation area is discussed below. A conclusion is presented as to whether or not the condition is present in the Study Area to a degree sufficient to warrant its inclusion as a blighting condition in establishing the eligibility of the Study Area for designation as a redevelopment project area under the Act. These findings describe the conditions that exist and the extent to which each condition is present.

3. PRESENCE AND DISTRIBUTION OF ELIGIBILITY CONDITIONS

This *Eligibility Study* finds that the Study Area qualifies for designation as a conservation area under the criteria contained in the Act. The Study Area qualifies because the required age threshold is satisfied with 93% of buildings being at least 35 years of age and because seven of the thirteen conditions cited in the Act are meaningfully present and reasonably distributed within the Study Area. These conditions are as follows:

- Dilapidation
- Deterioration
- Obsolescence
- Excessive vacancies
- Excessive land coverage or overcrowding of community facilities
- Lack of community planning
- Lagging or declining equalized assessed valuation

The presence and distribution of eligibility conditions related to the qualification of the Study Area for designation as an improved conservation area are presented below. Maps of the first six of these eligibility conditions are presented at the end of this Appendix C, along with a map of building age. The distribution of these conditions within the Study Area is presented in *Table B: Distribution of Conservation Area Eligibility Conditions* of this Appendix C.

As discussed in the section titled “Community Context” on Page 6 of this Plan, the Study Area is comprised of more distressed areas along with areas that are relatively more stable. A key objective of this Plan is to contain blight and deterioration and prevent the spread of these conditions to the more stable areas. The designation of the Study Area as a conservation area reflects the presence and distribution of eligibility conditions as well as the key goal of preventing the spread of blight and deterioration.

Age

The Study Area contains a total of 4,379 principal buildings, with 4,070 of these identified as having been built in 1978 or earlier. Thus, the required age threshold is met with 93% of buildings being 35 years of age or older. Building age is shown graphically on Figure C.

Conservation Area Eligibility Conditions

The presence and distribution of eligibility conditions related to the qualification of the Study Area for designation as a conservation area are discussed below.

1. *Dilapidation*

As defined in the Act, “dilapidation” refers to 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 rehabilitation is not practical or economically feasible. Such structures typically exhibit major structural fatigue such as leaning or warped walls, severe cracking in walls and foundations, and bowed or sagging roofs.

Dilapidation was found to be present to a major extent within the Study Area, affecting 85 tax blocks, representing 44% of total tax blocks in the Study Area. A total of 195 buildings/parcels were classified as dilapidated during the eligibility analysis, representing 4.4% of all buildings. The relatively small numbers of blighted buildings belies the significance of dilapidation within the Study Area. Dilapidated buildings are safety hazards and facilitate various types of criminal activity. The presence of dilapidated buildings is a very visible signal of neighborhood decline and serves as a disincentive for property maintenance and reinvestment. Even one dilapidated property on a block can have negative consequences on other properties. The blighting influence of dilapidated buildings is so strong that such buildings cannot be allowed to stand, to perpetuate blight within the neighborhood, and are demolished. For this reason, dilapidated buildings are not found in numbers approaching a majority of properties in a neighborhood. The vast majority of the 432 vacant lots currently within the Study Area were once dilapidated buildings that have been demolished. Dilapidated buildings are part of the progression of physical deterioration, which starts with deferred maintenance, then advances to building deterioration, and finally results in dilapidation, necessitating demolition and producing vacant lots. The concentration of dilapidated buildings is greatest in the eastern portion of the Study Area, which is generally more distressed. Preventing the spread of dilapidation, and other forms of deterioration, is key to achieving the goals of the Plan. Thus, despite of the relatively low numbers of dilapidated buildings, this factor was found to be present to a major degree, and is shown graphically on Figure D.

Conclusion: This condition was found in 44% of the tax blocks, and therefore, was determined to be present to a major extent and was used to qualify the Study Area for designation as a conservation area under the Act.

2. Deterioration

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

Deterioration was found to be present to a major extent within the Study Area, affecting 158 tax blocks, or 82% of tax blocks in the Study Area. A total of 1,140 parcels were found to evidence deterioration in buildings or property improvements, representing 26% of all

buildings. These tax blocks exhibit deterioration with respect to buildings and site improvements. The vast majority of deterioration found in the Study Area was related to deteriorated building components, including cracks in foundation and brick walls, rotten or sagging wood façades, deteriorated or broken windows and doors, deteriorated roof components and porches, and cracked or missing surface tile or brick. The presence of dilapidation is shown graphically on Figure E.

Evidence of deterioration was also found to be present in public infrastructure within the Study Area, including streets without curbs and gutters as well as deteriorated pavement on public alleys, and sidewalks. Cracked and crumbling curbs and gutters were also present.

Conclusion: This condition was found in 82% of the tax blocks, and therefore, was determined to be present to a major extent and was used to qualify the Study Area for designation as a conservation area under the Act.

3. Obsolescence

As defined in the Act, “obsolescence” refers to “the condition or process of falling into disuse, or where structures have become ill suited for the original use”. Obsolescence can occur in response to a variety of factors. Most often, the standard of improvement for given uses improves, or becomes higher, over the course of time. Uses that are not improved or upgraded over the course of time often become obsolete. Market forces play a large role in the process of obsolescence. When the market for particular uses declines, there is little or no financial incentive to make improvement to properties. In the absence of improvements made over the course of time, properties fall further and further behind the current standard and become obsolete.

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

Obsolescence was found to be present to a major extent in the Study Area, affecting 93 tax blocks, or 48% of tax blocks in the Study Area. A total of 1,954 buildings/parcels were found to be obsolete, representing 44% of all buildings. The most significant form of obsolescence is represented in older residential buildings, mostly single-family dwellings. These residential buildings are spaced too closely together, are outdated in terms of size and layout, were generally poorly constructed and are far below the current standard for residential design and construction. The residential areas where obsolescence was found are areas where building took place prior to annexation to Chicago and prior to the adoption of any zoning code.

Economic obsolescence is also present. These housing units do not compete well in the market for buyers and renters because they are far below the modern housing standard. There is reduced incentive to reinvest in these buildings in terms of maintenance and renovation due to the outdated layouts and generally poor quality of construction. The result is increasing building deterioration, which leads to dilapidation and, eventually, demolition. The presence of obsolescence is shown graphically on Figure F.

This condition is also evidenced by the widespread presence of closely spaced commercial buildings which are of inadequate size in comparison to contemporary development within the Study Area. In addition, there is a lack of reasonably required off-street parking and inadequate provision of service and loading, which also detracts from the viability of these buildings, placing them at a major disadvantage in the marketplace. Further, numerous buildings within the Study Area have had such substantial façade alterations that full first-floor window systems have been replaced with brick, tile or glass block, severely limiting their relative usefulness.

Conclusion: This condition was found in 48% of the tax blocks, and therefore, was determined to be present to a major extent and was used to qualify the Study Area for designation as a conservation area under the Act.

4. Presence of Structures Below Minimum Code Standards

As defined in the Act, the “presence of structures below minimum code standards” refers to all structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

As referenced in the definition above, the principal purposes of governmental codes applicable to properties are to require buildings to be constructed in such a way as to sustain safety of loads expected from the type of occupancy; to be safe for occupancy against fire and similar hazards; and/or to establish minimum standards essential for safe and sanitary habitation. Structures below minimum code standards are characterized by defects or deficiencies that threaten health and safety.

Evidence of structures below minimum code standards was not found to be present to a major extent.

Conclusion: This condition was not found to be present within the Study Area and was not used to establish eligibility as a conservation area under the Act.

5. Illegal Use of Structures

There is an illegal use of a structure when structures are used in violation of federal, state or local laws.

Conclusion: This condition was found to be present within the Study Area to a limited degree and was not used to establish eligibility as a conservation area under the Act.

6. Excessive Vacancies

As defined in the Act, “excessive vacancies” refers to the presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies. Excessive vacancies include all or

portions of buildings listed as for rent or sale where the space is unoccupied, abandoned properties that show no apparent effort directed toward their occupancy, or buildings that are vacant because they are dilapidated or structurally unsound.

Vacant buildings and vacant lots are widespread within the Study Area. . There are a total of 432 vacant lots and 396 partially or completely vacant buildings within the Study Area. There are a total of 117 tax blocks containing vacant buildings within the Study Area, or 61% of the total number of tax blocks. Vacancy in buildings often occurs because the condition of the building is poor. Once vacant, the condition of the building often deteriorates until it is dilapidated and beyond rehabilitation. Thus, vacant lots are often a consequence of vacant buildings.

In addition to vacant residential buildings, vacancy within commercial storefront space is widespread, indicative of a weak retail market in certain areas. This is compounded by the fact that many of the vacant and underutilized buildings within the Study Area are also suffering from deterioration and obsolescence. Evidence of long-term vacancy is prevalent on particular sites, where weeds protrude through pavement and rotting boards cover windows. The presence of dilapidation is shown graphically on Figure G.

Conclusion: This condition was found in 61% of the tax blocks, and therefore, was determined to be present to a major extent and was used to qualify the Study Area for designation as a conservation area under the Act.

7. Lack of Ventilation, Light, or Sanitary Facilities

As defined in the Act, “lack of ventilation, light, or sanitary facilities” refers to the absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence or inadequacy of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refer to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

Conclusion: This condition was not identified as being present within the Study Area and was not used to establish eligibility as a conservation area under the Act.

8. Inadequate Utilities

As defined in the Act, “inadequate utilities” refers to 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.

All properties within the Study Area are presently served by appropriate utilities. However, given the age of the area it is likely that some of these utilities are antiquated and in need of replacement. However, information needed to fully document the presence of this condition within the Study Area was not available.

Conclusion: The degree to which this condition is present within the Study Area was not documented as part of the eligibility analysis. Thus, the extent to which this condition may be present in the Study Area is unknown.

9. Excessive Land Coverage or Overcrowding of Community Facilities

As defined in the Act, “excessive land coverage or overcrowding of structures and community facilities” refers to the over-intensive use of property and the crowding of buildings and accessory facilities within a given area. 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: a) insufficient provision for light and air within or around buildings; b) increased threat of spread of fire due to the close proximity of buildings; c) lack of adequate or proper access to a public right-of-way; d) lack of reasonably required off-street parking; or e) inadequate provision for loading and service.

This condition is present to a major degree within the Study Area. This condition is present on 62 tax blocks, or 32% of the total tax blocks in the Study Area. A total of 748 buildings evidenced excessive land coverage, representing 17% of all buildings. In many cases, the condition is present on many, or most, of the properties on a tax block.

A variety of conditions were found that met the criteria for this factor, as defined in the Act, as shown on Figure H. The most common condition was residential buildings positioned too closely together and creating an increased threat of spread of fire. The properties identified on Figure 4 as representing an increased risk of fire exhibit the following characteristics:

- Buildings with less than five feet of separation to an adjacent building, with as little as 18 inches of separation.
- Buildings of frame construction, with wood or vinyl siding, and highly combustible.
- Buildings with windows opening onto the area of inadequate building separation.

These characteristics clearly represent an increased risk of fire and do not meet modern standards for fire suppression. Current zoning standards require at least a three foot side yard for each building, and current building codes typically require more separation, depending on construction type, openings and other factors. In addition, residential buildings without adequate separation impact livability and market desirability. It is noteworthy that the areas

within the Study Area with the highest concentrations of excessive land coverage area also those with the highest levels of vacant land/lots, vacant buildings and building deterioration.

Other characteristics were also found in the Study Area that met the criteria defined in the Act. The characteristic of properties lacking reasonably required parking was found on many of the commercial buildings/properties in the Study Area. Because the pattern of development in the Study Area is of a low-density nature, commercial trade depends on automobile traffic and commercial properties without parking are functionally deficient. Also, a small number of properties exhibited the characteristic in which the close spacing of adjacent buildings impaired the provision of air and light.

CONCLUSION: This condition was found in 32% of the tax blocks, and therefore, was determined to be present to a major extent and was used to qualify the Study Area for designation as a conservation area under the Act.

10. Deleterious Land Use or Layout

As defined in the Act, “deleterious land-use or layout” refers to the existence of incompatible land-use relationships, buildings occupied by an inappropriate mix of uses, uses considered to be noxious, offensive, or unsuitable for the surrounding area, uses which are non-conforming with respect to current zoning, platting which does not conform to the current land use and infrastructure pattern, parcels of inadequate size or shape for contemporary development, and single buildings located on multiple parcels which have not been consolidated into a single building site.

Deleterious land use or layout was found to be present to a limited extent and does not affect a majority of tax blocks within the Study Area. This condition is evidenced by the presence of single buildings which cover multiple smaller parcels that have not been consolidated, as well as the presence of closely spaced commercial buildings which are of inadequate size in comparison to contemporary development. In addition, the presence of vacant land and buildings and the duration to which these properties have been vacant also have a deleterious effect on adjacent property. Several other factors contribute to deleterious conditions in the Study Area as well. A total of five properties were found to evidence deleterious land use, which took the form of incompatible uses in residential areas

Conclusion: This condition was found to be present to a limited extent within the Study Area. Therefore, this condition was not used to qualify the Study Area as a conservation area under the Act.

11. Environmental Clean-Up Requirements

As defined in the Act, “environmental clean-up” means that the area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or Federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area. Existing data was not

found to substantiate the presence of significant environmental clean-up requirements, although it is very possible that industrial and former industrial uses located along the freight rail tracks contain hazardous material that requires remediation.

Conclusion: The degree to which this condition is present within the Study Area was not documented as part of the eligibility analysis. Thus, the extent to which this condition may be present in the Study Area is unknown.

12. Lack of Community Planning

As defined in the Act, “lack of community planning” means that the proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area’s development. This 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 contemporary development standards, or other evidence demonstrating an absence of effective community planning.

Most of the Study Area is located in the Roseland Community Area and early development began in the 1850’s. Much of the eastern portion of the Study Area was already developed when it was annexed into the City of Chicago in 1892. More than twenty years of additional development occurred before the adoption of the City’s first zoning ordinance in 1923. In addition, substantial development occurred before the Burnham Plan of Chicago in 1909. Therefore, this condition was found to be present to a major extent, affecting the Study Area as a whole.

It should be noted that the Study Area has benefited from community planning in recent times. However, many of the conditions that now plague the area are the result of original development, which occurred without the benefit of sound community planning. Therefore, while significant planning investment has been made in the Study Area over recent decades, original development done without the benefit of sound community planning has contributed significantly to the Study Area’s current problems.

Conclusion: This condition was found to be present to a major extent within the Study Area. Therefore, this condition was used to qualify the Study Area as a conservation area under the Act.

13. Lagging or Declining Equalized Assessed Value

As defined in the Act, this condition 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 calendar years; or 3) the total EAV 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 for which information is available. Table A: Comparison of

EAV Growth to Consumer Price Index (CPI) compares the annual change in EAV of the Study Area with the change in the Consumer Price Index (CPI).

As shown in Table A, the total increase in EAV of property within the Study Area has lagged behind the increase in the Consumer Price Index (CPI) for All Urban Consumers in three of the last five years (2010, 2011, and 2012). While the Study Area's EAV declined in certain years, and lagged behind that of the City as a whole in certain years, the three years in which the Study Area's change in EAV was less than that of the CPI is the measure of EAV performance that meets the eligibility requirements of the Act. Therefore, this condition is present to a major extent, affecting the Study Area as a whole.

Table A

COMPARISON OF EAV GROWTH TO CONSUMER PRICE INDEX (CPI)

Year	Total EAV of Study Area		CPI Change, January; All Urban Consumers		Is the Study Area growing at a rate less than the CPI?
	EAV	Change	Index Level	Change*	
2012	\$122,899,900	-20.00%	230.280	1.6%	Yes
2011	\$153,676,943	-6.50%	226.665	2.9%	Yes
2010	\$164,402,950	0.10%	230.223	1.6%	Yes
2009	\$164,177,595	7.10%	216.687	2.6%	No
2008	\$153,240,696	5.80%	211.143	0.04%	No
2007	\$144,816,841		211.080		

* Change from preceding 12 month period

Source: U.S. Bureau of Labor Statistics

Conclusion: Lagging or declining equalized assessed value is meaningfully present and reasonably distributed affecting the entire Study Area, consistent with the definition contained in the Act. Therefore, this condition was used to qualify the Study Area as a conservation area under the Act.

Eligibility Analysis Summary

On the basis of the above review of current conditions, the Study Area meets the criteria for qualification as a conservation area. More than 50% of the buildings within the Study Area are 35 years of age or older. A minimum of three of the thirteen eligibility factors are required to qualify as a conservation area under the Act, once this age threshold is met. The Study Area exhibits the presence of seven of the thirteen conservation area eligibility factors to a major extent, as defined by the Act. These conditions are meaningfully present and reasonably distributed within the Study Area, as determined in the individual analysis of each eligibility condition.

Table B: Summary of Conservation Area Eligibility Conditions summarizes the presence and distribution of the conditions applicable to eligibility of the Study Area as conservation area. This summary demonstrates the degree to which these conditions are meaningfully present and reasonably distributed within the Study Area.

Table B

DISTRIBUTION OF CONSERVATION ARE ELIGIBILITY FACTORS

Eligibility Factors	1	2	3	4	5	6	7	8	9	10	11	12	13
Present to a Major Extent	√	√	√			√			√			√	√
Present to a Limited Extent										√			
Not Present or Not Documented				√	√		√	√			√		
Total Affected Tax Blocks	85	93	158	-	-	117	-	-	62	-	-	192	192
% of Blocks Affected	44%	48%	82%	-	-	61%	-	-	32%	-	-	100%	100%

Conservation Area Eligibility Factors Legend	
1.	Dilapidation
2.	Obsolescence
3.	Deterioration
4.	Presence of structures below minimum 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
10.	Deleterious land use or layout
11.	Environmental contamination
12.	Lack of community planning
13.	Declining or stagnant EAV

**Maps of Eligibility Conditions Determined
to be Present to a Meaningful Extent**

Maps B - G

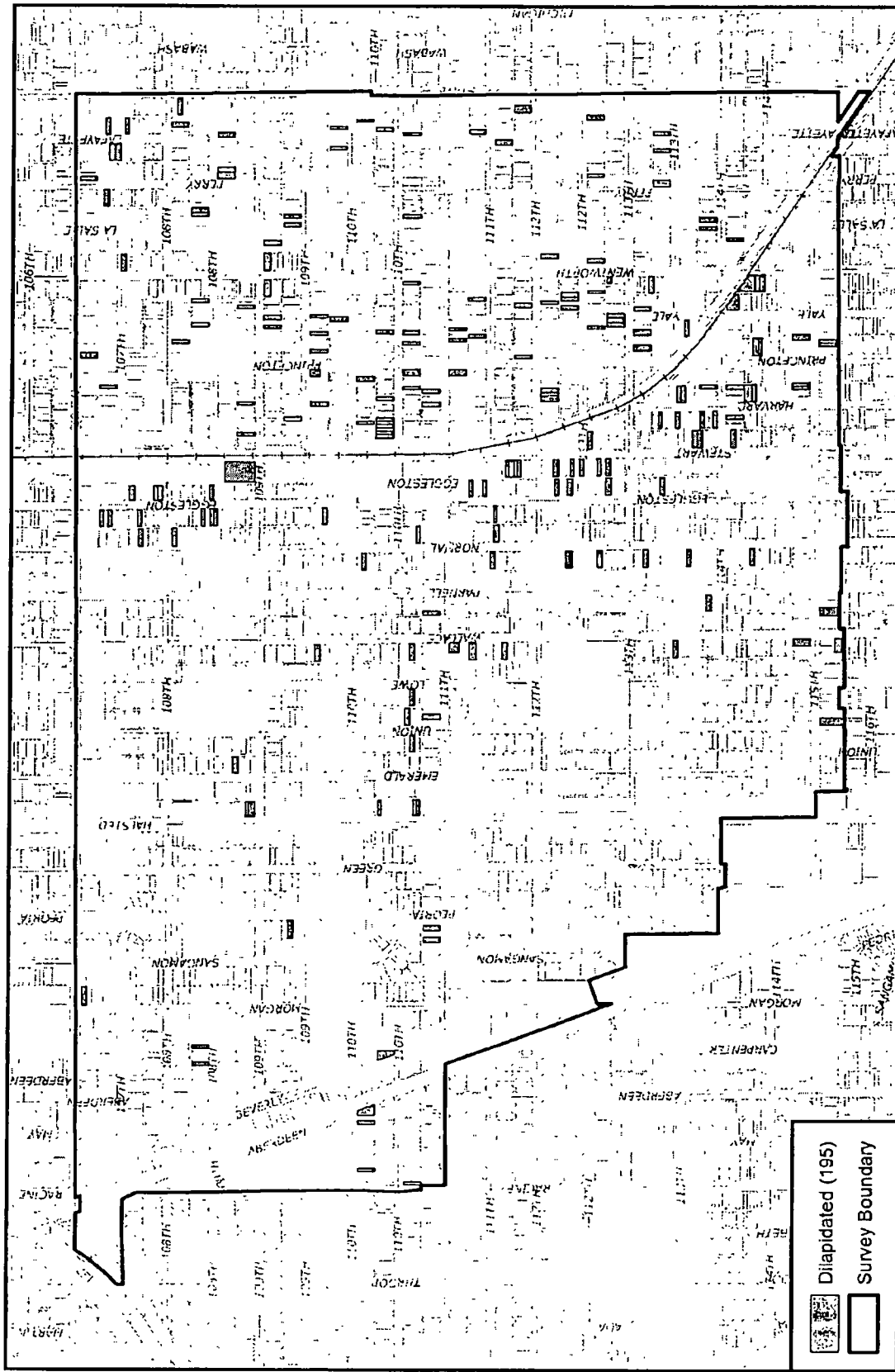


Figure C

Dilapidation

107th & Halsted TIF
Chicago, Illinois

September 2013

camiros

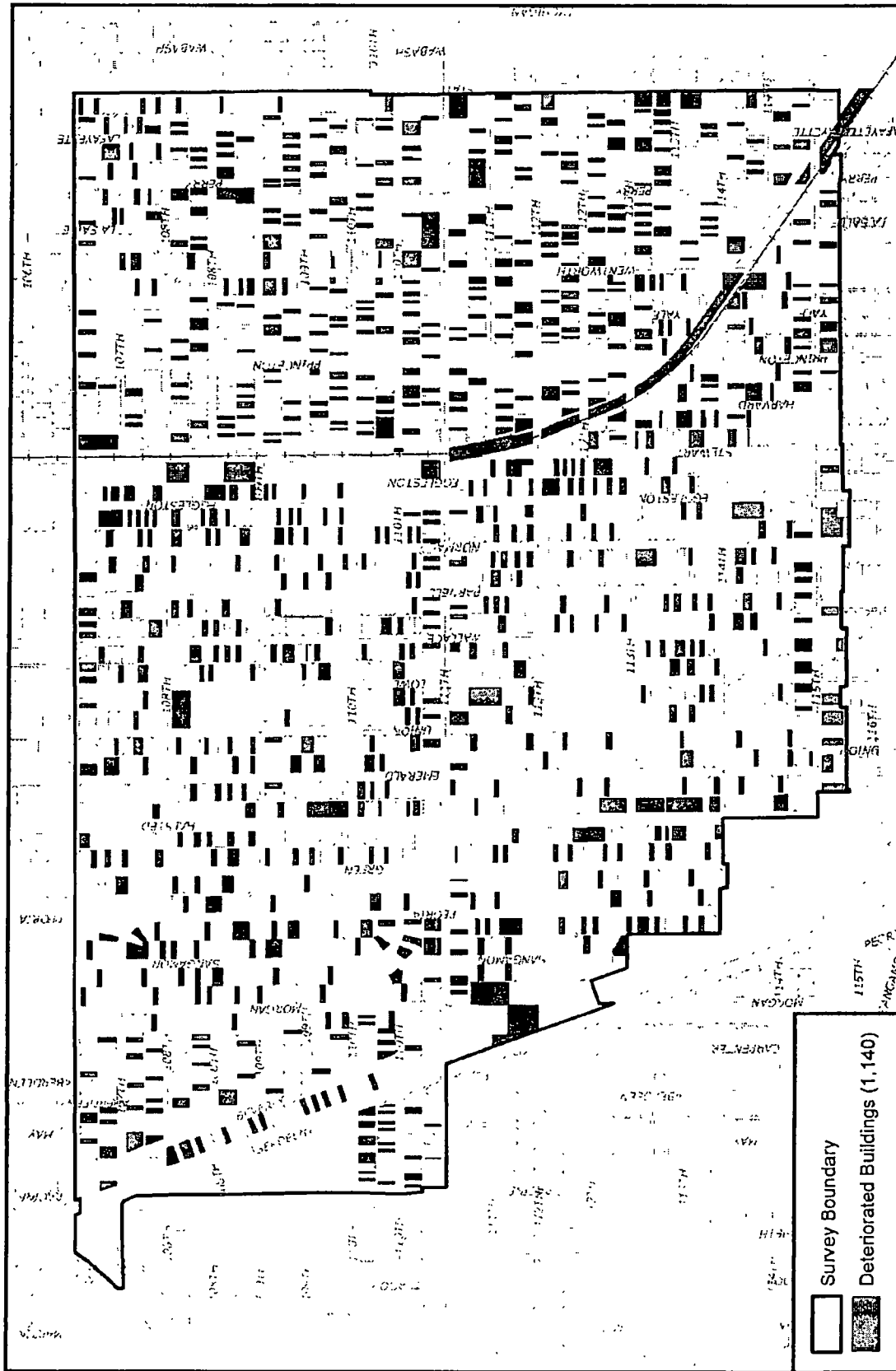


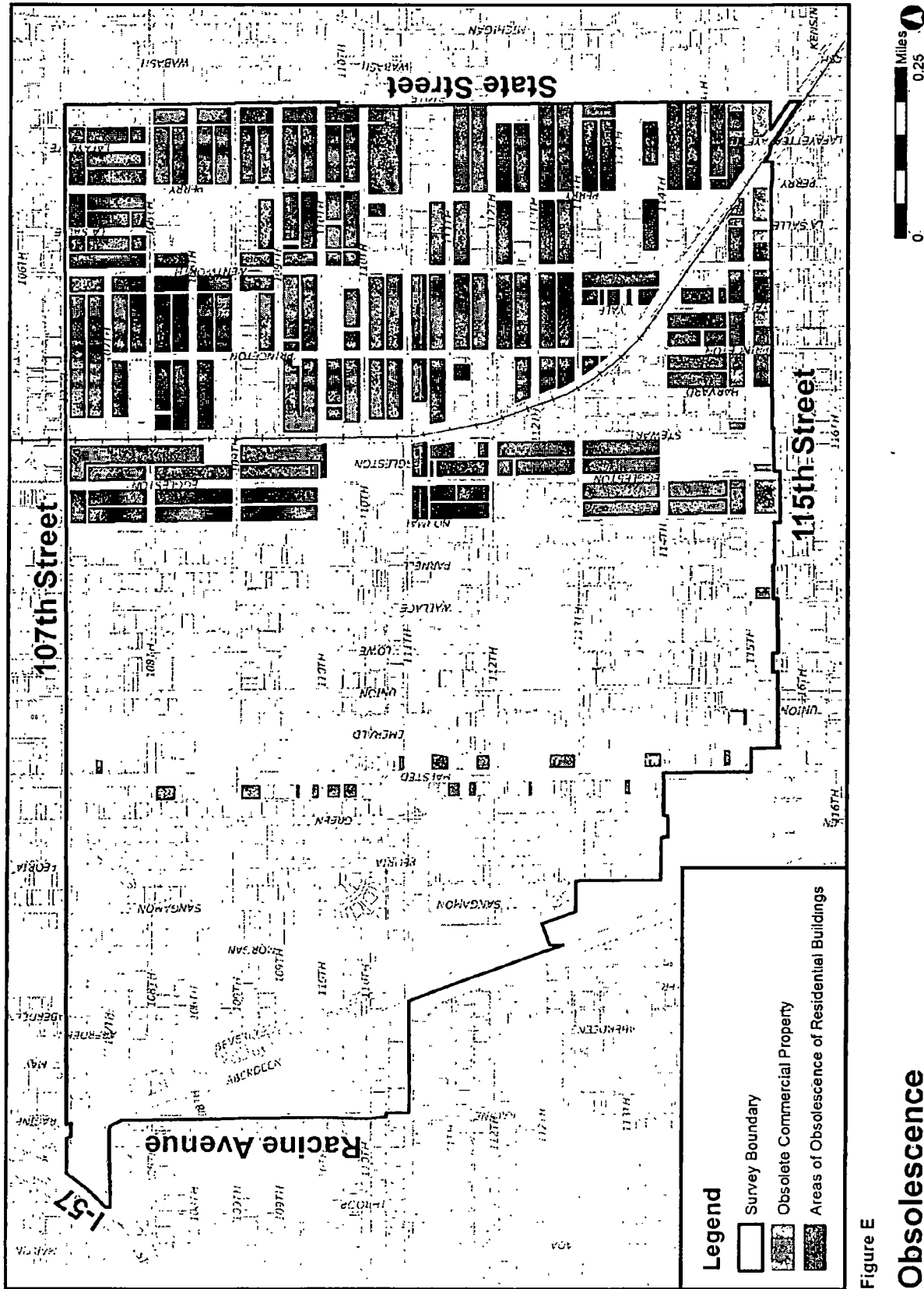
Figure D

Deterioration

107th & Halsted TIF
Chicago, Illinois

September 2013

camiros



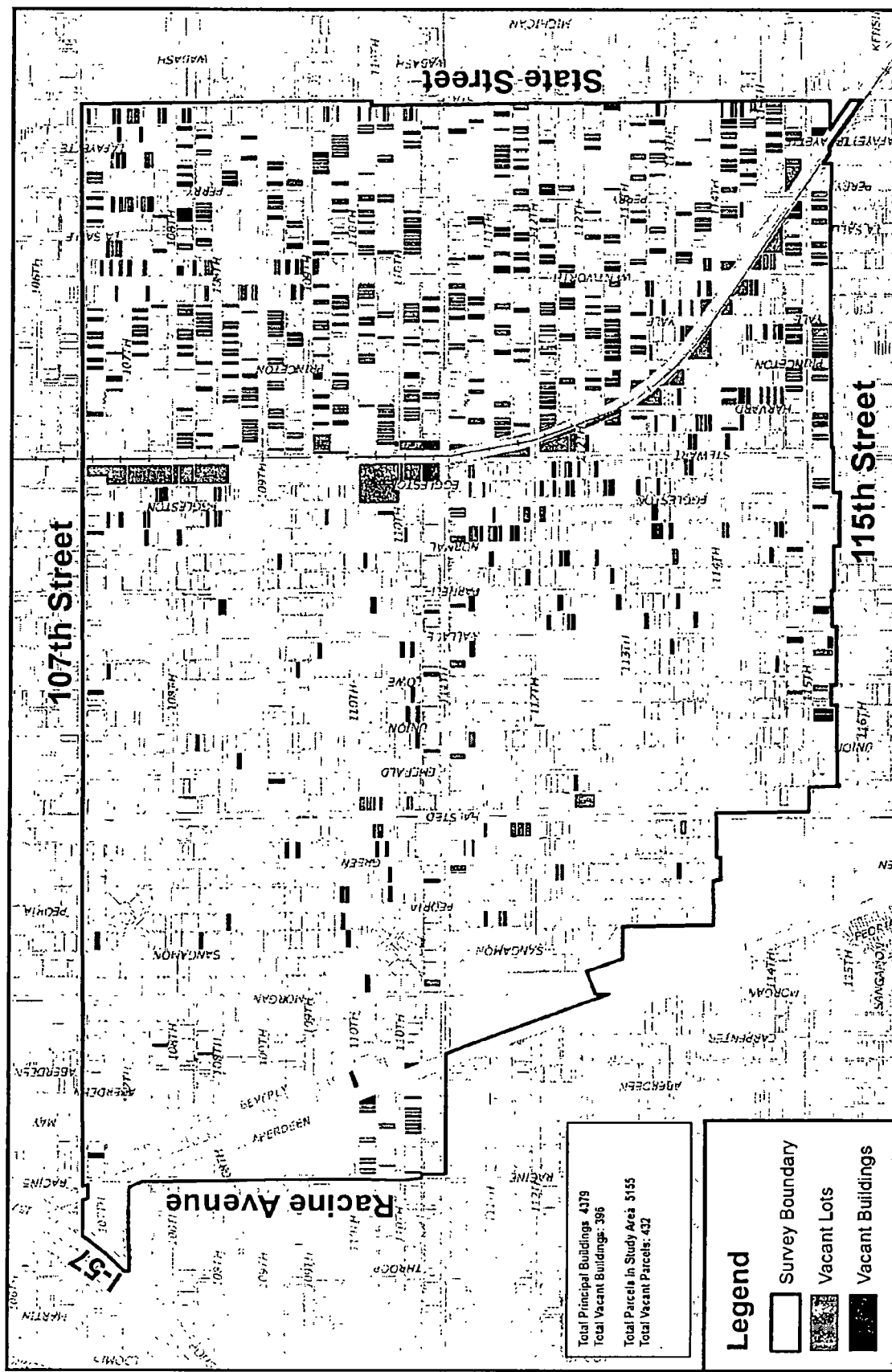


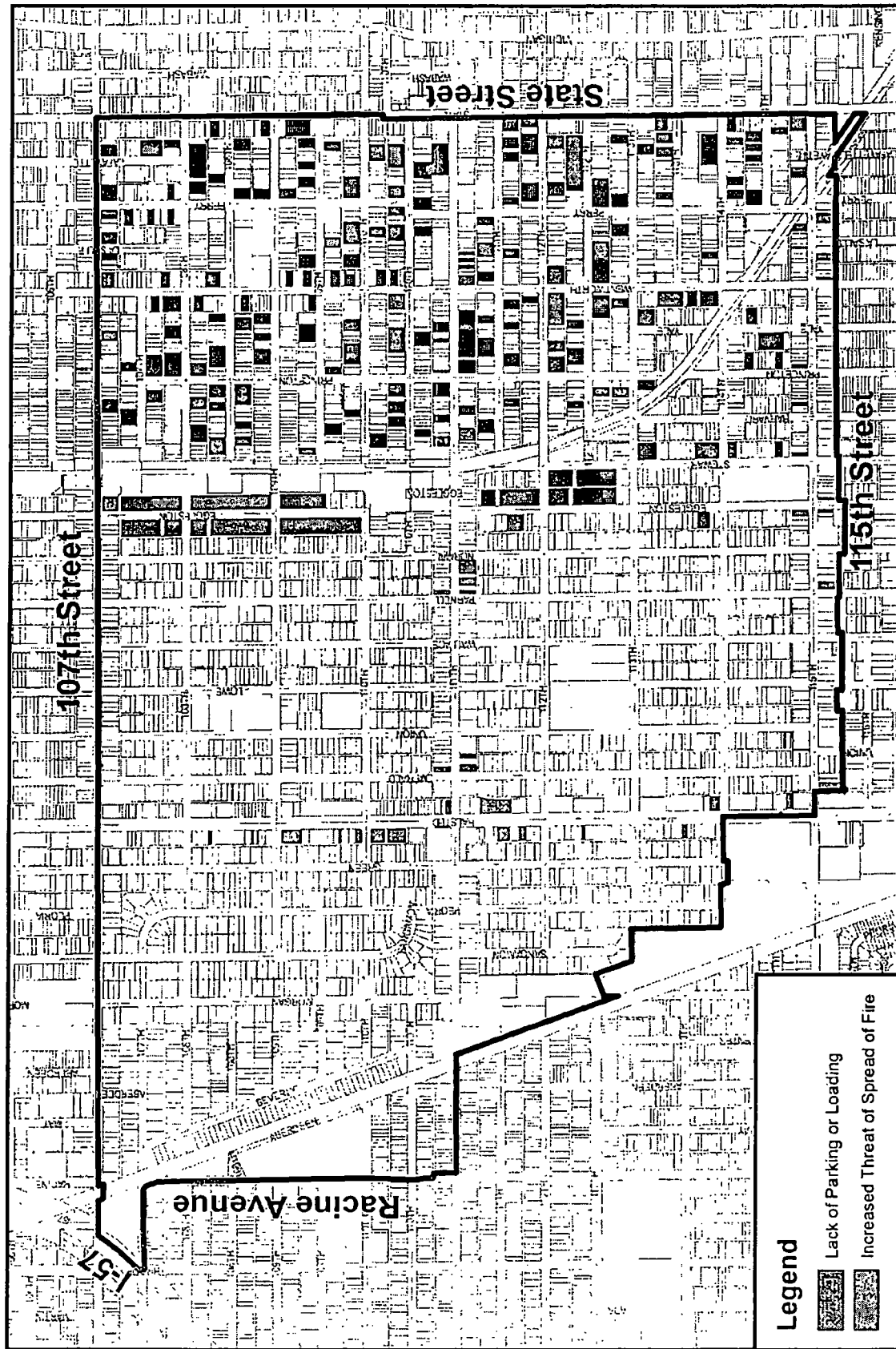
Figure F

Excessive Vacancies

107th & Halsted TIF
Chicago, Illinois

September 2013

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September 2013

APPENDIX D

107TH /HALSTED REDEVELOPMENT PROJECT AREA TAX INCREMENT FINANCING DISTRICT HOUSING IMPACT STUDY

A Housing Impact Study has been conducted for the Project Area to determine the potential impact of redevelopment on Project 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 must prepare a housing impact study and incorporate the study in the redevelopment project plan. This Housing Impact Study, which is part of the 107th and Halsted Street TIF Redevelopment Plan, fulfills this requirement. It is also integral to the formulation of the goals, objectives, and policies of the Plan.

The Project Area contains a total of 4,654 residential units, of which 4,074 are inhabited. 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.

Because the focus of this Plan is on the conservation of the existing industrial, commercial and residential mixed-use districts, demolition of occupied residential units is not contemplated. While there are no current plans to displace any residential units over the 23-year life of the TIF, displacement of ten or more inhabited residential units may occur. Therefore, a housing impact study is required. This Housing Impact Study, which is part of the 107th and Halsted Street TIF Redevelopment Plan, fulfills this requirement. The results of the housing impact study section described below presents certain factual information required by the Act.

This Housing Impact Study is organized into two parts. *Part I – Housing Survey* describes the housing survey conducted within the Project Area to determine existing housing characteristics. *Part II – Potential Housing Impact* 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, multi-family or mixed-use.
- ii. The number and type of rooms within the units, if that information is available.
- iii. Whether the units are inhabited or uninhabited, as determined not less than 45 days before the date that the ordinance or resolution required by subsection (a) of Section 11-74.4-5 of the Act is passed.

- 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 municipality's plans for relocation assistance for those residents in the proposed redevelopment project area whose residences are to be removed.
- iii. The availability of replacement housing for those residents whose residences are to be removed, and 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 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 land use and housing survey conducted as part of the eligibility analysis for the Project Area. This survey, completed on June 25, 2013 revealed that the Project Area contains 4,028 residential or mixed-use residential buildings containing a total of 4,654 units. The number of residential units by building type is outlined in *Table D-1: Number and Type of Residential Units*.

**Table D-1:
NUMBER AND TYPE OF RESIDENTIAL UNITS**

Building Type	Total Number of Buildings	Total Number of Units	Total Number of Inhabited Units
Single-Family	3,650	3,650	3,266
Multi-Family	344	930	758
Mixed-Use (Residential Above)	34	74	50
Total	4,028	4,654	4,074

Source: Applied Real Estate Analysis, Ltd., Camiros, Ltd.

Number and Type of Rooms in Residential Units

The distribution of the 4,654 residential units within the Project Area by number of rooms and by number of bedrooms is identified in tables within this section. The methodology to determine this information is described below.

Methodology

In order to describe the distribution of residential units by number and type of rooms within the Project Area, the Consultants analyzed the 2007-2011 American Community Survey 5-Year Estimate data conducted by the United States Census Bureau by Census Tract for those Census Tracts encompassed by the Project Area. Census Tracts, as defined by the U.S. Census, are small, relatively permanent statistical subdivisions of a county delineated by local participants as part of the U.S. Census Bureau's Participant Statistical Areas Program. In this study, the Consultants have relied on 2007-2011 federal census estimate data because it is the best and most current available information regarding the housing units within the Project Area. The Census Tract data available for the Project Area are based on a sampling of residential units. *(As the Census Tract geographies encompass a greater area beyond the Project Area, numbers will be higher than the actual count.)* 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 D-2: Units by Number of Rooms*, and in *Table D-3: Units by Number of Bedrooms*.

Table D-2:

UNITS BY NUMBER OF ROOMS ¹

Number of Rooms	Percentage (2007-2011 Estimate)	Current Estimated Units in the Project Area
1 Room	1.4%	66
2 Rooms	.9%	42
3 Rooms	1.4%	64
4 Rooms	7.1%	328
5 Rooms	23.2%	1,080
6 Rooms	26.3%	1,222
7+ Rooms	39.7%	1,852
Total	100.0%	4,654

Source: 2007-2011 American Community Survey, U.S. Census Bureau

¹ As defined by the U.S. Census Bureau, for each unit, rooms include living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodger's rooms. Excluded are strip or Pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements, or other unfinished space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets.

Table D-3:
UNITS BY NUMBER OF BEDROOMS ²

Number of Bedrooms	Percentage (2000)	Current Estimated Units in the Project Area
Studio	1.5%	71
1 Bedroom	3.0%	142
2 Bedrooms	22.4%	1,041
3 Bedrooms	39.9%	1,858
4 Bedrooms	22.4%	1,044
5+ Bedrooms	10.7%	499
Total	100.0%	4,654

Source: 2007-2011 American Community Survey, U.S. Census Bureau

² As defined by the U.S. Census Bureau, number of bedrooms includes all rooms intended for use as bedrooms even if they are currently used for some other purpose. A housing unit consisting of only one room, such as a one-room efficiency apartment, is classified, by definition, as having no bedroom.

Number of Inhabited Units

A survey of inhabited dwelling units within the Project Area was conducted by Applied Real Estate Analysis, Inc. with assistance from Camiros, Ltd. and completed on June 25, 2013. This survey identified 4,654 residential units, of which 580 were identified as vacant. Therefore, there are approximately 4,074 total inhabited units within the Project Area. As required by the Act, this information was ascertained as of June 25, 2013, 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 dates).

Race and Ethnicity of Residents

The racial and ethnic composition of the residents within the Project Area is identified in *Table D-4: 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 estimates were made based on data from the 2007-2011 American Community Survey 5-Year Estimates conducted by the United States Census Bureau. The Consultants analyzed this data by Census Tracts encompassed by the Project Area. The Consultants have relied on 2007-2011 federal census estimate data because it is the best and most current available information regarding the residents within the Project Area.

The total population for the Project Area was estimated by multiplying the number of households within the Project Area (4,074) by the average household size (3.5) within the Project Area. Based on the estimated total population, a proportional projection was made of

the race and ethnicity characteristics of the residents. According to these projections, there are an estimated 14,259 residents living within the Project Area. The race and ethnic composition of these residents is indicated in *Table D-4: Race and Ethnicity Characteristics*.

**Table D-4:
RACE AND ETHNICITY CHARACTERISTICS**

Race	Percentage (2007-2011 Estimate)	Estimated Residents
White	2.2%	311
Black or African American	96.8%	13,806
American Indian and Alaska Native	0.0%	0
Asian	.2%	22
Native Hawaiian and Other Pacific Islander	0.0%	0
Some Other Race	0.0%	3
Two or More Races	.8%	117
Total	100.0%	14,259

Hispanic Origin	Percentage (2007-2011 Estimate)	Estimated Residents
Hispanic	1.1%	152
Non-Hispanic	98.9%	14,107
Total	100.0%	14,259

Source: 2007-2011 American Community Survey, U.S. Census Bureau

PART II - POTENTIAL HOUSING IMPACT

Part II 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 reduce deleterious conditions within the Project Area and upgrade public and private infrastructure to stimulate private investment in the area. Although the Plan does not specifically propose redevelopment of current residential uses, some displacement of residential units may occur in the process of redeveloping obsolete buildings that contain a residential component and may also occur through private market development activity.

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 previously identified on any underlying acquisition maps. Because there are no underlying redevelopment areas or land acquisition maps, the number of inhabited residential units that may be removed due to previously identified acquisition is zero.
2. Step two counts the number of inhabited residential units contained within buildings that are dilapidated as defined by the Act. From the survey conducted by Applied Real Estate Analysis, Inc. with assistance from Camiros, Ltd., 176 buildings containing residential units are classified as dilapidated with 199 units within these buildings. Of these 199 dwelling units, 53 are inhabited.
3. Step three counts the number of inhabited residential units that exist where the future land use indicated by the Plan will not include residential uses. After reviewing the Land Use Plan for the Project Area, we determined that residents from seven residential units would be displaced as a result of land use change. Of those seven residential units, five units are inhabited.

While residential displacement is not contemplated as part of this Plan, it is projected that 58 inhabited residential units could potentially be removed during the 23-year life of the 107th and Halsted Street TIF Redevelopment Project Area as a result of private development actions or other conditions that are presently unknown.

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. To promote the development of affordable housing, the Plan requires developers receiving tax increment financing 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 affordable rental units should be affordable to households earning no more than 80% of the area median income (adjusted for family size). If, during the 23-year life of the 107th and Halsted Street TIF 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.

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 from Internet listings on Apartments.com and Zillow.com during August 2013. 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 generally reflect a wider variety of rental rates, unit sizes and locations than those available at other times

throughout the year. The location, type and cost of these units are listed in *Table D-5: Survey of Available Housing Units*.

Table D-5:
SURVEY OF AVAILABLE HOUSING UNITS

	Location	# of Bedroom s	Rental Price	Type of Unit	Community Area
1	10714 S. Lafayette	4	\$1,200	Single Family	Roseland
2	11137 S. Emerald	2	\$825	Apartment	Roseland
3	11347 S. Yale	3	\$1,000	Single Family	Roseland
4	11130 S. Normal	5	\$1,600	Single Family	Roseland
5	30 W. 114 th Street	3	\$1,300	Single Family	Roseland
6	121 W. 109 th Street	3	\$1,200	Single Family	Roseland
7	225 W. 108 th Place	2	\$1,000	Condominium	Roseland
8	33 W. 114 th Street	2	\$900	Condominium	Roseland
9	11438 S. Harvard	3	\$1,095	Single Family	Roseland
10	31 W. 113 th Street	4	\$1,450	Single Family	Roseland
11	223 W. 109 th Street	4	\$1,350	Single Family	Roseland
12	326 W. 107 th Place	3	\$1,350	Single Family	Roseland

Source: Camiros, Ltd.

Relocation Assistance

Although 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 moderate-income households is required, such residents will be provided with affordable housing and with relocation assistance in accordance with the 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 affordable replacement housing for the aforementioned households is located in or near the Project Area.

As used in the above paragraph, "very low-income household," "low-income household," "moderate-income household" and "affordable housing" have the meanings set forth in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 65/3. As of the date of this Plan, these statutory terms have the following meanings:

- a. "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;
- b. "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;
- c. "Moderate-income household" means a single person, family or unrelated persons living together whose adjusted income is more than 80 percent but less than 120 percent of the median income of the area of residence, adjusted for family size, as such adjusted income and median income for the area are determined from time to time by HUD for purposes of Section 8 of the United States Housing Act of 1937; 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 very low-income, low-income, and moderate-income households in the Project Area, the Consultants used data available from the 2007-2011 American Community Survey 5-Year Estimates conducted by the United States Census Bureau. The Consultants have relied on this data because it is the best and most current available information regarding the income characteristics of the Project Area.

It is estimated that 36.4 percent of the households within the Project Area may be classified as very low-income; 23 percent may be classified as low-income; and 19.2 percent may be classified as moderate-income. The remaining 21.4 percent have incomes above moderate income levels. Applying these percentages to the 4,074 inhabited residential units (equivalent to households) identified during the survey completed by the Consultants, it is estimated that 1,481 households within the Project Area may be classified as very low-income; 935 households may be classified as low-income; 783 households may be classified as moderate-income; and 875 households may be classified as above moderate-income. This information is summarized in *Table D-6: Household Income*.

Table D-6
Household Income

Household Income Category	Annual Income Range (2011 Inflation-Adjusted)	Percentage of Households	Number of Households
Very Low-Income	\$0 - \$27,299	36.4%	1,481
Low-Income	\$27,300 - \$43,678	23.0%	935
Moderate-Income	\$43,679 - \$65,518	19.2%	783
Above Moderate-Income	\$65,519 or more	21.4%	875
Total		100.0%	4,074

Source: 2007-2011 American Community Survey, U.S. Census Bureau

As described above, the estimates of the total number of very low-income, low-income and moderate income households within the Project Area collectively represent 78.6 percent of the total inhabited units, and the number of households in the low-income categories collectively represents 59.4 percent of the total inhabited units. Therefore, replacement housing for any displaced households over the course of the 23-year life of the 107th and Halsted Street TIF 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.

APPENDIX E

INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE 107TH & HALSTED STREET PROJECT AREA

2012 EAV - \$122,899,900

#	Property Number	2012 EAV
1	25-16-300-006-0000	\$0
2	25-16-300-007-0000	\$0
3	25-16-300-008-0000	\$0
4	25-16-300-009-0000	\$0
5	25-16-300-010-0000	\$32,043
6	25-16-300-011-0000	\$32,043
7	25-16-300-012-0000	\$16,575
8	25-16-300-013-0000	\$36,068
9	25-16-300-014-0000	\$0
10	25-16-300-015-0000	\$0
11	25-16-300-016-0000	\$0
12	25-16-300-017-0000	\$0
13	25-16-300-018-0000	\$0
14	25-16-300-019-0000	\$0
15	25-16-300-020-0000	\$0
16	25-16-300-021-0000	\$0
17	25-16-300-022-0000	\$0
18	25-16-300-023-0000	\$0
19	25-16-300-032-0000	\$11,087
20	25-16-300-033-0000	\$22,164
21	25-16-300-034-0000	\$18,017
22	25-16-300-035-0000	\$5,543
23	25-16-300-036-0000	\$24,100
24	25-16-300-037-0000	\$33,185
25	25-16-300-038-0000	\$22,504
26	25-16-300-039-0000	\$24,024
27	25-16-300-040-0000	\$0
28	25-16-300-041-0000	\$0
29	25-16-301-001-0000	\$19,524
30	25-16-301-002-0000	\$18,060
31	25-16-301-003-0000	\$19,235
32	25-16-301-004-0000	\$7,565
33	25-16-301-005-0000	\$7,565
34	25-16-301-006-0000	\$23,533
35	25-16-301-007-0000	\$40,002
36	25-16-301-008-0000	\$25,186
37	25-16-301-012-0000	\$23,654
38	25-16-301-013-0000	\$12,461
39	25-16-301-014-0000	\$23,735
40	25-16-301-015-0000	\$29,619
41	25-16-301-016-0000	\$20,223
42	25-16-301-017-0000	\$10,432
43	25-16-301-018-0000	\$8,321
44	25-16-301-019-0000	\$24,611
45	25-16-301-020-0000	\$0
46	25-16-301-021-0000	\$19,493

#	Property Number	2012 EAV
47	25-16-301-022-0000	\$19,213
48	25-16-301-023-0000	\$27,399
49	25-16-301-024-0000	\$2,329
50	25-16-301-025-0000	\$15,834
51	25-16-301-026-0000	\$29,703
52	25-16-301-027-0000	\$15,683
53	25-16-301-028-0000	\$1,915
54	25-16-301-029-0000	\$18,780
55	25-16-301-030-0000	\$21,159
56	25-16-301-031-0000	\$27,834
57	25-16-301-032-0000	\$21,151
58	25-16-301-033-0000	\$21,005
59	25-16-301-034-0000	\$29,908
60	25-16-301-035-0000	\$20,213
61	25-16-302-001-0000	\$31,271
62	25-16-302-002-0000	\$5,535
63	25-16-302-003-0000	\$27,273
64	25-16-302-004-0000	\$24,352
65	25-16-302-005-0000	\$13,738
66	25-16-302-006-0000	\$27,910
67	25-16-302-007-0000	\$19,841
68	25-16-302-008-0000	\$18,915
69	25-16-302-009-0000	\$27,416
70	25-16-302-010-0000	\$30,430
71	25-16-302-011-0000	\$11,491
72	25-16-302-012-0000	\$24,936
73	25-16-302-013-0000	\$24,386
74	25-16-302-014-0000	\$12,440
75	25-16-302-015-0000	\$14,176
76	25-16-302-016-0000	\$13,658
77	25-16-302-017-0000	\$2,793
78	25-16-302-018-0000	\$20,663
79	25-16-302-019-0000	\$15,416
80	25-16-302-020-0000	\$16,029
81	25-16-302-021-0000	\$7,342
82	25-16-302-022-0000	\$27,245
83	25-16-302-023-0000	\$7,266
84	25-16-302-024-0000	\$28,937
85	25-16-302-025-0000	\$9,379
86	25-16-302-026-0000	\$29,201
87	25-16-302-027-0000	\$19,948
88	25-16-302-028-0000	\$17,832
89	25-16-302-029-0000	\$14,634
90	25-16-302-030-0000	\$29,888
91	25-16-302-031-0000	\$32,570
92	25-16-302-032-0000	\$30,985

#	Property Number	2012 EAV
93	25-16-302-033-0000	\$23,303
94	25-16-303-001-0000	\$34,430
95	25-16-303-002-0000	\$3,401
96	25-16-303-003-0000	\$31,195
97	25-16-303-004-0000	\$25,177
98	25-16-303-007-0000	\$27,711
99	25-16-303-008-0000	\$24,030
100	25-16-303-009-0000	\$8,447
101	25-16-303-010-0000	\$22,896
102	25-16-303-011-0000	\$19,184
103	25-16-303-012-0000	\$18,228
104	25-16-303-013-0000	\$24,165
105	25-16-303-014-0000	\$24,874
106	25-16-303-015-0000	\$29,448
107	25-16-303-016-0000	\$26,218
108	25-16-303-017-0000	\$18,318
109	25-16-303-018-0000	\$10,348
110	25-16-303-019-0000	\$25,018
111	25-16-303-020-0000	\$3,893
112	25-16-303-021-0000	\$17,728
113	25-16-303-022-0000	\$17,486
114	25-16-303-023-0000	\$31,731
115	25-16-303-024-0000	\$26,600
116	25-16-303-029-0000	\$21,614
117	25-16-303-032-0000	\$2,178
118	25-16-303-033-0000	\$22,820
119	25-16-303-034-0000	\$28,544
120	25-16-303-035-0000	\$24,981
121	25-16-303-036-0000	\$11,296
122	25-16-303-037-0000	\$23,472
123	25-16-303-038-0000	\$13,048
124	25-16-303-039-0000	\$34,245
125	25-16-304-001-0000	\$29,338
126	25-16-304-005-0000	\$29,187
127	25-16-304-006-0000	\$26,134
128	25-16-304-007-0000	\$33,490
129	25-16-304-008-0000	\$18,472
130	25-16-304-009-0000	\$6,313
131	25-16-304-010-0000	\$22,327
132	25-16-304-011-0000	\$27,977
133	25-16-304-012-0000	\$20,699
134	25-16-304-013-0000	\$26,403
135	25-16-304-014-0000	\$32,133
136	25-16-304-015-0000	\$9,026
137	25-16-304-016-0000	\$21,780
138	25-16-304-017-0000	\$25,559

APPENDIX E

INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE 107TH & HALSTED STREET PROJECT AREA

2012 EAV - \$122,899,900

#	Property Number	2012 EAV
139	25-16-304-018-0000	\$31,984
140	25-16-304-019-0000	\$24,092
141	25-16-304-023-0000	\$6,161
142	25-16-304-024-0000	\$36,108
143	25-16-304-026-0000	\$25,109
144	25-16-304-027-0000	\$22,878
145	25-16-304-031-0000	\$1,577
146	25-16-304-032-0000	\$3,081
147	25-16-304-033-0000	\$11,199
148	25-16-304-034-0000	\$0
149	25-16-304-035-0000	\$27,927
150	25-16-304-038-0000	\$42,903
151	25-16-304-039-0000	\$44,463
152	25-16-304-040-0000	\$12,169
153	25-16-304-041-0000	\$25,881
154	25-16-305-001-0000	\$27,534
155	25-16-305-002-0000	\$4,733
156	25-16-305-003-0000	\$30,811
157	25-16-305-004-0000	\$4,484
158	25-16-305-005-0000	\$8,378
159	25-16-305-006-0000	\$31,939
160	25-16-305-016-0000	\$4,821
161	25-16-305-017-0000	\$8,737
162	25-16-305-020-0000	\$20,624
163	25-16-305-021-0000	\$20,175
164	25-16-305-022-0000	\$35,825
165	25-16-305-023-0000	\$37,626
166	25-16-305-024-0000	\$29,431
167	25-16-305-025-0000	\$18,284
168	25-16-305-026-0000	\$23,547
169	25-16-305-027-0000	\$10,226
170	25-16-305-032-0000	\$28,892
171	25-16-305-033-0000	\$44,460
172	25-16-305-034-0000	\$32,522
173	25-16-305-035-0000	\$30,890
174	25-16-305-036-0000	\$42,471
175	25-16-305-037-0000	\$38,341
176	25-16-305-038-0000	\$40,283
177	25-16-306-011-0000	\$30,539
178	25-16-306-012-0000	\$28,929
179	25-16-306-013-0000	\$7,344
180	25-16-306-014-0000	\$24,630
181	25-16-306-015-0000	\$20,933
182	25-16-306-016-0000	\$22,439
183	25-16-306-017-0000	\$16,171
184	25-16-306-018-0000	\$18,895

#	Property Number	2012 EAV
185	25-16-306-019-0000	\$21,631
186	25-16-306-020-0000	\$30,497
187	25-16-306-021-0000	\$20,986
188	25-16-306-022-0000	\$17,868
189	25-16-306-023-0000	\$23,239
190	25-16-306-024-0000	\$11,483
191	25-16-306-025-0000	\$24,858
192	25-16-306-026-0000	\$0
193	25-16-306-027-0000	\$21,098
194	25-16-306-028-0000	\$1,934
195	25-16-306-029-0000	\$13,932
196	25-18-306-030-0000	\$19,535
197	25-16-306-031-0000	\$22,209
198	25-16-306-032-0000	\$4,657
199	25-16-306-033-0000	\$24,064
200	25-16-306-034-0000	\$26,513
201	25-16-306-035-0000	\$22,442
202	25-16-306-036-0000	\$19,765
203	25-16-306-037-0000	\$26,875
204	25-16-306-038-0000	\$20,533
205	25-16-306-039-0000	\$24,566
206	25-16-306-040-0000	\$31,378
207	25-16-308-041-0000	\$28,460
208	25-16-306-042-0000	\$33,235
209	25-16-306-043-0000	\$6,766
210	25-16-307-003-0000	\$20,371
211	25-16-307-004-0000	\$71,540
212	25-16-307-005-0000	\$25,461
213	25-18-307-006-0000	\$22,083
214	25-16-307-007-0000	\$24,939
215	25-16-307-008-0000	\$25,105
216	25-16-307-009-0000	\$24,611
217	25-16-307-010-0000	\$17,611
218	25-18-307-011-0000	\$22,989
219	25-16-307-012-0000	\$17,925
220	25-16-307-013-0000	\$9,849
221	25-16-307-014-0000	\$11,238
222	25-16-307-015-0000	\$25,649
223	25-16-307-016-0000	\$22,560
224	25-16-307-017-0000	\$24,816
225	25-16-307-018-0000	\$25,573
226	25-16-307-019-0000	\$26,193
227	25-16-307-022-0000	\$94,953
228	25-16-307-023-0000	\$0
229	25-16-307-024-0000	\$49,606
230	25-16-307-025-0000	\$166,650

#	Property Number	2012 EAV
231	25-16-308-001-0000	\$598,188
232	25-16-308-002-0000	\$0
233	25-16-308-005-0000	\$0
234	25-16-308-006-0000	\$0
235	25-16-308-007-0000	\$0
236	25-16-308-008-0000	\$0
237	25-16-308-009-0000	\$0
238	25-16-308-010-0000	\$0
239	25-16-308-011-0000	\$16,898
240	25-16-308-012-0000	\$53,752
241	25-16-308-013-0000	\$53,752
242	25-16-308-014-0000	\$16,898
243	25-16-308-015-0000	\$41,930
244	25-16-308-020-0000	\$21,780
245	25-16-308-024-0000	\$10,991
246	25-16-308-025-0000	\$8,381
247	25-16-308-026-0000	\$20,439
248	25-16-308-027-0000	\$27,991
249	25-16-308-028-0000	\$16,713
250	25-16-308-029-0000	\$15,565
251	25-16-308-030-0000	\$21,592
252	25-16-308-031-0000	\$1,309
253	25-16-308-032-0000	\$14,602
254	25-16-308-033-0000	\$28,482
255	25-16-308-034-0000	\$28,592
256	25-16-308-035-0000	\$28,398
257	25-16-308-036-0000	\$1,720
258	25-16-308-037-0000	\$12,826
259	25-16-308-038-0000	\$16,398
260	25-16-308-039-0000	\$20,725
261	25-16-308-040-0000	\$0
262	25-16-309-007-0000	\$23,312
263	25-16-309-008-0000	\$23,185
264	25-16-309-009-0000	\$9,404
265	25-16-309-010-0000	\$21,564
266	25-16-309-011-0000	\$19,704
267	25-16-309-016-0000	\$28,034
268	25-16-309-017-0000	\$29,377
269	25-16-309-018-0000	\$10,158
270	25-16-309-019-0000	\$30,303
271	25-16-309-020-0000	\$22,246
272	25-16-309-021-0000	\$23,396
273	25-16-309-022-0000	\$27,590
274	25-16-309-023-0000	\$25,441
275	25-16-309-024-0000	\$19,117
276	25-16-309-025-0000	\$26,106

APPENDIX E

INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE 107TH & HALSTED STREET PROJECT AREA

2012 EAV - \$122,899,900

#	Property Number	2012 EAV
277	25-16-309-026-0000	\$9,058
278	25-16-309-027-0000	\$16,014
279	25-16-309-028-0000	\$25,276
280	25-16-309-029-0000	\$25,034
281	25-16-309-030-0000	\$19,272
282	25-16-309-032-0000	\$16,757
283	25-16-309-033-0000	\$21,432
284	25-16-309-034-0000	\$19,810
285	25-16-309-036-0000	\$19,165
286	25-16-309-037-0000	\$20,641
287	25-16-309-038-0000	\$27,063
288	25-16-309-039-0000	\$24,044
289	25-16-309-040-0000	\$14,847
290	25-16-309-041-0000	\$21,432
291	25-16-309-042-0000	\$3,259
292	25-16-309-043-0000	\$28,929
293	25-16-309-044-0000	\$28,626
294	25-16-309-045-0000	\$29,582
295	25-16-310-001-0000	\$0
296	25-16-310-002-0000	\$0
297	25-16-310-003-0000	\$0
298	25-16-311-003-0000	\$23,199
299	25-16-311-004-0000	\$23,637
300	25-16-311-005-0000	\$30,637
301	25-16-311-006-0000	\$24,353
302	25-16-311-007-0000	\$32,534
303	25-16-311-008-0000	\$12,426
304	25-16-311-009-0000	\$30,062
305	25-16-311-010-0000	\$2,512
306	25-16-311-011-0000	\$19,465
307	25-16-311-012-0000	\$18,349
308	25-16-311-013-0000	\$23,334
309	25-16-311-014-0000	\$14,412
310	25-16-311-015-0000	\$25,079
311	25-16-311-016-0000	\$20,888
312	25-16-311-020-0000	\$23,940
313	25-16-311-021-0000	\$26,802
314	25-16-311-022-0000	\$4,046
315	25-16-311-024-0000	\$22,335
316	25-16-311-025-0000	\$23,500
317	25-16-311-026-0000	\$27,694
318	25-16-311-027-0000	\$28,595
319	25-16-311-028-0000	\$23,348
320	25-16-311-029-0000	\$38,195
321	25-16-311-030-0000	\$34,997
322	25-16-311-031-0000	\$20,745

#	Property Number	2012 EAV
323	25-16-311-032-0000	\$707
324	25-16-311-033-0000	\$21,432
325	25-16-311-034-0000	\$23,783
326	25-16-311-035-0000	\$23,713
327	25-16-311-036-0000	\$12,891
328	25-16-311-038-0000	\$73
329	25-16-311-039-0000	\$14,024
330	25-16-311-040-0000	\$28,866
331	25-16-311-041-0000	\$40,765
332	25-16-311-042-0000	\$13,233
333	25-16-312-001-0000	\$36,526
334	25-16-312-002-0000	\$28,594
335	25-16-312-003-0000	\$22,893
336	25-16-312-006-0000	\$32,795
337	25-16-312-007-0000	\$8,500
338	25-16-312-008-0000	\$22,147
339	25-16-312-009-0000	\$23,884
340	25-16-312-010-0000	\$28,398
341	25-16-312-011-0000	\$25,180
342	25-16-312-013-0000	\$29,268
343	25-16-312-014-0000	\$31,083
344	25-16-312-023-0000	\$23,048
345	25-16-312-029-0000	\$15,998
346	25-16-312-033-0000	\$24,684
347	25-16-312-034-0000	\$31,021
348	25-16-312-035-0000	\$27,094
349	25-16-312-036-0000	\$17,680
350	25-16-312-037-0000	\$3,421
351	25-16-312-038-0000	\$25,430
352	25-16-312-039-0000	\$21,858
353	25-16-312-040-0000	\$38,807
354	25-16-312-041-0000	\$14,181
355	25-16-312-042-0000	\$45,198
356	25-16-312-043-0000	\$26,013
357	25-16-312-044-0000	\$25,152
358	25-16-313-014-0000	\$9,065
359	25-16-313-016-0000	\$20,200
360	25-16-313-017-0000	\$28,923
361	25-16-313-018-0000	\$37,141
362	25-16-313-019-0000	\$26,423
363	25-16-313-020-0000	\$29,389
364	25-16-313-021-0000	\$2,891
365	25-16-313-022-0000	\$20,812
366	25-16-313-023-0000	\$28,536
367	25-16-313-024-0000	\$10,139
368	25-16-313-025-0000	\$29,801

#	Property Number	2012 EAV
369	25-16-313-026-0000	\$2,283
370	25-16-313-027-0000	\$19,089
371	25-16-313-028-0000	\$2,849
372	25-16-313-029-0000	\$22,445
373	25-16-313-030-0000	\$35,651
374	25-16-313-031-0000	\$17,900
375	25-16-313-034-0000	\$32,724
376	25-16-313-036-0000	\$10,689
377	25-16-313-037-0000	\$11,723
378	25-16-313-038-0000	\$31,872
379	25-16-313-039-0000	\$23,393
380	25-16-313-040-0000	\$27,537
381	25-16-313-041-0000	\$4,021
382	25-16-313-042-0000	\$9,099
383	25-16-313-043-0000	\$3,081
384	25-16-313-044-0000	\$24,835
385	25-16-313-045-0000	\$8,787
386	25-16-314-001-0000	\$26,648
387	25-16-314-002-0000	\$17,490
388	25-16-314-003-0000	\$12,518
389	25-16-314-004-0000	\$29,397
390	25-16-314-005-0000	\$23,491
391	25-16-314-006-0000	\$28,920
392	25-16-314-007-0000	\$25,399
393	25-16-314-008-0000	\$674
394	25-16-314-009-0000	\$19,459
395	25-16-314-010-0000	\$25,441
396	25-16-314-011-0000	\$20,834
397	25-16-314-012-0000	\$18,797
398	25-16-314-013-0000	\$24,700
399	25-16-314-014-0000	\$7,031
400	25-16-314-015-0000	\$6,748
401	25-16-314-016-0000	\$21,814
402	25-16-314-017-0000	\$20,416
403	25-16-314-018-0000	\$19,179
404	25-16-314-019-0000	\$8,548
405	25-16-314-020-0000	\$18,256
406	25-16-314-021-0000	\$4,657
407	25-16-314-022-0000	\$16,357
408	25-16-314-023-0000	\$16,867
409	25-16-314-024-0000	\$31,886
410	25-16-314-025-0000	\$20,784
411	25-16-314-026-0000	\$21,418
412	25-16-314-027-0000	\$22,793
413	25-16-314-028-0000	\$17,633
414	25-16-314-029-0000	\$27,731

APPENDIX E

INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE 107TH & HALSTED STREET PROJECT AREA

2012 EAV - \$122,899,900

#	Property Number	2012 EAV
415	25-16-314-030-0000	\$15,439
416	25-18-314-031-0000	\$28,165
417	25-16-314-032-0000	\$16,216
418	25-16-314-033-0000	\$19,880
419	25-16-314-034-0000	\$20,728
420	25-16-314-035-0000	\$26,123
421	25-16-315-001-0000	\$25,441
422	25-16-315-002-0000	\$13,074
423	25-16-315-003-0000	\$17,484
424	25-16-315-004-0000	\$12,319
425	25-18-315-005-0000	\$25,214
426	25-16-315-006-0000	\$26,190
427	25-16-315-007-0000	\$21,603
428	25-18-315-008-0000	\$5,262
429	25-16-315-009-0000	\$24,835
430	25-16-315-010-0000	\$21,659
431	25-16-315-011-0000	\$27,206
432	25-16-315-012-0000	\$7,737
433	25-16-315-013-0000	\$19,802
434	25-16-315-014-0000	\$23,239
435	25-18-315-015-0000	\$19,836
436	25-16-315-016-0000	\$24,970
437	25-16-315-017-0000	\$26,356
438	25-16-315-018-0000	\$24,246
439	25-16-315-019-0000	\$22,812
440	25-16-315-020-0000	\$13,244
441	25-16-315-024-0000	\$127,080
442	25-16-315-025-0000	\$6,933
443	25-16-315-026-0000	\$16,258
444	25-16-315-027-0000	\$35,842
445	25-16-316-001-0000	\$749,280
446	25-16-316-002-0000	\$718,744
447	25-16-316-007-0000	\$2,619
448	25-16-316-008-0000	\$21,659
449	25-16-316-009-0000	\$31,367
450	25-16-316-014-0000	\$32,248
451	25-16-316-015-0000	\$32,472
452	25-16-316-016-0000	\$23,822
453	25-16-316-017-0000	\$7,342
454	25-16-316-018-0000	\$27,935
455	25-16-316-019-0000	\$30,564
456	25-16-316-020-0000	\$28,614
457	25-16-316-021-0000	\$33,182
458	25-16-316-022-0000	\$36,119
459	25-16-316-023-0000	\$33,070
460	25-16-316-024-0000	\$36,770

#	Property Number	2012 EAV
461	25-16-316-025-0000	\$29,052
462	25-16-316-026-0000	\$45,052
463	25-16-316-027-0000	\$32,102
464	25-16-316-028-0000	\$32,735
465	25-16-316-029-0000	\$22,156
466	25-16-316-030-0000	\$35,157
467	25-16-316-031-0000	\$37,138
468	25-16-316-032-0000	\$42,679
469	25-16-316-033-0000	\$12,283
470	25-16-316-034-0000	\$26,465
471	25-16-316-035-0000	\$37,435
472	25-16-317-002-0000	\$19,241
473	25-16-317-003-0000	\$27,677
474	25-16-317-004-0000	\$36,046
475	25-16-317-005-0000	\$24,762
476	25-18-317-006-0000	\$22,686
477	25-18-317-007-0000	\$38,518
478	25-18-317-008-0000	\$25,169
479	25-16-317-009-0000	\$17,655
480	25-16-317-010-0000	\$17,939
481	25-16-317-011-0000	\$18,982
482	25-16-317-012-0000	\$33,824
483	25-16-317-013-0000	\$17,411
484	25-16-317-014-0000	\$22,792
485	25-18-317-015-0000	\$25,876
486	25-16-317-016-0000	\$30,935
487	25-16-317-017-0000	\$26,426
488	25-16-317-018-0000	\$16,572
489	25-16-317-019-0000	\$0
490	25-16-317-020-0000	\$30,404
491	25-16-317-021-0000	\$23,096
492	25-16-317-022-0000	\$16,829
493	25-16-317-023-0000	\$13,404
494	25-16-317-024-0000	\$7,980
495	25-16-317-025-0000	\$37,040
496	25-16-317-026-0000	\$30,079
497	25-16-317-027-0000	\$3,890
498	25-16-317-028-0000	\$33,221
499	25-16-317-029-0000	\$38,681
500	25-16-317-030-0000	\$23,160
501	25-16-317-031-0000	\$1,577
502	25-16-317-032-0000	\$3,156
503	25-16-318-004-0000	\$14,620
504	25-16-318-005-0000	\$28,415
505	25-16-318-006-0000	\$30,082
506	25-16-318-007-0000	\$13,060

#	Property Number	2012 EAV
507	25-16-318-008-0000	\$20,379
508	25-16-318-009-0000	\$29,102
509	25-16-318-010-0000	\$36,321
510	25-16-318-011-0000	\$23,247
511	25-16-318-012-0000	\$19,956
512	25-16-318-013-0000	\$26,058
513	25-16-318-014-0000	\$19,872
514	25-16-318-015-0000	\$19,838
515	25-16-318-016-0000	\$32,584
516	25-16-318-017-0000	\$2,855
517	25-16-318-018-0000	\$15,038
518	25-16-318-019-0000	\$1,063
519	25-16-318-020-0000	\$22,348
520	25-16-318-021-0000	\$28,687
521	25-16-318-022-0000	\$31,151
522	25-16-318-023-0000	\$2,448
523	25-16-318-025-0000	\$46,708
524	25-16-318-026-0000	\$25,680
525	25-16-318-027-0000	\$2,980
526	25-16-318-028-0000	\$23,193
527	25-16-318-029-0000	\$3,303
528	25-16-318-030-0000	\$27,918
529	25-16-318-031-0000	\$29,156
530	25-16-318-032-0000	\$5,832
531	25-16-318-033-0000	\$27,851
532	25-16-318-034-0000	\$18,611
533	25-16-318-035-0000	\$23,904
534	25-16-318-036-0000	\$20,713
535	25-16-318-037-0000	\$27,450
536	25-16-318-038-0000	\$29,313
537	25-16-318-039-0000	\$40,429
538	25-16-318-040-0000	\$22,981
539	25-16-318-041-0000	\$26,861
540	25-16-318-042-0000	\$23,906
541	25-18-318-043-0000	\$24,830
542	25-16-318-044-0000	\$7,729
543	25-16-318-045-0000	\$23,076
544	25-16-318-046-0000	\$31,891
545	25-16-318-047-0000	\$20,220
546	25-16-318-048-0000	\$38,240
547	25-16-318-049-0000	\$30,766
548	25-16-318-050-0000	\$32,023
549	25-16-318-051-0000	\$31,956
550	25-16-318-052-0000	\$27,428
551	25-16-318-053-0000	\$29,080
552	25-16-318-054-0000	\$23,789

APPENDIX E

INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE 107TH & HALSTED STREET PROJECT AREA

2012 EAV - \$122,899,900

#	Property Number	2012 EAV
553	25-16-318-056-0000	\$5,984
554	25-16-318-057-0000	\$32,469
555	25-16-318-060-0000	\$20,520
556	25-16-318-061-0000	\$25,301
557	25-16-318-082-0000	\$20,523
558	25-16-318-063-0000	\$19,947
559	25-16-318-065-0000	\$29,195
560	25-16-318-066-0000	\$5,081
581	25-16-318-067-0000	\$20,287
562	25-16-318-068-0000	\$21,050
583	25-16-319-001-0000	\$29,638
564	25-16-319-002-0000	\$23,572
565	25-16-319-003-0000	\$14,397
566	25-16-319-004-0000	\$33,028
567	25-16-319-005-0000	\$26,763
568	25-16-319-006-0000	\$12,691
569	25-16-319-007-0000	\$26,190
570	25-16-319-008-0000	\$28,059
571	25-16-319-009-0000	\$26,993
572	25-16-319-010-0000	\$14,131
573	25-16-319-011-0000	\$22,686
574	25-16-319-012-0000	\$20,155
575	25-16-319-013-0000	\$11,614
576	25-16-319-014-0000	\$6,811
577	25-16-319-015-0000	\$18,842
578	25-16-319-016-0000	\$27,307
579	25-16-319-017-0000	\$29,677
580	25-16-319-018-0000	\$0
581	25-16-319-019-0000	\$5,352
582	25-16-319-020-0000	\$25,127
583	25-16-319-021-0000	\$25,172
584	25-16-319-022-0000	\$17,762
585	25-16-319-023-0000	\$5,102
586	25-16-319-024-0000	\$8,733
587	25-16-319-025-0000	\$20,543
588	25-16-319-026-0000	\$20,860
589	25-16-319-027-0000	\$20,543
590	25-16-319-028-0000	\$26,350
591	25-16-319-029-0000	\$15,711
592	25-16-319-030-0000	\$19,336
593	25-16-319-031-0000	\$11,387
594	25-16-319-032-0000	\$32,492
595	25-16-319-033-0000	\$17,762
596	25-16-319-034-0000	\$4,939
597	25-16-319-035-0000	\$20,458
598	25-16-319-036-0000	\$11,752

#	Property Number	2012 EAV
599	25-16-319-037-0000	\$23,744
600	25-16-320-001-0000	\$18,822
601	25-16-320-002-0000	\$24,072
602	25-16-320-003-0000	\$24,392
603	25-16-320-004-0000	\$23,177
604	25-16-320-005-0000	\$29,386
605	25-16-320-006-0000	\$27,843
606	25-16-320-007-0000	\$15,635
607	25-16-320-008-0000	\$18,186
608	25-16-320-009-0000	\$11,564
609	25-16-320-010-0000	\$16,564
610	25-16-320-011-0000	\$200,657
611	25-16-320-013-0000	\$20,655
612	25-16-320-014-0000	\$12,459
613	25-16-320-015-0000	\$12,821
614	25-16-320-016-0000	\$3,690
615	25-16-320-017-0000	\$2,365
616	25-16-320-018-0000	\$27,815
617	25-16-320-019-0000	\$14,910
618	25-16-320-020-0000	\$0
619	25-16-320-022-0000	\$23,118
620	25-16-320-023-0000	\$104,351
621	25-16-321-001-0000	\$12,171
622	25-16-321-002-0000	\$6,248
623	25-16-321-003-0000	\$6,248
624	25-16-321-004-0000	\$6,248
625	25-16-321-005-0000	\$15,058
626	25-16-321-006-0000	\$29,728
627	25-16-321-007-0000	\$37,606
628	25-16-321-008-0000	\$37,606
629	25-16-321-009-0000	\$37,606
630	25-16-321-010-0000	\$37,606
631	25-16-321-011-0000	\$16,957
632	25-16-321-012-0000	\$16,957
633	25-16-321-013-0000	\$16,957
634	25-16-321-014-0000	\$16,564
635	25-16-321-015-0000	\$16,564
636	25-16-321-016-0000	\$38,754
637	25-16-321-017-0000	\$38,754
638	25-16-321-018-0000	\$89,426
639	25-16-321-019-0000	\$89,426
640	25-16-321-020-0000	\$12,600
641	25-16-321-021-0000	\$17,653
642	25-16-321-022-0000	\$21,631
643	25-16-321-023-0000	\$29,347
644	25-16-321-024-0000	\$35,362

#	Property Number	2012 EAV
645	25-16-321-025-0000	\$110
646	25-16-321-026-0000	\$12,773
647	25-16-321-027-0000	\$21,297
648	25-16-321-028-0000	\$28,064
649	25-16-321-029-0000	\$28,199
650	25-16-321-030-0000	\$27,169
651	25-16-321-031-0000	\$1,989
652	25-16-321-032-0000	\$0
653	25-16-321-033-0000	\$30,497
654	25-16-321-034-0000	\$36,936
655	25-16-321-039-0000	\$570,421
656	25-16-322-001-0000	\$34,220
657	25-16-322-002-0000	\$3,381
658	25-16-322-003-0000	\$25,763
659	25-16-322-004-0000	\$21,403
660	25-16-322-005-0000	\$22,725
661	25-16-322-006-0000	\$21,522
662	25-16-322-007-0000	\$33,109
663	25-16-322-008-0000	\$25,705
664	25-16-322-009-0000	\$24,193
665	25-16-322-010-0000	\$31,238
666	25-16-322-011-0000	\$32,525
667	25-16-322-012-0000	\$20,980
668	25-16-322-013-0000	\$20,054
669	25-16-322-014-0000	\$18,739
670	25-16-322-015-0000	\$28,308
671	25-16-322-016-0000	\$20,671
672	25-16-322-017-0000	\$24,288
673	25-16-322-018-0000	\$28,755
674	25-16-322-019-0000	\$5,521
675	25-16-322-020-0000	\$35,098
676	25-16-322-021-0000	\$18,761
677	25-16-322-022-0000	\$18,206
678	25-16-322-023-0000	\$19,934
679	25-16-322-024-0000	\$0
680	25-16-322-025-0000	\$0
681	25-16-322-026-0000	\$0
682	25-16-322-033-0000	\$27,650
683	25-16-322-035-0000	\$43,983
684	25-16-322-036-0000	\$44,141
685	25-16-322-037-0000	\$44,138
686	25-16-322-038-0000	\$44,138
687	25-16-322-039-0000	\$37,126
688	25-16-323-001-0000	\$32,301
689	25-16-323-002-0000	\$4,136
690	25-16-323-003-0000	\$23,985

APPENDIX E

INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE 107TH & HALSTED STREET PROJECT AREA

2012 EAV - \$122,899,900

#	Property Number	2012 EAV
691	25-16-323-005-0000	\$29,234
692	25-16-323-006-0000	\$38,305
693	25-16-323-007-0000	\$19,844
694	25-16-323-008-0000	\$17,355
695	25-16-323-009-0000	\$5,521
696	25-16-323-010-0000	\$33,583
697	25-16-323-011-0000	\$21,783
698	25-16-323-012-0000	\$34,537
699	25-16-323-013-0000	\$1,934
700	25-16-323-014-0000	\$19,933
701	25-16-323-015-0000	\$28,401
702	25-16-323-016-0000	\$24,243
703	25-16-323-017-0000	\$27,245
704	25-16-323-018-0000	\$23,553
705	25-16-323-019-0000	\$25,716
706	25-16-323-020-0000	\$6,377
707	25-16-323-022-0000	\$26,442
708	25-16-323-023-0000	\$22,630
709	25-16-323-024-0000	\$25,321
710	25-16-323-025-0000	\$30,867
711	25-16-323-026-0000	\$1,822
712	25-16-323-027-0000	\$21,828
713	25-16-323-028-0000	\$15,618
714	25-16-323-029-0000	\$26,342
715	25-16-323-030-0000	\$27,057
716	25-16-323-031-0000	\$16,487
717	25-16-324-001-0000	\$33,117
718	25-16-324-002-0000	\$28,763
719	25-16-324-003-0000	\$22,330
720	25-16-324-006-0000	\$2,335
721	25-16-324-007-0000	\$28,547
722	25-16-324-008-0000	\$30,101
723	25-16-324-010-0000	\$24,675
724	25-16-324-011-0000	\$23,264
725	25-16-324-012-0000	\$29,911
726	25-16-324-013-0000	\$24,768
727	25-16-324-014-0000	\$27,747
728	25-16-324-015-0000	\$16,146
729	25-16-324-016-0000	\$22,016
730	25-16-324-017-0000	\$20,717
731	25-16-324-018-0000	\$20,119
732	25-16-324-019-0000	\$6,574
733	25-16-324-020-0000	\$384
734	25-16-324-021-0000	\$19,187
735	25-16-324-022-0000	\$28,224
736	25-16-324-023-0000	\$26,889

#	Property Number	2012 EAV
737	25-16-324-024-0000	\$25,814
738	25-16-324-025-0000	\$48,127
739	25-16-324-028-0000	\$28,250
740	25-16-324-028-0000	\$34,015
741	25-16-324-029-0000	\$29,661
742	25-16-324-030-0000	\$17,807
743	25-16-324-031-0000	\$0
744	25-16-324-032-0000	\$31,232
745	25-16-324-033-0000	\$26,563
746	25-16-324-034-0000	\$31,482
747	25-16-325-001-0000	\$2,376
748	25-16-325-002-0000	\$22,400
749	25-16-325-003-0000	\$0
750	25-16-325-004-0000	\$23,654
751	25-16-325-005-0000	\$10,259
752	25-16-325-006-0000	\$18,929
753	25-16-325-007-0000	\$11,547
754	25-16-325-008-0000	\$23,208
755	25-16-325-009-0000	\$3,204
756	25-16-325-010-0000	\$29,947
757	25-16-325-011-0000	\$14,329
758	25-16-325-012-0000	\$40,583
759	25-16-325-013-0000	\$37,699
760	25-16-325-014-0000	\$20,178
761	25-16-325-015-0000	\$32,587
762	25-16-325-016-0000	\$21,379
763	25-16-325-017-0000	\$27,467
764	25-16-325-018-0000	\$28,830
765	25-16-325-019-0000	\$22,776
766	25-16-325-020-0000	\$28,323
767	25-16-325-021-0000	\$24,409
768	25-16-325-022-0000	\$18,023
769	25-16-325-023-0000	\$32,890
770	25-16-325-024-0000	\$21,999
771	25-16-325-025-0000	\$30,068
772	25-16-325-026-0000	\$18,879
773	25-16-325-027-0000	\$25,220
774	25-16-325-028-0000	\$4,594
775	25-16-325-029-0000	\$19,036
776	25-16-325-030-0000	\$0
777	25-16-325-031-0000	\$27,338
778	25-16-325-032-0000	\$12,720
779	25-16-326-001-0000	\$19,395
780	25-16-326-002-0000	\$33,221
781	25-16-326-003-0000	\$12,310
782	25-16-326-004-0000	\$32,775

#	Property Number	2012 EAV
783	25-16-326-005-0000	\$17,170
784	25-16-326-006-0000	\$25,991
785	25-16-326-007-0000	\$31,950
786	25-16-326-008-0000	\$14,148
787	25-16-326-009-0000	\$14,692
788	25-16-326-010-0000	\$4,630
789	25-16-326-011-0000	\$34,082
790	25-16-326-012-0000	\$23,194
791	25-16-326-013-0000	\$93
792	25-16-326-014-0000	\$24,678
793	25-16-326-015-0000	\$22,950
794	25-16-326-016-0000	\$16,575
795	25-16-326-017-0000	\$20,077
796	25-16-326-018-0000	\$28,732
797	25-16-326-019-0000	\$26,606
798	25-16-326-020-0000	\$17,412
799	25-16-326-021-0000	\$6,570
800	25-16-326-022-0000	\$17,148
801	25-16-326-023-0000	\$24,956
802	25-16-326-024-0000	\$14,244
803	25-16-326-025-0000	\$26,502
804	25-16-326-026-0000	\$22,358
805	25-16-326-027-0000	\$24,165
806	25-16-326-028-0000	\$16,050
807	25-16-326-029-0000	\$26,067
808	25-16-326-030-0000	\$14,914
809	25-16-326-031-0000	\$20,989
810	25-16-326-032-0000	\$15,650
811	25-16-326-033-0000	\$7,689
812	25-16-326-034-0000	\$10,290
813	25-16-326-035-0000	\$21,480
814	25-16-327-001-0000	\$31,142
815	25-16-327-002-0000	\$25,924
816	25-16-327-003-0000	\$35,929
817	25-16-327-004-0000	\$21,516
818	25-16-327-005-0000	\$27,907
819	25-16-327-006-0000	\$26,451
820	25-16-327-007-0000	\$31,616
821	25-16-327-008-0000	\$17,658
822	25-16-327-009-0000	\$16,637
823	25-16-327-010-0000	\$19,622
824	25-16-327-011-0000	\$8,607
825	25-16-327-012-0000	\$28,331
826	25-16-327-013-0000	\$30,881
827	25-16-327-014-0000	\$25,778
828	25-16-327-015-0000	\$14,121

APPENDIX E

INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE 107TH & HALSTED STREET PROJECT AREA

2012 EAV - \$122,899,900

#	Property Number	2012 EAV
829	25-16-327-016-0000	\$26,207
830	25-16-327-017-0000	\$24,134
831	25-16-328-001-0000	\$23,452
832	25-16-328-002-0000	\$26,109
833	25-16-328-003-0000	\$16,197
834	25-16-328-004-0000	\$25,626
835	25-16-328-005-0000	\$27,096
836	25-16-328-006-0000	\$19,987
837	25-16-328-007-0000	\$197
838	25-16-328-008-0000	\$18,399
839	25-16-328-009-0000	\$4,419
840	25-16-328-010-0000	\$0
841	25-16-328-011-0000	\$20,899
842	25-16-328-012-0000	\$446
843	25-16-328-013-0000	\$0
844	25-16-328-014-0000	\$0
845	25-16-328-015-0000	\$29,571
846	25-16-328-016-0000	\$26,603
847	25-16-328-017-0000	\$23,118
848	25-16-328-018-0000	\$25,088
849	25-16-329-003-0000	\$203,897
850	25-16-329-005-0000	\$17,235
851	25-16-329-006-0000	\$103,521
852	25-16-329-007-0000	\$0
853	25-16-329-008-0000	\$0
854	25-16-329-009-0000	\$0
855	25-16-330-001-0000	\$19,900
856	25-16-330-002-0000	\$23,413
857	25-16-330-003-0000	\$7,543
858	25-16-330-004-0000	\$23,298
859	25-16-330-005-0000	\$17,846
860	25-16-330-006-0000	\$16,743
861	25-16-331-001-0000	\$30,960
862	25-16-331-002-0000	\$15,304
863	25-16-331-003-0000	\$21,926
864	25-16-331-004-0000	\$43,001
865	25-16-331-005-0000	\$16,634
866	25-16-331-006-0000	\$16,679
867	25-16-331-007-0000	\$20,385
868	25-16-331-008-0000	\$0
869	25-16-331-009-0000	\$23,713
870	25-16-331-010-0000	\$27,341
871	25-16-331-011-0000	\$1,734
872	25-16-331-012-0000	\$3,395
873	25-16-331-013-0000	\$33,432
874	25-16-331-014-0000	\$33,331

#	Property Number	2012 EAV
875	25-16-331-015-0000	\$14,782
876	25-16-331-016-0000	\$0
877	25-16-332-001-0000	\$29,540
878	25-16-332-002-0000	\$30,623
879	25-16-332-003-0000	\$22,408
880	25-16-332-004-0000	\$11,608
881	25-16-332-005-0000	\$3,965
882	25-16-332-008-0000	\$3,792
883	25-16-332-007-0000	\$23,662
884	25-16-332-008-0000	\$38,771
885	25-16-332-009-0000	\$29,880
886	25-16-332-010-0000	\$43,512
887	25-16-332-011-0000	\$30,646
888	25-16-332-012-0000	\$2,464,338
889	25-16-332-013-0000	\$3,623,118
890	25-16-400-001-0000	\$115,372
891	25-16-400-002-0000	\$15,167
892	25-16-400-003-0000	\$3,945
893	25-16-400-004-0000	\$18,155
894	25-16-400-005-0000	\$12,886
895	25-16-400-006-0000	\$20,590
896	25-16-400-007-0000	\$5,917
897	25-16-400-008-0000	\$20,759
898	25-16-400-009-0000	\$17,998
899	25-16-400-010-0000	\$19,897
900	25-16-400-011-0000	\$20,301
901	25-16-400-012-0000	\$2,761
902	25-16-400-013-0000	\$18,422
903	25-16-400-014-0000	\$0
904	25-16-400-015-0000	\$16,216
905	25-16-400-016-0000	\$16,216
906	25-16-400-017-0000	\$14,003
907	25-16-400-018-0000	\$17,970
908	25-16-400-019-0000	\$14,884
909	25-16-400-020-0000	\$18,410
910	25-16-400-021-0000	\$16,646
911	25-16-400-022-0000	\$0
912	25-16-400-023-0000	\$18,618
913	25-16-400-024-0000	\$24,684
914	25-16-400-025-0000	\$17,563
915	25-16-400-026-0000	\$18,093
916	25-16-400-027-0000	\$15,714
917	25-16-400-028-0000	\$25,012
918	25-16-400-029-0000	\$5,917
919	25-16-400-030-0000	\$24,715
920	25-16-400-031-0000	\$3,945

#	Property Number	2012 EAV
921	25-16-400-032-0000	\$15,041
922	25-16-400-033-0000	\$0
923	25-16-400-034-0000	\$4,606
924	25-16-400-040-0000	\$10,826
925	25-16-400-041-0000	\$0
926	25-16-400-042-0000	\$16,688
927	25-16-400-043-0000	\$3,945
928	25-16-400-044-0000	\$16,354
929	25-16-400-045-0000	\$3,945
930	25-16-400-046-0000	\$14,511
931	25-16-400-047-0000	\$16,202
932	25-16-400-049-0000	\$11,463
933	25-16-400-050-0000	\$21,025
934	25-16-400-051-0000	\$13,520
935	25-16-400-052-0000	\$21,687
936	25-16-400-053-0000	\$0
937	25-16-400-054-0000	\$0
938	25-16-400-055-0000	\$0
939	25-16-400-056-0000	\$0
940	25-16-400-057-0000	\$0
941	25-16-400-058-0000	\$0
942	25-16-400-059-0000	\$7,233
943	25-16-400-060-0000	\$26,047
944	25-16-400-061-0000	\$0
945	25-16-400-062-0000	\$757
946	25-16-400-063-0000	\$7,233
947	25-16-400-064-0000	\$0
948	25-16-400-066-0000	\$22,936
949	25-16-400-067-0000	\$1,343
950	25-16-400-068-0000	\$631
951	25-16-400-069-0000	\$38,108
952	25-16-400-070-0000	\$58,662
953	25-16-401-001-0000	\$67,466
954	25-16-401-002-0000	\$16,373
955	25-16-401-003-0000	\$13,228
956	25-16-401-004-0000	\$13,167
957	25-16-401-005-0000	\$0
958	25-16-401-006-0000	\$8,840
959	25-16-401-007-0000	\$16,402
960	25-16-401-008-0000	\$0
961	25-16-401-009-0000	\$18,722
962	25-16-401-010-0000	\$13,621
963	25-16-401-011-0000	\$5,260
964	25-16-401-012-0000	\$20,416
965	25-16-401-013-0000	\$16,042
966	25-16-401-014-0000	\$4,177

APPENDIX E

INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE 107TH & HALSTED STREET PROJECT AREA

2012 EAV - \$122,899,900

#	Property Number	2012 EAV
967	25-16-401-015-0000	\$0
968	25-16-401-016-0000	\$0
969	25-16-401-017-0000	\$0
970	25-16-401-018-0000	\$0
971	25-16-401-023-0000	\$0
972	25-16-401-024-0000	\$0
973	25-16-401-025-0000	\$73,495
974	25-16-402-001-0000	\$10,041
975	25-16-402-002-0000	\$0
976	25-16-402-003-0000	\$17,484
977	25-16-402-004-0000	\$8,683
978	25-16-402-005-0000	\$19,757
979	25-16-402-006-0000	\$4,733
980	25-16-402-007-0000	\$11,556
981	25-16-402-008-0000	\$4,733
982	25-16-402-009-0000	\$0
983	25-16-402-010-0000	\$4,733
984	25-16-402-011-0000	\$12,185
985	25-16-402-012-0000	\$0
986	25-16-402-013-0000	\$11,301
987	25-16-402-014-0000	\$20,245
988	25-16-402-015-0000	\$0
989	25-16-402-016-0000	\$22,208
990	25-16-402-017-0000	\$12,603
991	25-16-402-018-0000	\$11,350
992	25-16-402-019-0000	\$11,093
993	25-16-402-020-0000	\$20,068
994	25-16-402-023-0000	\$0
995	25-16-402-024-0000	\$12,440
996	25-16-402-025-0000	\$23,500
997	25-16-402-026-0000	\$9,348
998	25-16-402-027-0000	\$4,733
999	25-16-402-028-0000	\$4,733
1000	25-16-402-029-0000	\$18,020
1001	25-16-402-030-0000	\$36,515
1002	25-16-402-031-0000	\$5,748
1003	25-16-402-032-0000	\$19,563
1004	25-16-402-033-0000	\$4,733
1005	25-16-402-034-0000	\$10,866
1006	25-16-402-035-0000	\$19,101
1007	25-16-402-036-0000	\$21,592
1008	25-16-402-037-0000	\$15,397
1009	25-16-402-038-0000	\$17,271
1010	25-16-402-039-0000	\$5,099
1011	25-16-403-001-0000	\$152,771
1012	25-16-403-002-0000	\$0

#	Property Number	2012 EAV
1013	25-16-403-003-0000	\$8,804
1014	25-16-403-004-0000	\$4,685
1015	25-16-403-005-0000	\$0
1016	25-16-403-006-0000	\$4,812
1017	25-16-403-007-0000	\$22,498
1018	25-16-403-008-0000	\$21,115
1019	25-16-403-009-0000	\$14,729
1020	25-16-403-010-0000	\$24,201
1021	25-16-403-011-0000	\$7,477
1022	25-16-403-012-0000	\$0
1023	25-16-403-013-0000	\$5,774
1024	25-16-403-014-0000	\$13,876
1025	25-16-403-015-0000	\$15,880
1026	25-16-403-016-0000	\$23,435
1027	25-16-403-017-0000	\$2,942
1028	25-16-403-018-0000	\$9,885
1029	25-16-403-019-0000	\$14,463
1030	25-16-403-020-0000	\$11,037
1031	25-16-403-021-0000	\$1,424
1032	25-16-403-022-0000	\$5,246
1033	25-16-403-023-0000	\$4,772
1034	25-16-403-024-0000	\$15,198
1035	25-16-403-025-0000	\$21,238
1036	25-16-403-026-0000	\$11,357
1037	25-16-403-027-0000	\$8,573
1038	25-16-403-033-0000	\$9,887
1039	25-16-403-034-0000	\$4,382
1040	25-16-403-035-0000	\$19,642
1041	25-16-403-036-0000	\$186
1042	25-16-403-037-0000	\$44,744
1043	25-16-403-038-0000	\$15,616
1044	25-16-403-040-0000	\$27,515
1045	25-16-404-001-0000	\$20,703
1046	25-16-404-002-0000	\$11,845
1047	25-16-404-003-0000	\$21,631
1048	25-16-404-004-0000	\$19,333
1049	25-16-404-005-0000	\$21,527
1050	25-16-404-006-0000	\$17,341
1051	25-16-404-007-0000	\$19,333
1052	25-16-404-008-0000	\$25,741
1053	25-16-404-009-0000	\$12,869
1054	25-16-404-010-0000	\$12,126
1055	25-16-404-011-0000	\$13,414
1056	25-16-404-012-0000	\$17,973
1057	25-16-404-013-0000	\$5,607
1058	25-16-404-014-0000	\$3,849

#	Property Number	2012 EAV
1059	25-16-404-015-0000	\$3,849
1060	25-16-404-016-0000	\$9,089
1061	25-16-404-017-0000	\$9,779
1062	25-16-404-018-0000	\$0
1063	25-16-404-019-0000	\$2,347
1064	25-16-404-020-0000	\$12,305
1065	25-16-404-021-0000	\$0
1066	25-16-404-022-0000	\$235
1067	25-16-404-023-0000	\$0
1068	25-16-404-024-0000	\$15,243
1069	25-16-404-025-0000	\$18,868
1070	25-16-404-026-0000	\$24,358
1071	25-16-404-027-0000	\$5,625
1072	25-16-404-028-0000	\$0
1073	25-16-404-029-0000	\$0
1074	25-16-404-030-0000	\$13,694
1075	25-16-404-031-0000	\$8,899
1076	25-16-404-035-0000	\$8,978
1077	25-16-404-036-0000	\$16,382
1078	25-16-404-037-0000	\$0
1079	25-16-404-038-0000	\$7,238
1080	25-16-404-039-0000	\$40,771
1081	25-16-405-001-0000	\$6,697
1082	25-16-405-002-0000	\$4,382
1083	25-16-405-003-0000	\$0
1084	25-16-405-004-0000	\$5,909
1085	25-16-405-005-0000	\$17,193
1086	25-16-405-006-0000	\$2,084
1087	25-16-405-007-0000	\$35,539
1088	25-16-405-008-0000	\$7,508
1089	25-16-405-009-0000	\$7,555
1090	25-16-405-010-0000	\$28,115
1091	25-16-405-011-0000	\$0
1092	25-16-405-012-0000	\$4,321
1093	25-16-405-013-0000	\$28,771
1094	25-16-405-014-0000	\$10,217
1095	25-16-405-018-0000	\$22,871
1096	25-16-405-019-0000	\$2,957
1097	25-16-405-020-0000	\$15,251
1098	25-16-405-021-0000	\$7,939
1099	25-16-405-022-0000	\$21,583
1100	25-16-405-023-0000	\$24,476
1101	25-16-405-024-0000	\$6,416
1102	25-16-405-025-0000	\$19,039
1103	25-16-405-026-0000	\$17,294
1104	25-16-405-027-0000	\$18,068

APPENDIX E

INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE 107TH & HALSTED STREET PROJECT AREA

2012 EAV - \$122,899,900

#	Property Number	2012 EAV
1105	25-16-405-028-0000	\$11,480
1106	25-16-405-029-0000	\$16,458
1107	25-16-405-030-0000	\$12,698
1108	25-16-405-033-0000	\$3,849
1109	25-16-405-034-0000	\$4,158
1110	25-16-405-035-0000	\$1,236
1111	25-16-405-036-0000	\$14,132
1112	25-16-405-037-0000	\$7,701
1113	25-16-405-038-0000	\$23,815
1114	25-16-405-039-0000	\$5,774
1115	25-16-406-001-0000	\$16,412
1116	25-16-406-002-0000	\$15,824
1117	25-16-406-003-0000	\$20,517
1118	25-16-406-004-0000	\$23,542
1119	25-16-406-005-0000	\$15,175
1120	25-16-406-006-0000	\$20,559
1121	25-16-406-007-0000	\$20,278
1122	25-16-406-008-0000	\$24,052
1123	25-16-406-009-0000	\$6,787
1124	25-16-406-010-0000	\$11,427
1125	25-16-406-011-0000	\$27,419
1126	25-16-406-012-0000	\$12,112
1127	25-16-406-013-0000	\$23,755
1128	25-16-406-014-0000	\$10,078
1129	25-16-406-015-0000	\$16,741
1130	25-16-406-016-0000	\$10,341
1131	25-16-406-017-0000	\$27,747
1132	25-16-406-018-0000	\$20,711
1133	25-16-406-019-0000	\$24,953
1134	25-16-406-020-0000	\$37,390
1135	25-16-406-021-0000	\$18,514
1136	25-16-406-022-0000	\$26,552
1137	25-16-406-023-0000	\$6,315
1138	25-16-406-024-0000	\$7,701
1139	25-16-406-027-0000	\$0
1140	25-16-406-028-0000	\$3,849
1141	25-16-406-029-0000	\$0
1142	25-16-406-030-0000	\$14,050
1143	25-16-406-031-0000	\$33,361
1144	25-16-406-032-0000	\$31,083
1145	25-16-406-033-0000	\$0
1146	25-16-407-001-0000	\$0
1147	25-16-407-002-0000	\$0
1148	25-16-407-003-0000	\$19,808
1149	25-16-407-004-0000	\$4,890
1150	25-16-407-005-0000	\$6,338

#	Property Number	2012 EAV
1151	25-16-407-006-0000	\$16,744
1152	25-16-407-007-0000	\$1,399
1153	25-16-407-008-0000	\$13,986
1154	25-16-407-009-0000	\$25,466
1155	25-16-407-010-0000	\$4,733
1156	25-16-407-011-0000	\$7,597
1157	25-16-407-012-0000	\$4,733
1158	25-16-407-013-0000	\$0
1159	25-16-407-014-0000	\$12,187
1160	25-16-407-015-0000	\$0
1161	25-16-407-016-0000	\$0
1162	25-16-407-017-0000	\$4,733
1163	25-16-407-018-0000	\$17,917
1164	25-16-407-019-0000	\$4,868
1165	25-16-407-020-0000	\$12,106
1166	25-16-407-021-0000	\$13,150
1167	25-16-407-022-0000	\$18,217
1168	25-16-407-023-0000	\$2,729
1169	25-16-407-024-0000	\$22,192
1170	25-16-407-025-0000	\$4,733
1171	25-16-407-026-0000	\$12,328
1172	25-16-407-027-0000	\$7,101
1173	25-16-407-028-0000	\$7,101
1174	25-16-407-029-0000	\$13,683
1175	25-16-407-030-0000	\$14,421
1176	25-16-407-031-0000	\$19,614
1177	25-16-407-032-0000	\$7,707
1178	25-16-407-033-0000	\$13,646
1179	25-16-407-034-0000	\$20,240
1180	25-16-408-001-0000	\$0
1181	25-16-408-002-0000	\$0
1182	25-16-408-003-0000	\$23,573
1183	25-16-408-004-0000	\$1,270
1184	25-16-408-005-0000	\$21,842
1185	25-16-408-006-0000	\$20,262
1186	25-16-408-007-0000	\$4,733
1187	25-16-408-008-0000	\$4,654
1188	25-16-408-009-0000	\$4,812
1189	25-16-408-010-0000	\$5,630
1190	25-16-408-011-0000	\$4,733
1191	25-16-408-012-0000	\$9,468
1192	25-16-408-013-0000	\$26,190
1193	25-16-408-014-0000	\$5,050
1194	25-16-408-015-0000	\$4,733
1195	25-16-408-016-0000	\$17,139
1196	25-16-408-017-0000	\$0

#	Property Number	2012 EAV
1197	25-16-408-018-0000	\$0
1198	25-16-408-019-0000	\$18,567
1199	25-16-408-020-0000	\$17,417
1200	25-16-408-021-0000	\$1,704
1201	25-16-408-022-0000	\$0
1202	25-16-408-023-0000	\$4,733
1203	25-16-408-024-0000	\$31,024
1204	25-16-408-025-0000	\$4,733
1205	25-16-408-026-0000	\$4,733
1206	25-16-408-027-0000	\$4,733
1207	25-16-408-028-0000	\$4,733
1208	25-16-408-029-0000	\$6,837
1209	25-16-408-030-0000	\$8,358
1210	25-16-408-033-0000	\$8,913
1211	25-16-408-034-0000	\$0
1212	25-16-408-035-0000	\$11,489
1213	25-16-408-036-0000	\$9,258
1214	25-16-408-037-0000	\$5,364
1215	25-16-408-038-0000	\$21,404
1216	25-16-408-039-0000	\$0
1217	25-16-408-040-0000	\$0
1218	25-16-409-002-0000	\$0
1219	25-16-409-003-0000	\$27,644
1220	25-16-409-006-0000	\$23,890
1221	25-16-409-007-0000	\$3,055
1222	25-16-409-008-0000	\$6,262
1223	25-16-409-009-0000	\$17,886
1224	25-16-409-010-0000	\$0
1225	25-16-409-011-0000	\$3,945
1226	25-16-409-012-0000	\$3,945
1227	25-16-409-013-0000	\$26,067
1228	25-16-409-014-0000	\$3,895
1229	25-16-409-015-0000	\$6,576
1230	25-16-409-016-0000	\$14,771
1231	25-16-409-017-0000	\$3,945
1232	25-16-409-020-0000	\$28,934
1233	25-16-409-021-0000	\$10,161
1234	25-16-409-022-0000	\$3,945
1235	25-16-409-023-0000	\$3,945
1236	25-16-409-024-0000	\$5,917
1237	25-16-409-025-0000	\$8,888
1238	25-16-409-026-0000	\$3,945
1239	25-16-409-027-0000	\$12,552
1240	25-16-409-028-0000	\$3,945
1241	25-16-409-029-0000	\$5,314
1242	25-16-409-030-0000	\$18,500

APPENDIX E

INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE 107TH & HALSTED STREET PROJECT AREA

2012 EAV - \$122,899,900

#	Property Number	2012 EAV
1243	25-16-409-031-0000	\$5,917
1244	25-16-409-032-0000	\$3,945
1245	25-16-409-033-0000	\$3,945
1246	25-16-409-034-0000	\$60,870
1247	25-16-409-036-0000	\$0
1248	25-16-409-037-0000	\$26,928
1249	25-16-409-038-0000	\$23,573
1250	25-16-409-039-0000	\$20,778
1251	25-16-409-040-0000	\$14,648
1252	25-16-409-041-0000	\$0
1253	25-16-410-001-0000	\$38,790
1254	25-16-410-002-0000	\$19,025
1255	25-16-410-003-0000	\$18,744
1256	25-16-410-004-0000	\$18,553
1257	25-16-410-005-0000	\$4,733
1258	25-16-410-006-0000	\$20,818
1259	25-16-410-007-0000	\$14,921
1260	25-16-410-008-0000	\$19,763
1261	25-16-410-009-0000	\$8,307
1262	25-16-410-010-0000	\$20,770
1263	25-16-410-011-0000	\$13,994
1264	25-16-410-012-0000	\$8,217
1265	25-16-410-013-0000	\$7,294
1266	25-16-410-014-0000	\$25,200
1267	25-16-410-015-0000	\$10,504
1268	25-16-410-016-0000	\$27,902
1269	25-16-410-017-0000	\$9,560
1270	25-16-410-018-0000	\$4,568
1271	25-16-410-019-0000	\$27,700
1272	25-16-410-020-0000	\$28,488
1273	25-16-410-021-0000	\$15,930
1274	25-16-410-022-0000	\$17,990
1275	25-16-410-023-0000	\$3,945
1276	25-16-410-024-0000	\$29,739
1277	25-16-410-025-0000	\$11,082
1278	25-16-410-026-0000	\$5,258
1279	25-16-410-027-0000	\$17,243
1280	25-16-410-028-0000	\$19,760
1281	25-16-410-029-0000	\$31,078
1282	25-16-410-030-0000	\$23,786
1283	25-16-410-031-0000	\$21,059
1284	25-16-410-034-0000	\$17,142
1285	25-16-410-035-0000	\$24,720
1286	25-16-410-036-0000	\$914
1287	25-16-410-038-0000	\$22,675
1288	25-16-411-001-0000	\$4,859

#	Property Number	2012 EAV
1289	25-16-411-002-0000	\$18,517
1290	25-16-411-003-0000	\$11,823
1291	25-16-411-004-0000	\$13,848
1292	25-16-411-005-0000	\$17,293
1293	25-16-411-006-0000	\$4,733
1294	25-16-411-007-0000	\$16,640
1295	25-16-411-008-0000	\$6,275
1296	25-16-411-009-0000	\$3,471
1297	25-16-411-012-0000	\$0
1298	25-16-411-013-0000	\$30,031
1299	25-16-411-014-0000	\$23,780
1300	25-16-411-015-0000	\$14,485
1301	25-16-411-016-0000	\$12,465
1302	25-16-411-017-0000	\$18,795
1303	25-16-411-018-0000	\$18,750
1304	25-16-411-019-0000	\$16,909
1305	25-16-411-020-0000	\$0
1306	25-16-411-021-0000	\$15,857
1307	25-16-411-022-0000	\$193
1308	25-16-411-023-0000	\$0
1309	25-16-411-024-0000	\$17,869
1310	25-16-411-025-0000	\$0
1311	25-16-411-026-0000	\$3,914
1312	25-16-411-027-0000	\$3,914
1313	25-16-411-028-0000	\$27,590
1314	25-16-411-029-0000	\$7,912
1315	25-16-411-030-0000	\$16,284
1316	25-16-411-031-0000	\$11,781
1317	25-16-411-032-0000	\$3,914
1318	25-16-411-033-0000	\$3,914
1319	25-16-411-034-0000	\$16,741
1320	25-16-411-035-0000	\$0
1321	25-16-411-036-0000	\$13,975
1322	25-16-411-037-0000	\$41,624
1323	25-16-411-038-0000	\$26,050
1324	25-16-411-039-0000	\$30,553
1325	25-16-411-040-0000	\$0
1326	25-16-411-041-0000	\$22,128
1327	25-16-412-001-0000	\$0
1328	25-16-412-002-0000	\$15,355
1329	25-16-412-003-0000	\$4,733
1330	25-16-412-004-0000	\$0
1331	25-16-412-005-0000	\$13,924
1332	25-16-412-006-0000	\$18,702
1333	25-16-412-007-0000	\$17,479
1334	25-16-412-008-0000	\$24,894

#	Property Number	2012 EAV
1335	25-16-412-009-0000	\$13,677
1336	25-16-412-010-0000	\$4,733
1337	25-16-412-011-0000	\$14,595
1338	25-16-412-012-0000	\$31,973
1339	25-16-412-013-0000	\$13,571
1340	25-16-412-014-0000	\$12,058
1341	25-16-412-015-0000	\$4,733
1342	25-16-412-016-0000	\$17,047
1343	25-16-412-017-0000	\$3,914
1344	25-16-412-018-0000	\$8,007
1345	25-16-412-019-0000	\$7,011
1346	25-16-412-020-0000	\$21,491
1347	25-16-412-021-0000	\$10,465
1348	25-16-412-022-0000	\$0
1349	25-16-412-023-0000	\$3,914
1350	25-16-412-024-0000	\$17,291
1351	25-16-412-025-0000	\$16,747
1352	25-16-412-026-0000	\$16,735
1353	25-16-412-027-0000	\$5,869
1354	25-16-412-028-0000	\$17,580
1355	25-16-412-029-0000	\$20,489
1356	25-16-412-030-0000	\$0
1357	25-16-412-031-0000	\$35,140
1358	25-16-412-032-0000	\$16,766
1359	25-16-412-033-0000	\$12,210
1360	25-16-412-034-0000	\$2,584
1361	25-16-412-035-0000	\$2,051
1362	25-16-412-036-0000	\$4,102
1363	25-16-412-037-0000	\$4,259
1364	25-16-412-038-0000	\$5,405
1365	25-16-412-039-0000	\$0
1366	25-16-412-040-0000	\$0
1367	25-16-413-001-0000	\$0
1368	25-16-413-019-0000	\$0
1369	25-16-413-020-0000	\$0
1370	25-16-413-021-0000	\$0
1371	25-16-413-022-0000	\$0
1372	25-16-413-023-0000	\$0
1373	25-16-413-024-0000	\$0
1374	25-16-413-025-0000	\$0
1375	25-16-414-001-0000	\$32,155
1376	25-16-414-002-0000	\$27,725
1377	25-16-414-003-0000	\$23,219
1378	25-16-414-004-0000	\$22,091
1379	25-16-414-005-0000	\$12,221
1380	25-16-414-006-0000	\$26,314

APPENDIX E

INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE 107TH & HALSTED STREET PROJECT AREA

2012 EAV - \$122,899,900

#	Property Number	2012 EAV
1381	25-16-414-007-0000	\$4,659
1382	25-16-414-008-0000	\$0
1383	25-16-414-009-0000	\$10,345
1384	25-16-414-010-0000	\$19,622
1385	25-16-414-011-0000	\$11,348
1386	25-16-414-012-0000	\$723
1387	25-16-414-013-0000	\$6,721
1388	25-16-414-014-0000	\$17,333
1389	25-16-414-015-0000	\$20,032
1390	25-16-414-016-0000	\$28,920
1391	25-16-414-017-0000	\$23,884
1392	25-16-414-018-0000	\$21,179
1393	25-16-414-021-0000	\$22,944
1394	25-16-414-022-0000	\$36,419
1395	25-16-414-023-0000	\$0
1396	25-16-414-024-0000	\$6,632
1397	25-16-414-025-0000	\$36,610
1398	25-16-414-026-0000	\$16,472
1399	25-16-414-027-0000	\$16,472
1400	25-16-414-028-0000	\$10,715
1401	25-16-414-029-0000	\$3,818
1402	25-16-414-030-0000	\$24,903
1403	25-16-414-031-0000	\$4,253
1404	25-16-414-032-0000	\$32,112
1405	25-16-414-033-0000	\$35,701
1406	25-16-414-034-0000	\$16,710
1407	25-16-414-035-0000	\$8,895
1408	25-16-414-036-0000	\$11,006
1409	25-16-415-001-0000	\$3,201
1410	25-16-415-002-0000	\$13,851
1411	25-16-415-003-0000	\$25,119
1412	25-16-415-004-0000	\$25,222
1413	25-16-415-005-0000	\$3,330
1414	25-16-415-006-0000	\$21,095
1415	25-16-415-007-0000	\$3,914
1416	25-16-415-008-0000	\$3,914
1417	25-16-415-009-0000	\$18,015
1418	25-16-415-010-0000	\$0
1419	25-16-415-011-0000	\$3,914
1420	25-16-415-012-0000	\$0
1421	25-16-415-013-0000	\$8,776
1422	25-16-415-014-0000	\$21,160
1423	25-16-415-015-0000	\$13,363
1424	25-16-415-016-0000	\$3,914
1425	25-16-415-017-0000	\$0
1426	25-16-415-018-0000	\$20,604

#	Property Number	2012 EAV
1427	25-16-415-019-0000	\$7,940
1428	25-16-415-020-0000	\$3,914
1429	25-16-415-021-0000	\$3,563
1430	25-16-415-022-0000	\$31,094
1431	25-16-415-023-0000	\$3,919
1432	25-16-415-024-0000	\$3,945
1433	25-16-415-025-0000	\$3,945
1434	25-16-415-026-0000	\$0
1435	25-16-415-027-0000	\$0
1436	25-16-415-028-0000	\$10,257
1437	25-16-415-029-0000	\$8,742
1438	25-16-415-030-0000	\$22,105
1439	25-16-415-031-0000	\$9,929
1440	25-16-415-032-0000	\$0
1441	25-16-415-035-0000	\$0
1442	25-16-415-036-0000	\$0
1443	25-16-415-037-0000	\$7,685
1444	25-16-416-001-0000	\$0
1445	25-16-416-002-0000	\$27,618
1446	25-16-416-003-0000	\$11,727
1447	25-16-416-004-0000	\$15,610
1448	25-16-416-005-0000	\$12,224
1449	25-16-416-006-0000	\$20,767
1450	25-16-416-007-0000	\$0
1451	25-16-416-008-0000	\$12,390
1452	25-16-416-009-0000	\$13,315
1453	25-16-416-010-0000	\$11,365
1454	25-16-416-011-0000	\$5,869
1455	25-16-416-012-0000	\$20,063
1456	25-16-416-013-0000	\$4,755
1457	25-16-416-014-0000	\$11,882
1458	25-16-416-015-0000	\$14,101
1459	25-16-416-016-0000	\$9,724
1460	25-16-416-017-0000	\$22,417
1461	25-16-416-018-0000	\$18,663
1462	25-16-416-019-0000	\$31,886
1463	25-16-416-020-0000	\$16,343
1464	25-16-416-021-0000	\$14,780
1465	25-16-416-022-0000	\$34,489
1466	25-16-416-023-0000	\$29,537
1467	25-16-416-024-0000	\$6,085
1468	25-16-416-025-0000	\$159
1469	25-16-416-026-0000	\$24,080
1470	25-16-416-029-0000	\$8,277
1471	25-16-416-030-0000	\$6,388
1472	25-16-416-031-0000	\$0

#	Property Number	2012 EAV
1473	25-16-416-032-0000	\$20,313
1474	25-16-416-033-0000	\$26,423
1475	25-16-416-034-0000	\$15,254
1476	25-16-416-035-0000	\$25,228
1477	25-16-416-036-0000	\$12,432
1478	25-16-417-001-0000	\$9,174
1479	25-16-417-002-0000	\$15,138
1480	25-16-417-003-0000	\$3,818
1481	25-16-417-004-0000	\$13,832
1482	25-16-417-005-0000	\$8,680
1483	25-16-417-006-0000	\$7,331
1484	25-16-417-007-0000	\$20,068
1485	25-16-417-008-0000	\$0
1486	25-16-417-009-0000	\$10,543
1487	25-16-417-010-0000	\$24,420
1488	25-16-417-011-0000	\$11,657
1489	25-16-417-012-0000	\$20,775
1490	25-16-417-013-0000	\$18,455
1491	25-16-417-014-0000	\$22,882
1492	25-16-417-015-0000	\$32,935
1493	25-16-417-016-0000	\$27,860
1494	25-16-417-017-0000	\$18,657
1495	25-16-417-018-0000	\$30,359
1496	25-16-417-019-0000	\$0
1497	25-16-417-020-0000	\$9,399
1498	25-16-417-021-0000	\$31,569
1499	25-16-417-022-0000	\$25,722
1500	25-16-417-023-0000	\$4,528
1501	25-16-417-024-0000	\$23,907
1502	25-16-417-025-0000	\$15,641
1503	25-16-417-026-0000	\$4,576
1504	25-16-417-027-0000	\$18,276
1505	25-16-417-028-0000	\$12,819
1506	25-16-417-029-0000	\$2,367
1507	25-16-417-030-0000	\$2,171
1508	25-16-417-031-0000	\$17,400
1509	25-16-417-032-0000	\$11,629
1510	25-16-417-033-0000	\$0
1511	25-16-417-034-0000	\$0
1512	25-16-418-001-0000	\$29,714
1513	25-16-418-002-0000	\$21,168
1514	25-16-418-003-0000	\$10,554
1515	25-16-418-004-0000	\$5,917
1516	25-16-418-005-0000	\$32,239
1517	25-16-418-006-0000	\$22,526
1518	25-16-418-007-0000	\$37,789

APPENDIX E

INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE 107TH & HALSTED STREET PROJECT AREA

2012 EAV - \$122,899,900

#	Property Number	2012 EAV
1519	25-16-418-008-0000	\$30,314
1520	25-16-418-009-0000	\$8,888
1521	25-16-418-010-0000	\$9,208
1522	25-16-418-011-0000	\$13,840
1523	25-16-418-012-0000	\$21,513
1524	25-16-418-013-0000	\$7,889
1525	25-16-418-014-0000	\$10,381
1526	25-16-418-015-0000	\$20,520
1527	25-16-418-016-0000	\$18,663
1528	25-16-418-017-0000	\$22,504
1529	25-16-418-018-0000	\$5,527
1530	25-16-418-019-0000	\$22,983
1531	25-16-418-020-0000	\$20,486
1532	25-16-418-021-0000	\$18,856
1533	25-16-418-022-0000	\$3,945
1534	25-16-418-023-0000	\$9,671
1535	25-16-418-024-0000	\$14,665
1536	25-16-418-025-0000	\$0
1537	25-16-418-026-0000	\$42,816
1538	25-16-418-027-0000	\$14,020
1539	25-16-418-028-0000	\$14,273
1540	25-16-418-029-0000	\$0
1541	25-16-418-030-0000	\$0
1542	25-16-418-031-0000	\$2,769
1543	25-16-418-032-0000	\$0
1544	25-16-418-033-0000	\$0
1545	25-16-419-002-0000	\$14,640
1546	25-16-419-003-0000	\$13,313
1547	25-16-419-004-0000	\$3,945
1548	25-16-419-005-0000	\$14,230
1549	25-16-419-006-0000	\$15,206
1550	25-16-419-007-0000	\$13,214
1551	25-16-419-008-0000	\$17,557
1552	25-16-419-009-0000	\$29,627
1553	25-16-419-010-0000	\$5,917
1554	25-16-419-011-0000	\$19,597
1555	25-16-419-014-0000	\$49,502
1556	25-16-419-015-0000	\$20,815
1557	25-16-419-016-0000	\$24,518
1558	25-16-419-017-0000	\$17,139
1559	25-16-419-018-0000	\$3,945
1560	25-16-419-019-0000	\$0
1561	25-16-419-020-0000	\$20,997
1562	25-16-419-021-0000	\$3,945
1563	25-16-419-022-0000	\$3,945
1564	25-16-419-023-0000	\$3,945

#	Property Number	2012 EAV
1565	25-16-419-024-0000	\$12,084
1566	25-16-419-025-0000	\$14,648
1567	25-16-419-026-0000	\$19,249
1568	25-16-419-027-0000	\$0
1569	25-16-419-028-0000	\$0
1570	25-16-419-029-0000	\$0
1571	25-16-419-030-0000	\$14,763
1572	25-16-419-031-0000	\$3,945
1573	25-16-419-032-0000	\$22,041
1574	25-16-419-034-0000	\$0
1575	25-16-419-035-0000	\$0
1576	25-16-419-036-0000	\$44,629
1577	25-16-419-037-0000	\$20,010
1578	25-16-419-038-0000	\$21,589
1579	25-16-419-039-0000	\$29,734
1580	25-16-419-040-0000	\$25,983
1581	25-16-420-001-0000	\$3,945
1582	25-16-420-002-0000	\$25,169
1583	25-16-420-003-0000	\$21,314
1584	25-16-420-004-0000	\$3,945
1585	25-16-420-005-0000	\$13,419
1586	25-16-420-006-0000	\$14,640
1587	25-16-420-007-0000	\$5,681
1588	25-16-420-008-0000	\$9,648
1589	25-16-420-009-0000	\$21,833
1590	25-16-420-010-0000	\$3,939
1591	25-16-420-011-0000	\$33,631
1592	25-16-420-012-0000	\$26,303
1593	25-16-420-016-0000	\$7,569
1594	25-16-420-017-0000	\$0
1595	25-16-420-018-0000	\$3,945
1596	25-16-420-019-0000	\$0
1597	25-16-420-020-0000	\$35,090
1598	25-16-420-021-0000	\$5,412
1599	25-16-420-022-0000	\$3,945
1600	25-16-420-023-0000	\$9,654
1601	25-16-420-024-0000	\$3,945
1602	25-16-420-025-0000	\$8,043
1603	25-16-420-029-0000	\$17,903
1604	25-16-420-030-0000	\$1,970
1605	25-16-420-031-0000	\$1,398
1606	25-16-420-032-0000	\$3,374
1607	25-16-420-033-0000	\$15,955
1608	25-16-420-034-0000	\$16,923
1609	25-16-420-035-0000	\$3,945
1610	25-16-420-038-0000	\$0

#	Property Number	2012 EAV
1611	25-16-420-039-0000	\$0
1612	25-16-420-040-0000	\$27,279
1613	25-16-420-041-0000	\$5,717
1614	25-16-420-043-0000	\$0
1615	25-16-420-044-0000	\$23,180
1616	25-16-420-045-0000	\$26,659
1617	25-16-420-046-0000	\$3,846
1618	25-16-420-047-0000	\$25,245
1619	25-16-420-048-0000	\$33,005
1620	25-16-420-049-0000	\$13,046
1621	25-16-420-050-0000	\$20,066
1622	25-16-421-001-0000	\$7,701
1623	25-16-421-002-0000	\$11,876
1624	25-16-421-003-0000	\$22,877
1625	25-16-421-004-0000	\$16,334
1626	25-16-421-007-0000	\$20,621
1627	25-16-421-008-0000	\$5,917
1628	25-16-421-009-0000	\$22,408
1629	25-16-421-010-0000	\$25,371
1630	25-16-421-011-0000	\$13,046
1631	25-16-421-012-0000	\$27,363
1632	25-16-421-013-0000	\$14,825
1633	25-16-421-014-0000	\$20,102
1634	25-16-421-015-0000	\$24,571
1635	25-16-421-016-0000	\$29,013
1636	25-16-421-017-0000	\$0
1637	25-16-421-018-0000	\$26,269
1638	25-16-421-019-0000	\$19,763
1639	25-16-421-020-0000	\$7,042
1640	25-16-421-021-0000	\$7,816
1641	25-16-421-022-0000	\$3,945
1642	25-16-421-023-0000	\$18,141
1643	25-16-421-024-0000	\$3,945
1644	25-16-421-025-0000	\$3,945
1645	25-16-421-026-0000	\$11,974
1646	25-16-421-027-0000	\$13,759
1647	25-16-421-028-0000	\$1,325
1648	25-16-421-029-0000	\$25,264
1649	25-16-421-030-0000	\$14,872
1650	25-16-421-031-0000	\$19,973
1651	25-16-421-034-0000	\$0
1652	25-16-421-035-0000	\$0
1653	25-16-421-036-0000	\$7,101
1654	25-16-421-037-0000	\$25,419
1655	25-16-421-038-0000	\$5
1656	25-16-421-039-0000	\$18,971

APPENDIX E

INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE 107TH & HALSTED STREET PROJECT AREA

2012 EAV - \$122,899,900

#	Property Number	2012 EAV
1657	25-16-421-040-0000	\$3,294
1658	25-16-422-001-0000	\$2,215
1659	25-16-422-002-0000	\$24,055
1660	25-16-422-003-0000	\$5,917
1661	25-16-422-004-0000	\$0
1662	25-16-422-005-0000	\$15,229
1663	25-16-422-006-0000	\$3,945
1664	25-16-422-007-0000	\$22,094
1665	25-16-422-008-0000	\$3,955
1666	25-16-422-009-0000	\$8,167
1667	25-16-422-010-0000	\$13,733
1668	25-16-422-011-0000	\$27,150
1669	25-16-422-012-0000	\$0
1670	25-16-422-013-0000	\$9,716
1671	25-16-422-014-0000	\$3,945
1672	25-16-422-015-0000	\$33,701
1673	25-16-422-016-0000	\$0
1674	25-16-422-017-0000	\$0
1675	25-16-422-018-0000	\$13,632
1676	25-16-422-019-0000	\$14,791
1677	25-16-422-020-0000	\$19,303
1678	25-16-422-021-0000	\$6,408
1679	25-16-422-022-0000	\$3,945
1680	25-16-422-023-0000	\$17,151
1681	25-16-422-024-0000	\$3,945
1682	25-16-422-025-0000	\$3,945
1683	25-16-422-026-0000	\$3,945
1684	25-16-422-027-0000	\$15,117
1685	25-16-422-028-0000	\$0
1686	25-16-422-029-0000	\$0
1687	25-16-422-030-0000	\$0
1688	25-16-422-031-0000	\$0
1689	25-16-422-032-0000	\$13,066
1690	25-16-422-033-0000	\$19,502
1691	25-16-422-034-0000	\$4,402
1692	25-16-422-035-0000	\$15,922
1693	25-16-422-036-0000	\$20,604
1694	25-16-422-037-0000	\$0
1695	25-16-422-038-0000	\$0
1696	25-16-422-039-0000	\$0
1697	25-16-423-004-0000	\$19,872
1698	25-16-423-005-0000	\$10,030
1699	25-16-423-006-0000	\$0
1700	25-16-423-007-0000	\$14,163
1701	25-16-423-008-0000	\$0
1702	25-16-423-010-0000	\$18,166

#	Property Number	2012 EAV
1703	25-16-423-011-0000	\$0
1704	25-16-423-012-0000	\$19,218
1705	25-16-423-013-0000	\$22,021
1706	25-16-423-014-0000	\$25,489
1707	25-16-423-015-0000	\$5,917
1708	25-16-423-016-0000	\$22,495
1709	25-16-423-018-0000	\$5,378
1710	25-16-423-019-0000	\$0
1711	25-16-423-020-0000	\$0
1712	25-16-423-021-0000	\$0
1713	25-16-423-022-0000	\$0
1714	25-16-423-023-0000	\$0
1715	25-16-423-024-0000	\$0
1716	25-16-423-025-0000	\$16,225
1717	25-16-423-026-0000	\$24,400
1718	25-16-423-027-0000	\$0
1719	25-16-423-028-0000	\$4,733
1720	25-16-423-029-0000	\$937
1721	25-16-423-030-0000	\$19,673
1722	25-16-423-031-0000	\$0
1723	25-16-423-032-0000	\$21,188
1724	25-16-423-033-0000	\$13,848
1725	25-16-423-034-0000	\$13,879
1726	25-16-423-035-0000	\$13,445
1727	25-16-423-036-0000	\$34,952
1728	25-16-423-037-0000	\$69,520
1729	25-16-423-038-0000	\$3,270
1730	25-16-423-039-0000	\$11,817
1731	25-16-423-040-0000	\$4,541
1732	25-16-423-041-0000	\$24,616
1733	25-16-424-001-0000	\$0
1734	25-16-424-002-0000	\$0
1735	25-16-424-003-0000	\$23,996
1736	25-16-424-004-0000	\$4,604
1737	25-16-424-009-0000	\$13,725
1738	25-16-424-010-0000	\$3,945
1739	25-16-424-011-0000	\$0
1740	25-16-424-012-0000	\$18,469
1741	25-16-424-015-0000	\$12,575
1742	25-16-424-016-0000	\$1,970
1743	25-16-424-017-0000	\$15,178
1744	25-16-424-018-0000	\$0
1745	25-16-424-019-0000	\$0
1746	25-16-424-020-0000	\$0
1747	25-16-424-021-0000	\$0
1748	25-16-424-022-0000	\$16,488

#	Property Number	2012 EAV
1749	25-16-424-023-0000	\$12,488
1750	25-16-424-026-0000	\$13,781
1751	25-16-424-027-0000	\$21,474
1752	25-16-424-028-0000	\$9,848
1753	25-16-424-029-0000	\$1,970
1754	25-16-424-030-0000	\$7,912
1755	25-16-424-031-0000	\$0
1756	25-16-424-032-0000	\$39,506
1757	25-16-424-033-0000	\$3,945
1758	25-16-424-034-0000	\$3,945
1759	25-16-424-037-0000	\$0
1760	25-16-424-043-0000	\$32,144
1761	25-16-424-045-0000	\$18,865
1762	25-16-424-046-0000	\$22,290
1763	25-16-424-047-0000	\$26,005
1764	25-16-424-048-0000	\$16,306
1765	25-16-424-049-0000	\$168
1766	25-16-424-050-0000	\$22,767
1767	25-16-424-051-0000	\$17,355
1768	25-16-424-053-0000	\$46,559
1769	25-16-424-054-0000	\$13,332
1770	25-16-424-055-0000	\$3,389
1771	25-16-424-056-0000	\$38,302
1772	25-16-425-003-0000	\$0
1773	25-16-425-004-0000	\$0
1774	25-16-425-005-0000	\$0
1775	25-16-425-006-0000	\$0
1776	25-16-425-007-0000	\$0
1777	25-16-425-008-0000	\$0
1778	25-16-425-009-0000	\$0
1779	25-16-425-010-0000	\$19,412
1780	25-16-425-011-0000	\$3,945
1781	25-16-425-012-0000	\$3,945
1782	25-16-425-013-0000	\$7,092
1783	25-16-425-014-0000	\$32,385
1784	25-16-425-015-0000	\$5,917
1785	25-16-425-016-0000	\$16,710
1786	25-16-425-017-0000	\$11,520
1787	25-16-425-018-0000	\$10,467
1788	25-16-425-019-0000	\$20,579
1789	25-16-425-020-0000	\$5,917
1790	25-16-425-021-0000	\$19,404
1791	25-16-425-022-0000	\$28,634
1792	25-16-425-023-0000	\$19,193
1793	25-16-425-024-0000	\$33,418
1794	25-16-425-025-0000	\$34,986

APPENDIX E

INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE 107TH & HALSTED STREET PROJECT AREA

2012 EAV - \$122,899,900

#	Property Number	2012 EAV
1795	25-16-425-026-0000	\$7,319
1796	25-16-425-027-0000	\$3,945
1797	25-16-425-028-0000	\$23,084
1798	25-16-425-029-0000	\$23,843
1799	25-16-425-030-0000	\$3,945
1800	25-16-425-031-0000	\$13,060
1801	25-16-425-032-0000	\$16,850
1802	25-16-425-033-0000	\$19,300
1803	25-16-425-034-0000	\$0
1804	25-16-425-035-0000	\$27,921
1805	25-16-425-036-0000	\$27,601
1808	25-16-425-037-0000	\$31,628
1807	25-16-425-038-0000	\$33,476
1808	25-16-425-039-0000	\$0
1809	25-16-425-040-0000	\$0
1810	25-16-426-002-0000	\$3,945
1811	25-16-426-003-0000	\$18,666
1812	25-16-426-004-0000	\$29,074
1813	25-16-426-005-0000	\$20,975
1814	25-16-426-006-0000	\$3,170
1815	25-16-426-007-0000	\$19,140
1816	25-16-426-008-0000	\$0
1817	25-16-426-009-0000	\$13,220
1818	25-16-426-010-0000	\$8,728
1819	25-16-426-011-0000	\$17,578
1820	25-16-426-012-0000	\$15,603
1821	25-16-426-013-0000	\$4,180
1822	25-16-426-016-0000	\$0
1823	25-16-426-017-0000	\$19,600
1824	25-16-426-018-0000	\$27,450
1825	25-16-426-019-0000	\$22,394
1826	25-16-426-020-0000	\$5,917
1827	25-16-426-021-0000	\$3,945
1828	25-16-426-022-0000	\$17,961
1829	25-16-426-023-0000	\$18,685
1830	25-16-426-024-0000	\$10,355
1831	25-16-426-025-0000	\$23,334
1832	25-16-426-026-0000	\$5,381
1833	25-16-426-027-0000	\$18,769
1834	25-16-426-028-0000	\$0
1835	25-16-426-029-0000	\$0
1836	25-16-426-030-0000	\$3,849
1837	25-16-426-031-0000	\$0
1838	25-16-426-032-0000	\$10,644
1839	25-16-426-036-0000	\$14,014
1840	25-16-426-037-0000	\$3,849

#	Property Number	2012 EAV
1841	25-16-426-038-0000	\$14,129
1842	25-16-426-039-0000	\$23,432
1843	25-16-426-040-0000	\$0
1844	25-16-426-041-0000	\$4,337
1845	25-16-426-042-0000	\$20,714
1846	25-16-426-043-0000	\$847
1847	25-16-426-044-0000	\$37,379
1848	25-16-426-045-0000	\$0
1849	25-16-426-046-0000	\$39,219
1850	25-16-427-001-0000	\$0
1851	25-16-427-002-0000	\$11,705
1852	25-16-427-003-0000	\$20,520
1853	25-16-427-004-0000	\$14,499
1854	25-16-427-005-0000	\$0
1855	25-16-427-006-0000	\$0
1856	25-16-427-007-0000	\$0
1857	25-16-427-008-0000	\$3,849
1858	25-16-427-009-0000	\$11,761
1859	25-16-427-010-0000	\$6,161
1860	25-16-427-011-0000	\$5,131
1861	25-16-427-012-0000	\$5,131
1862	25-16-427-013-0000	\$22,355
1863	25-16-427-014-0000	\$16,932
1864	25-16-427-015-0000	\$18,610
1865	25-16-427-016-0000	\$0
1866	25-16-427-017-0000	\$20,862
1867	25-16-427-018-0000	\$0
1868	25-16-427-019-0000	\$0
1869	25-16-427-020-0000	\$0
1870	25-16-427-021-0000	\$12,782
1871	25-16-427-022-0000	\$11,997
1872	25-16-427-023-0000	\$3,277
1873	25-16-427-024-0000	\$19,241
1874	25-16-427-025-0000	\$16,564
1875	25-16-427-026-0000	\$32,570
1876	25-16-427-027-0000	\$0
1877	25-16-427-028-0000	\$586
1878	25-16-427-029-0000	\$8,751
1879	25-16-427-030-0000	\$24,409
1880	25-16-428-001-0000	\$4,791
1881	25-16-428-002-0000	\$9,186
1882	25-16-428-003-0000	\$23,727
1883	25-16-428-004-0000	\$4,166
1884	25-16-428-005-0000	\$13,745
1885	25-16-428-006-0000	\$3,849
1886	25-16-428-007-0000	\$27,096

#	Property Number	2012 EAV
1887	25-16-428-008-0000	\$11,208
1888	25-16-428-009-0000	\$11,138
1889	25-16-428-010-0000	\$0
1890	25-16-428-011-0000	\$5,659
1891	25-16-428-012-0000	\$0
1892	25-16-428-013-0000	\$0
1893	25-16-428-014-0000	\$0
1894	25-16-428-015-0000	\$3,774
1895	25-16-428-016-0000	\$21,269
1898	25-16-428-020-0000	\$21,870
1897	25-16-428-021-0000	\$3,810
1898	25-16-428-022-0000	\$40,266
1899	25-16-428-023-0000	\$15,602
1900	25-16-428-024-0000	\$4,584
1901	25-16-428-025-0000	\$7,982
1902	25-16-428-026-0000	\$9,643
1903	25-16-428-027-0000	\$14,567
1904	25-16-428-028-0000	\$0
1905	25-16-428-029-0000	\$13,882
1906	25-16-428-030-0000	\$0
1907	25-16-428-031-0000	\$0
1908	25-16-428-037-0000	\$50,100
1909	25-16-428-038-0000	\$107,696
1910	25-16-428-039-0000	\$71,950
1911	25-16-428-040-0000	\$1,846
1912	25-16-428-042-0000	\$19,569
1913	25-16-428-043-0000	\$18,085
1914	25-16-428-044-0000	\$21,244
1915	25-16-428-045-0000	\$19,830
1916	25-16-428-046-0000	\$9,586
1917	25-16-429-004-0000	\$0
1918	25-16-429-005-0000	\$0
1919	25-16-429-006-0000	\$0
1920	25-16-429-007-0000	\$0
1921	25-16-429-008-0000	\$0
1922	25-16-429-009-0000	\$29,464
1923	25-16-429-010-0000	\$24,482
1924	25-16-429-011-0000	\$12,202
1925	25-16-429-012-0000	\$11,921
1926	25-16-429-013-0000	\$5,937
1927	25-16-429-014-0000	\$0
1928	25-16-429-015-0000	\$21,272
1929	25-16-429-016-0000	\$311
1930	25-16-429-017-0000	\$5,653
1931	25-16-429-026-0000	\$59,684
1932	25-16-429-027-0000	\$60,427

APPENDIX E

INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE 107TH & HALSTED STREET PROJECT AREA

2012 EAV - \$122,899,900

#	Property Number	2012 EAV
1933	25-16-429-028-0000	\$27,966
1934	25-16-429-029-0000	\$0
1935	25-16-429-031-0000	\$0
1936	25-16-429-032-0000	\$0
1937	25-16-429-033-0000	\$0
1938	25-16-429-034-0000	\$0
1939	25-16-429-035-0000	\$766,922
1940	25-16-430-001-0000	\$17,434
1941	25-16-430-002-0000	\$17,010
1942	25-16-430-003-0000	\$23,099
1943	25-16-430-004-0000	\$0
1944	25-16-430-005-0000	\$0
1945	25-16-430-006-0000	\$0
1946	25-16-430-008-0000	\$0
1947	25-16-430-009-0000	\$0
1948	25-16-430-010-0000	\$0
1949	25-16-430-011-0000	\$0
1950	25-16-430-012-0000	\$16,449
1951	25-16-430-013-0000	\$0
1952	25-16-430-014-0000	\$6,343
1953	25-16-430-015-0000	\$23,432
1954	25-16-430-016-0000	\$5,774
1955	25-16-430-017-0000	\$5,774
1956	25-16-430-018-0000	\$21,527
1957	25-16-430-019-0000	\$25,197
1958	25-16-430-020-0000	\$26,462
1959	25-16-430-021-0000	\$0
1960	25-16-430-022-0000	\$0
1961	25-16-430-023-0000	\$0
1962	25-16-430-024-0000	\$0
1963	25-16-430-025-0000	\$0
1964	25-16-430-026-0000	\$0
1965	25-16-430-027-0000	\$0
1966	25-16-430-030-0000	\$0
1967	25-16-430-031-0000	\$0
1968	25-16-430-032-0000	\$31,381
1969	25-16-430-033-0000	\$14,968
1970	25-16-430-034-0000	\$10,081
1971	25-16-430-035-0000	\$30,686
1972	25-16-430-039-0000	\$0
1973	25-16-430-040-0000	\$0
1974	25-16-430-041-0000	\$0
1975	25-16-430-042-0000	\$0
1976	25-16-430-043-0000	\$351,387
1977	25-16-500-017-0000	\$0
1978	25-16-500-018-0000	\$0

#	Property Number	2012 EAV
1979	25-16-500-019-0000	\$0
1980	25-16-500-020-0000	\$0
1981	25-16-500-021-0000	\$0
1982	25-16-500-022-0000	\$0
1983	25-16-500-023-0000	\$0
1984	25-16-500-024-0000	\$0
1985	25-16-500-025-0000	\$0
1986	25-16-500-026-0000	\$0
1987	25-16-500-027-0000	\$0
1988	25-16-500-028-0000	\$0
1989	25-17-308-001-0000	\$288,935
1990	25-17-400-024-0000	\$32,054
1991	25-17-400-046-0000	\$21,646
1992	25-17-400-047-0000	\$27,540
1993	25-17-400-048-0000	\$7,996
1994	25-17-400-049-0000	\$30,084
1995	25-17-400-050-0000	\$36,675
1996	25-17-400-051-0000	\$29,939
1997	25-17-400-052-0000	\$12,605
1998	25-17-400-053-0000	\$28,909
1999	25-17-400-054-0000	\$23,940
2000	25-17-400-055-0000	\$22,282
2001	25-17-400-056-0000	\$31,252
2002	25-17-400-057-0000	\$24,798
2003	25-17-400-058-0000	\$28,339
2004	25-17-400-059-0000	\$36,456
2005	25-17-400-060-0000	\$22,688
2006	25-17-400-061-0000	\$26,007
2007	25-17-400-062-0000	\$28,356
2008	25-17-400-063-0000	\$30,101
2009	25-17-400-064-0000	\$26,235
2010	25-17-400-065-0000	\$31,108
2011	25-17-400-066-0000	\$38,021
2012	25-17-400-067-0000	\$25,382
2013	25-17-400-068-0000	\$6,498
2014	25-17-400-069-0000	\$37,101
2015	25-17-400-070-0000	\$36,753
2016	25-17-400-071-0000	\$30,382
2017	25-17-400-072-0000	\$6,739
2018	25-17-400-073-0000	\$28,934
2019	25-17-401-002-0000	\$7,290
2020	25-17-401-003-0000	\$9,089
2021	25-17-401-004-0000	\$26,824
2022	25-17-401-005-0000	\$27,402
2023	25-17-401-006-0000	\$6,751
2024	25-17-401-007-0000	\$4,992

#	Property Number	2012 EAV
2025	25-17-401-008-0000	\$27,826
2026	25-17-401-009-0000	\$5,855
2027	25-17-401-010-0000	\$48,009
2028	25-17-401-011-0000	\$24,164
2029	25-17-401-012-0000	\$35,090
2030	25-17-401-013-0000	\$32,494
2031	25-17-401-022-0000	\$35,264
2032	25-17-401-023-0000	\$34,812
2033	25-17-401-024-0000	\$10,554
2034	25-17-401-025-0000	\$27,531
2035	25-17-401-026-0000	\$29,431
2036	25-17-401-027-0000	\$37,688
2037	25-17-401-028-0000	\$35,847
2038	25-17-401-029-0000	\$3,475
2039	25-17-401-030-0000	\$30,155
2040	25-17-401-031-0000	\$35,895
2041	25-17-401-032-0000	\$31,815
2042	25-17-401-033-0000	\$16,357
2043	25-17-401-034-0000	\$25,545
2044	25-17-401-035-0000	\$25,654
2045	25-17-401-036-0000	\$37,654
2046	25-17-401-037-0000	\$28,005
2047	25-17-401-038-0000	\$30,654
2048	25-17-401-039-0000	\$28,909
2049	25-17-402-003-0000	\$33,025
2050	25-17-402-004-0000	\$37,932
2051	25-17-402-005-0000	\$28,199
2052	25-17-402-006-0000	\$40,109
2053	25-17-402-007-0000	\$23,544
2054	25-17-402-008-0000	\$27,910
2055	25-17-402-009-0000	\$38,905
2056	25-17-402-010-0000	\$28,863
2057	25-17-402-011-0000	\$26,106
2058	25-17-402-012-0000	\$38,552
2059	25-17-402-013-0000	\$31,139
2060	25-17-402-014-0000	\$28,353
2061	25-17-402-015-0000	\$37,023
2062	25-17-402-016-0000	\$30,185
2063	25-17-402-017-0000	\$38,218
2064	25-17-402-018-0000	\$24,821
2065	25-17-402-019-0000	\$10,452
2066	25-17-402-020-0000	\$30,747
2067	25-17-402-021-0000	\$10,606
2068	25-17-402-022-0000	\$30,185
2069	25-17-402-023-0000	\$29,605
2070	25-17-402-024-0000	\$30,185

APPENDIX E
INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY
WITHIN THE 107TH & HALSTED STREET PROJECT AREA
2012 EAV - \$122,899,900

#	Property Number	2012 EAV
2071	25-17-402-025-0000	\$15,233
2072	25-17-402-026-0000	\$14,288
2073	25-17-402-027-0000	\$19,440
2074	25-17-402-028-0000	\$30,629
2075	25-17-402-029-0000	\$28,934
2076	25-17-402-030-0000	\$24,361
2077	25-17-402-031-0000	\$35,895
2078	25-17-402-032-0000	\$13,515
2079	25-17-402-033-0000	\$36,097
2080	25-17-402-034-0000	\$36,644
2081	25-17-402-035-0000	\$27,514
2082	25-17-402-036-0000	\$37,545
2083	25-17-402-037-0000	\$25,160
2084	25-17-402-038-0000	\$16,566
2085	25-17-402-039-0000	\$28,440
2086	25-17-402-040-0000	\$30,272
2087	25-17-402-041-0000	\$24,784
2088	25-17-402-042-0000	\$36,644
2089	25-17-402-043-0000	\$37,121
2090	25-17-402-044-0000	\$29,700
2091	25-17-402-045-0000	\$30,110
2092	25-17-402-046-0000	\$23,357
2093	25-17-402-047-0000	\$23,087
2094	25-17-402-048-0000	\$37,300
2095	25-17-402-049-0000	\$30,037
2096	25-17-402-050-0000	\$18,469
2097	25-17-403-043-0000	\$1,894
2098	25-17-403-049-0000	\$29,835
2099	25-17-403-050-0000	\$35,482
2100	25-17-403-051-0000	\$26,670
2101	25-17-403-052-0000	\$21,249
2102	25-17-403-053-0000	\$29,074
2103	25-17-403-054-0000	\$27,834
2104	25-17-403-055-0000	\$36,627
2105	25-17-403-056-0000	\$21,524
2106	25-17-403-057-0000	\$24,153
2107	25-17-403-058-0000	\$22,593
2108	25-17-403-059-0000	\$11,742
2109	25-17-403-060-0000	\$28,811
2110	25-17-403-061-0000	\$27,385
2111	25-17-403-062-0000	\$13,497
2112	25-17-403-063-0000	\$36,254
2113	25-17-403-064-0000	\$35,553
2114	25-17-403-065-0000	\$27,385
2115	25-17-403-066-0000	\$35,597
2116	25-17-403-067-0000	\$36,997

#	Property Number	2012 EAV
2117	25-17-403-068-0000	\$24,098
2118	25-17-403-069-0000	\$23,575
2119	25-17-403-070-0000	\$30,794
2120	25-17-403-071-0000	\$24,602
2121	25-17-403-072-0000	\$34,509
2122	25-17-403-073-0000	\$28,575
2123	25-17-403-074-0000	\$15,496
2124	25-17-403-075-0000	\$45,086
2125	25-17-403-076-0000	\$23,042
2126	25-17-403-077-0000	\$25,693
2127	25-17-403-078-0000	\$29,759
2128	25-17-403-079-0000	\$22,152
2129	25-17-403-080-0000	\$25,345
2130	25-17-403-081-0000	\$23,337
2131	25-17-403-082-0000	\$24,338
2132	25-17-403-083-0000	\$34,125
2133	25-17-403-084-0000	\$12,031
2134	25-17-403-085-0000	\$30,679
2135	25-17-403-086-0000	\$22,343
2136	25-17-403-087-0000	\$25,506
2137	25-17-403-088-0000	\$24,137
2138	25-17-403-089-0000	\$21,768
2139	25-17-403-090-0000	\$24,591
2140	25-17-403-091-0000	\$24,016
2141	25-17-403-092-0000	\$19,771
2142	25-17-403-093-0000	\$23,766
2143	25-17-403-094-0000	\$32,775
2144	25-17-403-095-0000	\$24,271
2145	25-17-403-097-0000	\$31,426
2146	25-17-403-098-0000	\$27,458
2147	25-17-405-027-0000	\$20,133
2148	25-17-405-028-0000	\$21,943
2149	25-17-405-029-0000	\$18,345
2150	25-17-405-030-0000	\$24,527
2151	25-17-405-031-0000	\$16,067
2152	25-17-405-032-0000	\$25,624
2153	25-17-405-033-0000	\$33,067
2154	25-17-405-034-0000	\$31,527
2155	25-17-405-035-0000	\$30,345
2156	25-17-405-036-0000	\$26,347
2157	25-17-405-037-0000	\$31,280
2158	25-17-405-038-0000	\$24,406
2159	25-17-405-039-0000	\$33,067
2160	25-17-405-040-0000	\$26,580
2161	25-17-405-041-0000	\$18,797
2162	25-17-405-042-0000	\$31,527

#	Property Number	2012 EAV
2163	25-17-405-043-0000	\$33,347
2164	25-17-405-049-0000	\$28,794
2165	25-17-405-050-0000	\$21,990
2166	25-17-405-051-0000	\$35,499
2167	25-17-405-052-0000	\$28,393
2168	25-17-405-053-0000	\$33,373
2169	25-17-405-054-0000	\$34,983
2170	25-17-405-055-0000	\$51,648
2171	25-17-405-056-0000	\$24,100
2172	25-17-405-057-0000	\$28,028
2173	25-17-405-058-0000	\$16,434
2174	25-17-405-059-0000	\$35,502
2175	25-17-405-060-0000	\$24,274
2176	25-17-405-061-0000	\$29,866
2177	25-17-405-062-0000	\$24,478
2178	25-17-405-063-0000	\$35,036
2179	25-17-405-064-0000	\$30,839
2180	25-17-405-066-0000	\$24,038
2181	25-17-405-067-0000	\$25,368
2182	25-17-405-068-0000	\$4,257
2183	25-17-405-069-0000	\$21,165
2184	25-17-405-070-0000	\$31,426
2185	25-17-405-071-0000	\$17,936
2186	25-17-405-072-0000	\$33,283
2187	25-17-405-073-0000	\$12,333
2188	25-17-405-074-0000	\$26,280
2189	25-17-405-075-0000	\$16,945
2190	25-17-405-076-0000	\$22,708
2191	25-17-405-077-0000	\$32,932
2192	25-17-405-078-0000	\$25,584
2193	25-17-405-079-0000	\$25,107
2194	25-17-405-080-0000	\$32,292
2195	25-17-405-081-0000	\$27,270
2196	25-17-405-082-0000	\$6,447
2197	25-17-405-083-0000	\$18,449
2198	25-17-407-010-0000	\$34,674
2199	25-17-407-011-0000	\$27,223
2200	25-17-407-012-0000	\$19,467
2201	25-17-407-013-0000	\$6,319
2202	25-17-407-014-0000	\$36,478
2203	25-17-407-015-0000	\$29,341
2204	25-17-407-016-0000	\$3,730
2205	25-17-407-017-0000	\$30,079
2206	25-17-407-018-0000	\$26,302
2207	25-17-407-019-0000	\$25,281
2208	25-17-407-020-0000	\$37,177

APPENDIX E

INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE 107TH & HALSTED STREET PROJECT AREA

2012 EAV - \$122,899,900

#	Property Number	2012 EAV
2209	25-17-407-021-0000	\$12,463
2210	25-17-407-022-0000	\$29,669
2211	25-17-407-023-0000	\$28,623
2212	25-17-407-024-0000	\$25,281
2213	25-17-407-025-0000	\$24,434
2214	25-17-407-026-0000	\$36,891
2215	25-17-407-027-0000	\$30,979
2216	25-17-407-028-0000	\$10,480
2217	25-17-407-029-0000	\$37,559
2218	25-17-407-030-0000	\$17,916
2219	25-17-407-031-0000	\$15,357
2220	25-17-407-032-0000	\$38,100
2221	25-17-407-033-0000	\$30,351
2222	25-17-407-034-0000	\$35,698
2223	25-17-407-035-0000	\$23,032
2224	25-17-407-036-0000	\$31,111
2225	25-17-407-037-0000	\$12,330
2226	25-17-407-038-0000	\$31,602
2227	25-17-407-039-0000	\$24,394
2228	25-17-407-040-0000	\$37,971
2229	25-17-407-041-0000	\$24,147
2230	25-17-407-042-0000	\$38,785
2231	25-17-407-043-0000	\$26,198
2232	25-17-407-044-0000	\$24,789
2233	25-17-407-045-0000	\$31,656
2234	25-17-408-047-0000	\$109,312
2235	25-17-409-010-0000	\$30,660
2236	25-17-409-011-0000	\$29,279
2237	25-17-409-012-0000	\$8,024
2238	25-17-409-013-0000	\$29,349
2239	25-17-409-014-0000	\$34,635
2240	25-17-409-015-0000	\$2,950
2241	25-17-409-016-0000	\$2,426
2242	25-17-409-017-0000	\$13,786
2243	25-17-409-018-0000	\$25,174
2244	25-17-409-019-0000	\$21,375
2245	25-17-409-020-0000	\$25,284
2246	25-17-409-021-0000	\$3,882
2247	25-17-409-022-0000	\$30,253
2248	25-17-409-023-0000	\$17,720
2249	25-17-409-024-0000	\$30,354
2250	25-17-409-025-0000	\$36,882
2251	25-17-409-026-0000	\$28,906
2252	25-17-409-027-0000	\$12,714
2253	25-17-409-028-0000	\$31,226
2254	25-17-409-029-0000	\$41,298

#	Property Number	2012 EAV
2255	25-17-409-030-0000	\$31,445
2256	25-17-409-031-0000	\$25,199
2257	25-17-409-032-0000	\$3,122
2258	25-17-409-033-0000	\$28,135
2259	25-17-409-034-0000	\$31,709
2260	25-17-409-035-0000	\$36,997
2261	25-17-409-036-0000	\$39,180
2262	25-17-409-037-0000	\$35,328
2263	25-17-409-038-0000	\$3,796
2264	25-17-409-039-0000	\$28,783
2265	25-17-410-004-0000	\$673,566
2266	25-17-411-010-0000	\$37,228
2267	25-17-411-011-0000	\$23,884
2268	25-17-411-012-0000	\$24,293
2269	25-17-411-013-0000	\$27,366
2270	25-17-411-014-0000	\$28,084
2271	25-17-411-015-0000	\$28,985
2272	25-17-411-016-0000	\$30,985
2273	25-17-411-017-0000	\$26,897
2274	25-17-411-018-0000	\$10,641
2275	25-17-411-019-0000	\$23,881
2276	25-17-411-020-0000	\$30,873
2277	25-17-411-021-0000	\$24,518
2278	25-17-411-022-0000	\$29,243
2279	25-17-411-023-0000	\$23,213
2280	25-17-411-024-0000	\$10,371
2281	25-17-411-025-0000	\$30,135
2282	25-17-411-026-0000	\$26,647
2283	25-17-411-027-0000	\$30,174
2284	25-17-411-028-0000	\$29,543
2285	25-17-411-029-0000	\$26,268
2286	25-17-411-030-0000	\$36,490
2287	25-17-411-031-0000	\$31,268
2288	25-17-411-032-0000	\$36,209
2289	25-17-412-001-0000	\$4,820
2290	25-17-412-002-0000	\$4,820
2291	25-17-412-003-0000	\$23,553
2292	25-17-412-004-0000	\$4,820
2293	25-17-412-005-0000	\$22,529
2294	25-17-412-006-0000	\$4,820
#	Property Number	2012 EAV
2295	25-17-412-007-0000	\$21,118
2296	25-17-412-008-0000	\$21,118
2297	25-17-412-009-0000	\$4,820
2298	25-17-412-010-0000	\$4,820
2299	25-17-412-011-0000	\$4,820

#	Property Number	2012 EAV
2300	25-17-412-012-0000	\$30,040
2301	25-17-412-013-0000	\$29,911
2302	25-17-412-014-0000	\$0
2303	25-17-412-015-0000	\$0
2304	25-17-412-016-0000	\$31,111
2305	25-17-412-017-0000	\$16,491
2306	25-17-412-018-0000	\$25,486
2307	25-17-412-021-0000	\$4,820
2308	25-17-412-022-0000	\$11,105
2309	25-17-412-023-0000	\$4,820
2310	25-17-412-024-0000	\$33,614
2311	25-17-412-025-0000	\$31,044
2312	25-17-412-026-0000	\$21,081
2313	25-17-412-027-0000	\$23,713
2314	25-17-412-031-0000	\$26,885
2315	25-17-412-032-0000	\$14,276
2316	25-17-412-033-0000	\$13,812
2317	25-17-412-034-0000	\$4,820
2318	25-17-412-035-0000	\$4,820
2319	25-17-412-036-0000	\$15,697
2320	25-17-412-037-0000	\$17,226
2321	25-17-412-038-0000	\$17,226
2322	25-17-412-039-0000	\$4,820
2323	25-17-412-040-0000	\$17,863
2324	25-17-412-041-0000	\$0
2325	25-17-412-042-0000	\$1,101
2326	25-17-412-043-0000	\$12,176
2327	25-17-412-044-0000	\$3,802
2328	25-17-412-045-0000	\$4,416
2329	25-17-412-046-0000	\$0
2330	25-17-412-047-0000	\$20,624
2331	25-17-412-048-0000	\$17,069
2332	25-17-412-049-0000	\$17,897
2333	25-17-413-020-0000	\$12,538
2334	25-17-413-021-0000	\$24,355
2335	25-17-413-022-0000	\$7,134
2336	25-17-413-023-0000	\$34,921
2337	25-17-413-024-0000	\$21,614
2338	25-17-413-046-0000	\$31,358
2339	25-17-413-047-0000	\$27,837
2340	25-17-413-048-0000	\$11,000
2341	25-17-413-049-0000	\$25,026
2342	25-17-413-050-0000	\$3,791
2343	25-17-413-051-0000	\$30,682
2344	25-17-413-052-0000	\$28,755
2345	25-17-413-053-0000	\$30,076

APPENDIX E

INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE 107TH & HALSTED STREET PROJECT AREA

2012 EAV - \$122,899,900

#	Property Number	2012 EAV
2346	25-17-413-054-0000	\$24,964
2347	25-17-413-055-0000	\$35,325
2348	25-17-413-056-0000	\$28,022
2349	25-17-413-057-0000	\$29,380
2350	25-17-413-058-0000	\$29,793
2351	25-17-413-059-0000	\$27,498
2352	25-17-414-001-0000	\$13,677
2353	25-17-414-002-0000	\$4,820
2354	25-17-414-003-0000	\$10,608
2355	25-17-414-004-0000	\$21,906
2356	25-17-414-005-0000	\$23,508
2357	25-17-414-006-0000	\$32,719
2358	25-17-414-007-0000	\$23,427
2359	25-17-414-008-0000	\$30,160
2360	25-17-414-009-0000	\$28,438
2361	25-17-414-010-0000	\$5,785
2362	25-17-414-011-0000	\$32,323
2363	25-17-414-012-0000	\$30,365
2364	25-17-414-013-0000	\$24,367
2365	25-17-414-014-0000	\$22,515
2366	25-17-414-015-0000	\$5,785
2367	25-17-414-016-0000	\$0
2368	25-17-414-017-0000	\$29,293
2369	25-17-414-018-0000	\$31,698
2370	25-17-414-019-0000	\$22,644
2371	25-17-414-020-0000	\$20,677
2372	25-17-414-021-0000	\$23,298
2373	25-17-414-022-0000	\$30,637
2374	25-17-414-023-0000	\$2,085
2375	25-17-414-024-0000	\$27,688
2376	25-17-414-025-0000	\$24,375
2377	25-17-414-026-0000	\$26,277
2378	25-17-414-031-0000	\$23,536
2379	25-17-414-032-0000	\$26,504
2380	25-17-414-033-0000	\$31,361
2381	25-17-414-034-0000	\$4,889
2382	25-17-414-035-0000	\$11,099
2383	25-17-414-036-0000	\$26,504
2384	25-17-414-037-0000	\$33,137
2385	25-17-414-038-0000	\$35,073
2386	25-17-414-039-0000	\$1,949
2387	25-17-414-040-0000	\$14,466
2388	25-17-414-041-0000	\$26,260
2389	25-17-414-042-0000	\$28,348
2390	25-17-414-043-0000	\$707
2391	25-17-414-044-0000	\$22,069

#	Property Number	2012 EAV
2392	25-17-414-045-0000	\$10,961
2393	25-17-414-046-0000	\$14,623
2394	25-17-414-047-0000	\$21,623
2395	25-17-414-048-0000	\$38
2396	25-17-414-049-0000	\$9,623
2397	25-17-414-050-0000	\$14,805
2398	25-17-415-005-0000	\$58,786
2399	25-17-415-006-0000	\$38,170
2400	25-17-415-008-0000	\$25,087
2401	25-17-415-009-0000	\$62,862
2402	25-17-415-010-0000	\$181,477
2403	25-17-415-011-0000	\$102,494
2404	25-17-415-012-0000	\$36,355
2405	25-17-415-013-0000	\$25,427
2406	25-17-415-014-0000	\$23,715
2407	25-17-415-015-0000	\$36,049
2408	25-17-415-016-0000	\$30,270
2409	25-17-415-017-0000	\$31,846
2410	25-17-415-018-0000	\$20,494
2411	25-17-415-019-0000	\$14,137
2412	25-17-415-020-0000	\$21,064
2413	25-17-415-021-0000	\$29,131
2414	25-17-415-022-0000	\$28,679
2415	25-17-415-023-0000	\$35,679
2416	25-17-415-024-0000	\$26,176
2417	25-17-416-009-0000	\$36,697
2418	25-17-416-010-0000	\$29,694
2419	25-17-416-011-0000	\$29,972
2420	25-17-416-012-0000	\$31,504
2421	25-17-416-013-0000	\$24,178
2422	25-17-416-014-0000	\$6,197
2423	25-17-416-015-0000	\$30,042
2424	25-17-416-016-0000	\$37,323
2425	25-17-416-017-0000	\$23,505
2426	25-17-416-018-0000	\$36,630
2427	25-17-416-019-0000	\$17,719
2428	25-17-416-020-0000	\$29,495
2429	25-17-416-021-0000	\$27,192
2430	25-17-416-022-0000	\$37,048
2431	25-17-416-023-0000	\$36,829
2432	25-17-416-024-0000	\$28,842
2433	25-17-416-025-0000	\$28,314
2434	25-17-416-026-0000	\$28,530
2435	25-17-416-027-0000	\$6,996
2436	25-17-416-028-0000	\$16,742
2437	25-17-416-029-0000	\$15,261

#	Property Number	2012 EAV
2438	25-17-416-030-0000	\$968
2439	25-17-416-031-0000	\$28,611
2440	25-17-416-032-0000	\$28,146
2441	25-17-416-033-0000	\$24,248
2442	25-17-416-034-0000	\$29,007
2443	25-17-416-035-0000	\$35,325
2444	25-17-416-036-0000	\$33,288
2445	25-17-416-037-0000	\$29,621
2446	25-17-416-038-0000	\$27,433
2447	25-17-417-001-0000	\$49,990
2448	25-17-417-002-0000	\$39,194
2449	25-17-417-003-0000	\$39,194
2450	25-17-417-005-0000	\$164,405
2451	25-17-417-006-0000	\$201,285
2452	25-17-417-007-0000	\$201,285
2453	25-17-417-009-0000	\$56,923
2454	25-17-417-010-0000	\$134,697
2455	25-17-417-011-0000	\$32,427
2456	25-17-417-012-0000	\$26,089
2457	25-17-417-013-0000	\$16,016
2458	25-17-417-014-0000	\$34,913
2459	25-17-417-015-0000	\$28,426
2460	25-17-417-016-0000	\$31,052
2461	25-17-417-017-0000	\$37,023
2462	25-17-417-018-0000	\$18,316
2463	25-17-417-019-0000	\$29,610
2464	25-17-417-020-0000	\$27,071
2465	25-17-417-021-0000	\$25,890
2466	25-17-417-022-0000	\$2,632
2467	25-17-417-026-0000	\$17,824
2468	25-17-417-027-0000	\$27,604
2469	25-17-417-028-0000	\$19,716
2470	25-17-417-029-0000	\$17,089
2471	25-17-417-030-0000	\$33,488
2472	25-17-417-031-0000	\$19,998
2473	25-17-417-032-0000	\$17,510
2474	25-17-418-001-0000	\$11,225
2475	25-17-418-002-0000	\$11,694
2476	25-17-418-003-0000	\$106,632
2477	25-17-418-011-0000	\$0
2478	25-17-418-012-0000	\$9,289
2479	25-17-418-013-0000	\$67,607
2480	25-17-418-014-0000	\$8,742
2481	25-17-418-015-0000	\$0
2482	25-17-418-016-0000	\$0
2483	25-17-418-017-0000	\$4,002

APPENDIX E

INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE 107TH & HALSTED STREET PROJECT AREA

2012 EAV - \$122,899,900

#	Property Number	2012 EAV
2484	25-17-418-018-0000	\$34,096
2485	25-17-418-019-0000	\$30,306
2486	25-17-418-020-0000	\$29,506
2487	25-17-418-021-0000	\$25,104
2488	25-17-418-022-0000	\$21,398
2489	25-17-418-023-0000	\$34,240
2490	25-17-418-024-0000	\$27,778
2491	25-17-418-025-0000	\$8,077
2492	25-17-418-026-0000	\$25,306
2493	25-17-418-027-0000	\$7,185
2494	25-17-418-028-0000	\$28,348
2495	25-17-418-029-0000	\$28,844
2496	25-17-418-030-0000	\$28,712
2497	25-17-418-031-0000	\$33,591
2498	25-17-418-033-0000	\$125,346
2499	25-17-418-034-0000	\$26,190
2500	25-17-418-035-0000	\$233,249
2501	25-17-418-038-0000	\$45,902
2502	25-17-418-039-0000	\$149,042
2503	25-17-419-001-0000	\$77,937
2504	25-17-419-002-0000	\$192,094
2505	25-17-419-003-0000	\$167,643
2506	25-17-419-004-0000	\$42,269
2507	25-17-419-005-0000	\$10,442
2508	25-17-419-006-0000	\$352,695
2509	25-17-419-007-0000	\$11,309
2510	25-17-419-009-0000	\$139,767
2511	25-17-419-012-0000	\$35,264
2512	25-17-419-013-0000	\$29,953
2513	25-17-419-014-0000	\$28,926
2514	25-17-419-015-0000	\$35,707
2515	25-17-419-016-0000	\$35,120
2516	25-17-419-017-0000	\$34,674
2517	25-17-419-018-0000	\$6,933
2518	25-17-419-019-0000	\$24,680
2519	25-17-419-020-0000	\$24,998
2520	25-17-419-021-0000	\$29,268
2521	25-17-419-022-0000	\$16,141
2522	25-17-419-023-0000	\$7,753
2523	25-17-419-024-0000	\$30,615
2524	25-17-419-025-0000	\$30,592
2525	25-17-419-026-0000	\$35,264
2526	25-17-419-027-0000	\$39,640
2527	25-17-419-028-0000	\$114,940
2528	25-17-419-029-0000	\$7,146
2529	25-17-419-031-0000	\$16,503

#	Property Number	2012 EAV
2530	25-17-419-032-0000	\$119,241
2531	25-17-420-003-0000	\$35,390
2532	25-17-420-004-0000	\$17,981
2533	25-17-420-005-0000	\$19,064
2534	25-17-420-006-0000	\$30,379
2535	25-17-420-027-0000	\$21,353
2536	25-17-420-028-0000	\$10,371
2537	25-17-420-029-0000	\$36,091
2538	25-17-420-030-0000	\$25,727
2539	25-17-420-031-0000	\$27,986
2540	25-17-420-032-0000	\$23,003
2541	25-17-420-033-0000	\$21,471
2542	25-17-420-034-0000	\$6,991
2543	25-17-420-035-0000	\$23,575
2544	25-17-420-036-0000	\$32,584
2545	25-17-420-037-0000	\$27,826
2546	25-17-420-038-0000	\$25,393
2547	25-17-420-039-0000	\$32,433
2548	25-17-420-040-0000	\$33,970
2549	25-17-420-041-0000	\$6,798
2550	25-17-420-042-0000	\$21,437
2551	25-17-420-043-0000	\$27,930
2552	25-17-420-044-0000	\$32,983
2553	25-17-420-045-0000	\$8,774
2554	25-17-420-046-0000	\$16,605
2555	25-17-420-047-0000	\$31,835
2556	25-17-420-048-0000	\$27,655
2557	25-17-420-049-0000	\$27,543
2558	25-17-420-050-0000	\$11,267
2559	25-17-420-051-0000	\$19,173
2560	25-17-420-052-0000	\$28,712
2561	25-17-420-053-0000	\$22,902
2562	25-17-420-054-0000	\$25,609
2563	25-17-420-055-0000	\$26,547
2564	25-17-420-056-0000	\$26,064
2565	25-17-420-057-0000	\$26,547
2566	25-17-420-058-0000	\$24,498
2567	25-17-420-059-0000	\$10,195
2568	25-17-420-060-0000	\$6,360
2569	25-17-420-061-0000	\$33,145
2570	25-17-420-062-0000	\$37,786
2571	25-17-421-001-0000	\$10,705
2572	25-17-421-002-0000	\$28,463
2573	25-17-421-003-0000	\$24,212
2574	25-17-421-004-0000	\$31,010
2575	25-17-421-005-0000	\$25,082

#	Property Number	2012 EAV
2576	25-17-421-006-0000	\$28,724
2577	25-17-421-007-0000	\$30,935
2578	25-17-421-008-0000	\$26,844
2579	25-17-421-009-0000	\$29,725
2580	25-17-421-010-0000	\$26,030
2581	25-17-421-011-0000	\$22,582
2582	25-17-421-012-0000	\$13,607
2583	25-17-421-013-0000	\$26,987
2584	25-17-422-001-0000	\$17,249
2585	25-17-422-002-0000	\$16,946
2586	25-17-422-003-0000	\$54,934
2587	25-17-422-004-0000	\$23,791
2588	25-17-422-005-0000	\$24,277
2589	25-17-422-006-0000	\$14,830
2590	25-17-422-007-0000	\$23,727
2591	25-17-422-008-0000	\$21,676
2592	25-17-422-009-0000	\$29,434
2593	25-17-422-010-0000	\$20,739
2594	25-17-422-011-0000	\$17,706
2595	25-17-422-012-0000	\$28,272
2596	25-17-422-013-0000	\$29,383
2597	25-17-422-014-0000	\$36,156
2598	25-17-422-015-0000	\$20,200
2599	25-17-422-016-0000	\$7,357
2600	25-17-422-017-0000	\$36,383
2601	25-17-422-018-0000	\$6,044
2602	25-17-422-019-0000	\$23,553
2603	25-17-422-020-0000	\$33,791
2604	25-17-422-021-0000	\$27,262
2605	25-17-422-022-0000	\$35,342
2606	25-17-422-023-0000	\$21,768
2607	25-17-422-024-0000	\$853
2608	25-17-422-025-0000	\$27,169
2609	25-17-422-026-0000	\$17,599
2610	25-17-422-027-0000	\$21,807
2611	25-17-422-028-0000	\$31,633
2612	25-17-422-029-0000	\$22,316
2613	25-17-422-030-0000	\$23,151
2614	25-17-423-001-0000	\$25,410
2615	25-17-423-002-0000	\$34,837
2616	25-17-423-003-0000	\$33,970
2617	25-17-423-004-0000	\$31,266
2618	25-17-423-005-0000	\$24,296
2619	25-17-423-006-0000	\$33,095
2620	25-17-423-007-0000	\$11,351
2621	25-17-423-008-0000	\$22,100

APPENDIX E

INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE 107TH & HALSTED STREET PROJECT AREA

2012 EAV - \$122,899,900

#	Property Number	2012 EAV
2622	25-17-423-009-0000	\$15,192
2623	25-17-423-010-0000	\$34,565
2624	25-17-423-011-0000	\$29,436
2625	25-17-423-012-0000	\$131,089
2626	25-17-423-013-0000	\$116,068
2627	25-17-423-014-0000	\$7,499
2628	25-17-423-015-0000	\$12,499
2629	25-17-423-016-0000	\$190,035
2630	25-17-423-030-0000	\$139,284
2631	25-17-423-031-0000	\$378,750
2632	25-17-423-032-0000	\$34,335
2633	25-17-423-033-0000	\$56,488
2634	25-17-424-001-0000	\$24,119
2635	25-17-424-002-0000	\$20,194
2636	25-17-424-003-0000	\$29,543
2637	25-17-424-004-0000	\$28,945
2638	25-17-424-005-0000	\$20,208
2639	25-17-424-006-0000	\$34,498
2640	25-17-424-007-0000	\$13,175
2641	25-17-424-008-0000	\$30,595
2642	25-17-424-009-0000	\$2,957
2643	25-17-424-010-0000	\$31,153
2644	25-17-424-011-0000	\$8,691
2645	25-17-424-012-0000	\$30,957
2646	25-17-424-013-0000	\$28,000
2647	25-17-424-014-0000	\$35,718
2648	25-17-424-015-0000	\$22,430
2649	25-17-424-016-0000	\$39,873
2650	25-17-424-017-0000	\$29,734
2651	25-17-424-018-0000	\$21,620
2652	25-17-424-019-0000	\$33,513
2653	25-17-424-020-0000	\$35,578
2654	25-17-424-021-0000	\$29,262
2655	25-17-424-022-0000	\$22,770
2656	25-17-424-023-0000	\$25,090
2657	25-17-424-024-0000	\$17,105
2658	25-17-424-025-0000	\$21,516
2659	25-17-424-026-0000	\$22,021
2660	25-17-424-027-0000	\$19,564
2661	25-17-424-028-0000	\$5,134
2662	25-17-424-029-0000	\$28,154
2663	25-17-424-030-0000	\$17,747
2664	25-17-424-031-0000	\$27,935
2665	25-17-424-032-0000	\$24,066
2666	25-17-424-033-0000	\$33,443
2667	25-17-424-034-0000	\$30,199

#	Property Number	2012 EAV
2668	25-17-424-035-0000	\$28,945
2669	25-17-424-036-0000	\$36,927
2670	25-17-424-037-0000	\$8,610
2671	25-17-424-038-0000	\$30,931
2672	25-17-424-039-0000	\$19,832
2673	25-17-424-040-0000	\$26,297
2674	25-17-424-041-0000	\$15,455
2675	25-17-424-042-0000	\$30,500
2676	25-17-425-001-0000	\$21,295
2677	25-17-425-002-0000	\$29,751
2678	25-17-425-003-0000	\$40,359
2679	25-17-425-004-0000	\$29,170
2680	25-17-425-005-0000	\$38,094
2681	25-17-425-006-0000	\$6,678
2682	25-17-425-007-0000	\$32,211
2683	25-17-425-008-0000	\$37,202
2684	25-17-425-009-0000	\$4,164
2685	25-17-425-010-0000	\$36,361
2686	25-17-425-011-0000	\$21,931
2687	25-17-425-012-0000	\$29,652
2688	25-17-425-013-0000	\$27,674
2689	25-17-425-014-0000	\$11,119
2690	25-17-425-015-0000	\$26,381
2691	25-17-425-016-0000	\$34,672
2692	25-17-425-017-0000	\$31,294
2693	25-17-425-018-0000	\$27,357
2694	25-17-425-019-0000	\$6,581
2695	25-17-425-020-0000	\$24,928
2696	25-17-425-021-0000	\$32,879
2697	25-17-425-022-0000	\$911
2698	25-17-425-023-0000	\$20,565
2699	25-17-425-024-0000	\$21,454
2700	25-17-425-025-0000	\$26,451
2701	25-17-425-026-0000	\$28,553
2702	25-17-425-027-0000	\$850
2703	25-17-425-028-0000	\$5,995
2704	25-17-425-029-0000	\$29,001
2705	25-17-425-030-0000	\$21,993
2706	25-17-426-001-0000	\$26,639
2707	25-17-426-002-0000	\$26,970
2708	25-17-426-003-0000	\$29,349
2709	25-17-426-004-0000	\$6,551
2710	25-17-426-005-0000	\$27,324
2711	25-17-426-006-0000	\$36,902
2712	25-17-426-007-0000	\$24,527
2713	25-17-426-008-0000	\$22,371

#	Property Number	2012 EAV
2714	25-17-426-009-0000	\$20,882
2715	25-17-426-010-0000	\$36,700
2716	25-17-426-011-0000	\$31,527
2717	25-17-426-012-0000	\$19,341
2718	25-17-426-013-0000	\$12,579
2719	25-17-426-014-0000	\$20,898
2720	25-17-426-015-0000	\$21,544
2721	25-17-426-016-0000	\$26,903
2722	25-17-426-017-0000	\$34,094
2723	25-17-426-018-0000	\$28,979
2724	25-17-426-019-0000	\$34,593
2725	25-17-426-020-0000	\$13,043
2726	25-17-426-021-0000	\$24,947
2727	25-17-426-022-0000	\$26,852
2728	25-17-426-023-0000	\$26,917
2729	25-17-426-024-0000	\$27,444
2730	25-17-426-025-0000	\$29,007
2731	25-17-426-026-0000	\$4,463
2732	25-17-426-027-0000	\$27,032
2733	25-17-426-028-0000	\$35,191
2734	25-17-426-029-0000	\$28,536
2735	25-17-426-030-0000	\$27,186
2736	25-17-427-001-0000	\$0
2737	25-17-427-002-0000	\$3,612
2738	25-17-427-003-0000	\$24,226
2739	25-17-427-004-0000	\$4,345
2740	25-17-427-005-0000	\$7,079
2741	25-17-427-006-0000	\$6,485
2742	25-17-427-007-0000	\$24,498
2743	25-17-427-008-0000	\$28,510
2744	25-17-427-009-0000	\$36,234
2745	25-17-427-010-0000	\$24,492
2746	25-17-427-011-0000	\$29,363
2747	25-17-427-012-0000	\$28,898
2748	25-17-427-013-0000	\$29,363
2749	25-17-427-014-0000	\$24,363
2750	25-17-427-015-0000	\$28,416
2751	25-17-427-016-0000	\$32,803
2752	25-17-427-017-0000	\$31,061
2753	25-17-427-018-0000	\$14,699
2754	25-17-427-019-0000	\$2,680
2755	25-17-427-020-0000	\$29,187
2756	25-17-427-021-0000	\$29,363
2757	25-17-427-022-0000	\$24,678
2758	25-17-427-023-0000	\$37,421
2759	25-17-427-024-0000	\$31,818

APPENDIX E

INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE 107TH & HALSTED STREET PROJECT AREA

2012 EAV - \$122,899,900

#	Property Number	2012 EAV
2760	25-17-427-025-0000	\$30,643
2761	25-17-427-026-0000	\$30,160
2762	25-17-427-027-0000	\$7,482
2763	25-17-427-028-0000	\$19,995
2764	25-17-427-029-0000	\$32,817
2765	25-17-427-030-0000	\$27,815
2766	25-17-427-031-0000	\$33,718
2767	25-17-427-032-0000	\$24,995
2768	25-17-427-033-0000	\$27,127
2769	25-17-427-034-0000	\$30,188
2770	25-17-427-035-0000	\$28,073
2771	25-17-427-036-0000	\$31,249
2772	25-17-427-037-0000	\$18,578
2773	25-17-427-038-0000	\$28,031
2774	25-17-427-039-0000	\$30,803
2775	25-17-427-040-0000	\$30,772
2776	25-17-427-041-0000	\$27,697
2777	25-17-427-042-0000	\$9,643
2778	25-17-427-043-0000	\$27,621
2779	25-17-427-044-0000	\$29,209
2780	25-17-427-045-0000	\$12,044
2781	25-17-427-046-0000	\$29,672
2782	25-17-428-001-0000	\$38,159
2783	25-17-428-002-0000	\$30,668
2784	25-17-428-003-0000	\$11,151
2785	25-17-428-004-0000	\$29,781
2786	25-17-428-005-0000	\$5,278
2787	25-17-428-006-0000	\$21,490
2788	25-17-428-007-0000	\$24,714
2789	25-17-428-008-0000	\$27,295
2790	25-17-428-009-0000	\$20,458
2791	25-17-428-010-0000	\$24,726
2792	25-17-428-011-0000	\$15,211
2793	25-17-428-012-0000	\$25,887
2794	25-17-428-013-0000	\$21,131
2795	25-17-428-014-0000	\$26,490
2796	25-17-428-015-0000	\$26,880
2797	25-17-428-016-0000	\$29,473
2798	25-17-428-017-0000	\$24,347
2799	25-17-428-018-0000	\$27,935
2800	25-17-428-019-0000	\$24,274
2801	25-17-428-020-0000	\$27,475
2802	25-17-428-021-0000	\$22,621
2803	25-17-428-022-0000	\$32,904
2804	25-17-428-023-0000	\$22,952
2805	25-17-428-024-0000	\$20,232

#	Property Number	2012 EAV
2806	25-17-428-025-0000	\$24,945
2807	25-17-428-026-0000	\$12,385
2808	25-17-428-027-0000	\$6,239
2809	25-17-428-028-0000	\$35,241
2810	25-17-428-029-0000	\$18,791
2811	25-17-428-030-0000	\$32,747
2812	25-17-428-031-0000	\$27,038
2813	25-17-428-032-0000	\$7,411
2814	25-17-428-033-0000	\$26,398
2815	25-17-428-034-0000	\$2,670
2816	25-17-428-035-0000	\$22,677
2817	25-17-428-036-0000	\$34,071
2818	25-17-428-037-0000	\$35,822
2819	25-17-428-038-0000	\$27,610
2820	25-17-428-039-0000	\$10,252
2821	25-17-428-040-0000	\$23,255
2822	25-17-428-041-0000	\$22,781
2823	25-17-428-042-0000	\$33,995
2824	25-17-428-043-0000	\$29,271
2825	25-17-428-044-0000	\$26,552
2826	25-17-429-001-0000	\$29,038
2827	25-17-429-002-0000	\$34,007
2828	25-17-429-003-0000	\$34,085
2829	25-17-429-004-0000	\$24,793
2830	25-17-429-005-0000	\$31,229
2831	25-17-429-006-0000	\$25,455
2832	25-17-429-007-0000	\$22,012
2833	25-17-429-008-0000	\$12,845
2834	25-17-429-009-0000	\$32,935
2835	25-17-429-010-0000	\$12,738
2836	25-17-429-011-0000	\$26,791
2837	25-17-429-012-0000	\$26,687
2838	25-17-429-013-0000	\$28,252
2839	25-17-429-014-0000	\$24,061
2840	25-17-429-015-0000	\$26,872
2841	25-17-429-016-0000	\$26,488
2842	25-17-429-017-0000	\$22,458
2843	25-17-429-018-0000	\$34,391
2844	25-17-429-019-0000	\$27,921
2845	25-17-429-020-0000	\$21,934
2846	25-17-429-021-0000	\$29,114
2847	25-17-429-022-0000	\$27,024
2848	25-17-429-023-0000	\$19,434
2849	25-17-429-024-0000	\$11,736
2850	25-17-429-025-0000	\$26,729
2851	25-17-429-026-0000	\$30,825

#	Property Number	2012 EAV
2852	25-17-429-027-0000	\$26,485
2853	25-17-429-028-0000	\$6,987
2854	25-17-429-029-0000	\$36,069
2855	25-17-429-030-0000	\$36,910
2856	25-17-429-031-0000	\$23,308
2857	25-17-429-032-0000	\$26,485
2858	25-17-429-033-0000	\$27,391
2859	25-17-429-034-0000	\$9,279
2860	25-17-429-035-0000	\$29,108
2861	25-17-429-036-0000	\$31,667
2862	25-17-429-037-0000	\$20,021
2863	25-17-429-038-0000	\$9,840
2864	25-17-429-039-0000	\$22,327
2865	25-17-429-040-0000	\$31,793
2866	25-17-429-041-0000	\$27,001
2867	25-17-429-042-0000	\$1,661
2868	25-17-429-043-0000	\$26,827
2869	25-17-429-044-0000	\$7,278
2870	25-17-501-002-0000	\$0
2871	25-17-501-003-0000	\$0
2872	25-20-201-046-0000	\$1,443,728
2873	25-20-201-047-0000	\$617,858
2874	25-20-202-001-0000	\$28,597
2875	25-20-202-002-0000	\$29,661
2876	25-20-202-003-0000	\$21,451
2877	25-20-202-004-0000	\$25,999
2878	25-20-202-005-0000	\$35,432
2879	25-20-202-006-0000	\$32,809
2880	25-20-202-007-0000	\$25,399
2881	25-20-203-001-0000	\$26,021
2882	25-20-203-002-0000	\$25,374
2883	25-20-203-003-0000	\$25,525
2884	25-20-203-004-0000	\$35,684
2885	25-20-203-005-0000	\$19,451
2886	25-20-203-006-0000	\$18,784
2887	25-20-203-007-0000	\$39,685
2888	25-20-203-008-0000	\$14,342
2889	25-20-203-009-0000	\$21,317
2890	25-20-203-010-0000	\$26,232
2891	25-20-203-011-0000	\$7,365
2892	25-20-203-012-0000	\$27,478
2893	25-20-203-013-0000	\$32,719
2894	25-20-203-014-0000	\$7,365
2895	25-20-203-015-0000	\$30,940
2896	25-20-203-023-0000	\$17,495
2897	25-20-203-024-0000	\$19,100

APPENDIX E

INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE 107TH & HALSTED STREET PROJECT AREA

2012 EAV - \$122,899,900

#	Property Number	2012 EAV
2898	25-20-203-025-0000	\$26,204
2899	25-20-203-026-0000	\$26,723
2900	25-20-203-027-0000	\$19,577
2901	25-20-203-028-0000	\$25,029
2902	25-20-203-029-0000	\$23,373
2903	25-20-203-030-0000	\$5,441
2904	25-20-203-031-0000	\$9,873
2905	25-20-203-032-0000	\$22,470
2906	25-20-203-033-0000	\$35,373
2907	25-20-203-034-0000	\$21,165
2908	25-20-203-035-0000	\$24,074
2909	25-20-204-001-0000	\$35,289
2910	25-20-204-002-0000	\$3,690
2911	25-20-204-003-0000	\$31,355
2912	25-20-204-004-0000	\$15,189
2913	25-20-204-005-0000	\$27,203
2914	25-20-204-006-0000	\$3,050
2915	25-20-204-007-0000	\$9,595
2916	25-20-204-008-0000	\$8,260
2917	25-20-204-009-0000	\$25,811
2918	25-20-204-010-0000	\$20,838
2919	25-20-204-011-0000	\$35,250
2920	25-20-204-012-0000	\$25,161
2921	25-20-204-013-0000	\$26,830
2922	25-20-204-014-0000	\$9,408
2923	25-20-204-015-0000	\$22,553
2924	25-20-204-016-0000	\$4,344
2925	25-20-204-017-0000	\$7,933
2926	25-20-204-022-0000	\$33,603
2927	25-20-204-023-0000	\$45,153
2928	25-20-204-024-0000	\$49,743
2929	25-20-204-025-0000	\$30,491
2930	25-20-204-026-0000	\$47,496
2931	25-20-204-027-0000	\$51,432
2932	25-20-204-028-0000	\$31,414
2933	25-20-204-029-0000	\$49,095
2934	25-20-204-030-0000	\$56,064
2935	25-20-204-031-0000	\$66,605
2936	25-20-204-032-0000	\$32,579
2937	25-20-204-033-0000	\$25,587
2938	25-20-204-034-0000	\$4,598
2939	25-20-204-035-0000	\$26,892
2940	25-20-204-036-0000	\$23,929
2941	25-20-204-037-0000	\$29,759
2942	25-20-205-011-0000	\$34,974
2943	25-20-205-012-0000	\$28,760

#	Property Number	2012 EAV
2944	25-20-205-013-0000	\$33,617
2945	25-20-205-014-0000	\$28,011
2946	25-20-205-015-0000	\$27,899
2947	25-20-205-016-0000	\$34,972
2948	25-20-205-017-0000	\$23,294
2949	25-20-205-018-0000	\$18,795
2950	25-20-205-019-0000	\$24,543
2951	25-20-205-020-0000	\$29,694
2952	25-20-205-021-0000	\$16,704
2953	25-20-205-025-0000	\$114,544
2954	25-20-205-026-0000	\$181,396
2955	25-20-205-027-0000	\$12,499
2956	25-20-205-028-0000	\$14,999
2957	25-20-205-029-0000	\$11,452
2958	25-20-205-035-0000	\$62,601
2959	25-20-205-037-0000	\$84,959
2960	25-20-205-038-0000	\$75,987
2961	25-20-205-039-0000	\$90,570
2962	25-20-205-040-0000	\$90,570
2963	25-20-205-041-0000	\$92,877
2964	25-20-205-042-0000	\$23,185
2965	25-20-205-043-0000	\$16,238
2966	25-20-205-044-0000	\$23,258
2967	25-20-205-045-0000	\$3,924
2968	25-20-205-046-0000	\$23,211
2969	25-20-205-047-0000	\$23,211
2970	25-20-205-048-0000	\$16,202
2971	25-20-205-049-0000	\$16,222
2972	25-20-205-050-0000	\$23,211
2973	25-20-205-051-0000	\$23,174
2974	25-20-205-052-0000	\$16,129
2975	25-20-205-053-0000	\$16,037
2976	25-20-205-054-0000	\$426,103
2977	25-20-207-038-0000	\$261,527
2978	25-20-207-039-0000	\$89,482
2979	25-20-207-040-0000	\$158,971
2980	25-20-207-041-0000	\$401,181
2981	25-20-209-020-0000	\$196,030
2982	25-20-210-006-0000	\$27,890
2983	25-20-210-007-0000	\$28,045
2984	25-20-210-008-0000	\$20,130
2985	25-20-210-009-0000	\$1,691
2986	25-20-210-010-0000	\$35,199
2987	25-20-210-011-0000	\$8,304
2988	25-20-210-012-0000	\$34,879
2989	25-20-210-013-0000	\$25,503

#	Property Number	2012 EAV
2990	25-20-210-014-0000	\$27,565
2991	25-20-210-015-0000	\$27,975
2992	25-20-210-016-0000	\$28,620
2993	25-20-210-017-0000	\$32,985
2994	25-20-210-018-0000	\$1,717
2995	25-20-210-019-0000	\$30,920
2996	25-20-210-020-0000	\$27,890
2997	25-20-210-021-0000	\$22,565
2998	25-20-210-022-0000	\$35,056
2999	25-20-210-023-0000	\$20,736
3000	25-20-210-024-0000	\$34,397
3001	25-20-210-025-0000	\$34,040
3002	25-20-210-027-0000	\$26,622
3003	25-20-210-028-0000	\$27,551
3004	25-20-210-029-0000	\$7,732
3005	25-20-210-030-0000	\$17,551
3006	25-20-210-031-0000	\$14,728
3007	25-20-210-032-0000	\$31,841
3008	25-20-210-033-0000	\$25,469
3009	25-20-210-034-0000	\$27,514
3010	25-20-210-035-0000	\$12,920
3011	25-20-210-037-0000	\$0
3012	25-20-210-039-0000	\$11,037
3013	25-20-210-040-0000	\$25,654
3014	25-20-210-041-0000	\$15,379
3015	25-20-210-043-0000	\$0
3016	25-20-210-044-0000	\$0
3017	25-20-210-046-0000	\$1,142,163
3018	25-20-210-047-0000	\$440,760
3019	25-20-211-001-0000	\$34,088
3020	25-20-211-002-0000	\$21,457
3021	25-20-211-003-0000	\$41,831
3022	25-20-211-004-0000	\$29,927
3023	25-20-211-005-0000	\$7,365
3024	25-20-211-008-0000	\$24,774
3025	25-20-211-009-0000	\$26,636
3026	25-20-211-010-0000	\$13,295
3027	25-20-211-011-0000	\$10,254
3028	25-20-211-012-0000	\$30,946
3029	25-20-211-013-0000	\$25,099
3030	25-20-211-014-0000	\$36,439
3031	25-20-211-015-0000	\$22,492
3032	25-20-211-016-0000	\$34,119
3033	25-20-211-017-0000	\$21,928
3034	25-20-211-018-0000	\$23,760
3035	25-20-211-019-0000	\$10,914

APPENDIX E

INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE 107TH & HALSTED STREET PROJECT AREA

2012 EAV - \$122,899,900

#	Property Number	2012 EAV
3036	25-20-211-020-0000	\$35,409
3037	25-20-211-021-0000	\$15,303
3038	25-20-211-022-0000	\$29,032
3039	25-20-211-023-0000	\$25,935
3040	25-20-211-024-0000	\$0
3041	25-20-211-025-0000	\$26,796
3042	25-20-211-026-0000	\$31,383
3043	25-20-211-027-0000	\$9,652
3044	25-20-211-028-0000	\$24,173
3045	25-20-211-029-0000	\$34,742
3046	25-20-211-030-0000	\$27,063
3047	25-20-211-031-0000	\$27,545
3048	25-20-211-032-0000	\$28,971
3049	25-20-211-033-0000	\$36,896
3050	25-20-212-001-0000	\$32,896
3051	25-20-212-002-0000	\$29,633
3052	25-20-212-003-0000	\$22,568
3053	25-20-212-004-0000	\$6,248
3054	25-20-212-005-0000	\$30,701
3055	25-20-212-006-0000	\$6,504
3056	25-20-212-007-0000	\$18,189
3057	25-20-212-008-0000	\$25,508
3058	25-20-212-009-0000	\$19,403
3059	25-20-212-010-0000	\$24,532
3060	25-20-212-011-0000	\$5,498
3061	25-20-212-012-0000	\$6,771
3062	25-20-212-013-0000	\$6,375
3063	25-20-212-014-0000	\$9,023
3064	25-20-212-015-0000	\$24,512
3065	25-20-212-016-0000	\$17,714
3066	25-20-212-017-0000	\$14,656
3067	25-20-212-018-0000	\$126,894
3068	25-20-212-019-0000	\$37,721
3069	25-20-212-020-0000	\$50,220
3070	25-20-212-021-0000	\$12,499
3071	25-20-212-022-0000	\$12,499
3072	25-20-212-023-0000	\$0
3073	25-20-212-028-0000	\$5,000
3074	25-20-212-029-0000	\$19,639
3075	25-20-212-030-0000	\$0
3076	25-20-212-031-0000	\$0
3077	25-20-212-032-0000	\$0
3078	25-20-212-033-0000	\$6,248
3079	25-20-212-035-0000	\$190,784
3080	25-20-216-036-0000	\$12,737
3081	25-20-216-037-0000	\$1,546

#	Property Number	2012 EAV
3082	25-20-217-001-0000	\$101,321
3083	25-20-217-002-0000	\$70,592
3084	25-20-217-003-0000	\$0
3085	25-20-217-004-0000	\$0
3086	25-20-217-005-0000	\$0
3087	25-20-217-006-0000	\$33,440
3088	25-20-217-007-0000	\$33,440
3089	25-20-217-008-0000	\$147,373
3090	25-20-217-009-0000	\$98,249
3091	25-20-217-010-0000	\$6,248
3092	25-20-217-011-0000	\$6,248
3093	25-20-217-012-0000	\$79,376
3094	25-20-217-013-0000	\$79,376
3095	25-20-217-014-0000	\$86,351
3096	25-20-217-015-0000	\$74,848
3097	25-20-217-016-0000	\$23,121
3098	25-20-217-017-0000	\$28,157
3099	25-20-217-018-0000	\$33,047
3100	25-20-217-019-0000	\$26,047
3101	25-20-217-020-0000	\$28,059
3102	25-20-217-021-0000	\$22,512
3103	25-20-217-022-0000	\$28,045
3104	25-20-217-023-0000	\$26,047
3105	25-20-217-024-0000	\$28,297
3106	25-20-217-025-0000	\$28,353
3107	25-20-217-026-0000	\$6,904
3108	25-20-217-027-0000	\$28,589
3109	25-20-217-028-0000	\$19,937
3110	25-20-217-029-0000	\$17,052
3111	25-20-217-030-0000	\$28,881
3112	25-20-226-017-0000	\$11,635
3113	25-20-226-019-0000	\$4,206
3114	25-20-227-001-0000	\$6,451
3115	25-20-227-002-0000	\$26,810
3116	25-20-227-003-0000	\$27,461
3117	25-20-227-004-0000	\$34,428
3118	25-20-227-005-0000	\$23,092
3119	25-20-227-006-0000	\$25,525
3120	25-20-227-007-0000	\$38,720
3121	25-20-227-008-0000	\$25,163
3122	25-20-227-009-0000	\$27,551
3123	25-20-227-010-0000	\$25,525
3124	25-20-227-011-0000	\$10,005
3125	25-20-227-012-0000	\$27,436
3126	25-20-227-013-0000	\$34,601
3127	25-20-227-014-0000	\$16,642

#	Property Number	2012 EAV
3128	25-20-227-015-0000	\$23,129
3129	25-20-227-020-0000	\$26,359
3130	25-20-227-021-0000	\$26,861
3131	25-20-227-022-0000	\$25,166
3132	25-20-227-023-0000	\$12,276
3133	25-20-227-024-0000	\$22,397
3134	25-20-227-025-0000	\$2,067
3135	25-20-227-026-0000	\$32,792
3136	25-20-227-027-0000	\$38,605
3137	25-20-227-028-0000	\$23,247
3138	25-20-227-029-0000	\$23,870
3139	25-20-227-030-0000	\$14,785
3140	25-20-227-031-0000	\$36,678
3141	25-20-227-032-0000	\$24,290
3142	25-20-227-033-0000	\$12,565
3143	25-20-227-034-0000	\$27,399
3144	25-20-228-004-0000	\$24,066
3145	25-20-228-005-0000	\$14,592
3146	25-20-228-006-0000	\$9,913
3147	25-20-228-007-0000	\$30,244
3148	25-20-228-008-0000	\$29,922
3149	25-20-228-009-0000	\$4,770
3150	25-20-228-010-0000	\$12,325
3151	25-20-228-011-0000	\$30,904
3152	25-20-228-012-0000	\$19,291
3153	25-20-228-013-0000	\$21,816
3154	25-20-228-014-0000	\$21,765
3155	25-20-228-015-0000	\$33,162
3156	25-20-228-016-0000	\$8,724
3157	25-20-228-017-0000	\$27,745
3158	25-20-228-018-0000	\$10,158
3159	25-20-229-001-0000	\$26,622
3160	25-20-229-002-0000	\$34,904
3161	25-20-229-003-0000	\$12,569
3162	25-20-229-004-0000	\$26,157
3163	25-20-229-005-0000	\$29,274
3164	25-20-229-006-0000	\$10,211
3165	25-20-229-007-0000	\$25,234
3166	25-20-229-008-0000	\$18,883
3167	25-20-229-009-0000	\$34,545
3168	25-20-229-010-0000	\$24,670
3169	25-20-229-011-0000	\$24,670
3170	25-20-229-012-0000	\$27,756
3171	25-20-229-013-0000	\$10,148
3172	25-20-229-014-0000	\$12,133
3173	25-20-229-015-0000	\$19,423

APPENDIX E

INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE 107TH & HALSTED STREET PROJECT AREA

2012 EAV - \$122,899,900

#	Property Number	2012 EAV
3174	25-20-229-016-0000	\$26,827
3175	25-21-100-002-0000	\$307,387
3176	25-21-100-003-0000	\$140,600
3177	25-21-100-025-0000	\$48,716
3178	25-21-100-028-0000	\$76,015
3179	25-21-100-033-0000	\$27,010
3180	25-21-100-034-0000	\$21,595
3181	25-21-100-035-0000	\$24,785
3182	25-21-100-036-0000	\$16,628
3183	25-21-100-037-0000	\$24,437
3184	25-21-100-038-0000	\$23,306
3185	25-21-100-039-0000	\$28,488
3186	25-21-100-040-0000	\$19,749
3187	25-21-100-041-0000	\$20,205
3188	25-21-100-042-0000	\$24,092
3189	25-21-100-043-0000	\$21,216
3190	25-21-100-044-0000	\$22,492
3191	25-21-100-045-0000	\$243
3192	25-21-100-046-0000	\$23,878
3193	25-21-100-047-0000	\$22,706
3194	25-21-100-048-0000	\$8,834
3195	25-21-100-049-0000	\$45,002
3196	25-21-100-050-0000	\$76,304
3197	25-21-100-051-0000	\$75,726
3198	25-21-100-053-0000	\$122,560
3199	25-21-100-054-0000	\$152,027
3200	25-21-100-055-0000	\$119,238
3201	25-21-100-056-0000	\$89,215
3202	25-21-101-001-0000	\$72,413
3203	25-21-101-003-0000	\$49,813
3204	25-21-101-004-0000	\$61,380
3205	25-21-101-005-0000	\$19,899
3206	25-21-101-006-0000	\$39,391
3207	25-21-101-007-0000	\$45,512
3208	25-21-101-008-0000	\$42,196
3209	25-21-101-009-0000	\$40,504
3210	25-21-101-010-0000	\$41,542
3211	25-21-101-011-0000	\$41,119
3212	25-21-101-012-0000	\$58,014
3213	25-21-101-013-0000	\$60,214
3214	25-21-101-014-0000	\$2,270
3215	25-21-101-018-0000	\$7,828
3216	25-21-101-019-0000	\$27,660
3217	25-21-101-020-0000	\$19,577
3218	25-21-101-021-0000	\$23,205
3219	25-21-101-022-0000	\$27,369

#	Property Number	2012 EAV
3220	25-21-101-023-0000	\$8,494
3221	25-21-101-024-0000	\$29,021
3222	25-21-101-025-0000	\$23,497
3223	25-21-101-026-0000	\$28,205
3224	25-21-101-027-0000	\$20,626
3225	25-21-101-028-0000	\$39,416
3226	25-21-101-029-0000	\$15,961
3227	25-21-101-030-0000	\$17,903
3228	25-21-101-031-0000	\$40,541
3229	25-21-102-001-0000	\$25,096
3230	25-21-102-003-0000	\$33,438
3231	25-21-102-004-0000	\$5,833
3232	25-21-102-009-0000	\$27,565
3233	25-21-102-010-0000	\$3,753
3234	25-21-102-014-0000	\$24,583
3235	25-21-102-021-0000	\$30,696
3236	25-21-102-022-0000	\$3,191
3237	25-21-102-023-0000	\$30,115
3238	25-21-102-024-0000	\$19,708
3239	25-21-102-025-0000	\$18,945
3240	25-21-102-026-0000	\$6,861
3241	25-21-102-027-0000	\$28,064
3242	25-21-102-029-0000	\$833
3243	25-21-102-030-0000	\$26,947
3244	25-21-102-031-0000	\$30,842
3245	25-21-102-032-0000	\$37,775
3246	25-21-102-033-0000	\$12,824
3247	25-21-102-034-0000	\$6,119
3248	25-21-102-035-0000	\$23,334
3249	25-21-102-036-0000	\$31,599
3250	25-21-102-037-0000	\$25,393
3251	25-21-102-038-0000	\$17,161
3252	25-21-102-039-0000	\$30,643
3253	25-21-102-040-0000	\$9,059
3254	25-21-102-041-0000	\$23,611
3255	25-21-103-001-0000	\$2,022
3256	25-21-103-002-0000	\$10,176
3257	25-21-103-003-0000	\$20,329
3258	25-21-103-004-0000	\$3,131
3259	25-21-103-005-0000	\$26,216
3260	25-21-103-006-0000	\$34,901
3261	25-21-103-007-0000	\$23,867
3262	25-21-103-008-0000	\$32,677
3263	25-21-103-009-0000	\$33,207
3264	25-21-103-010-0000	\$28,634
3265	25-21-103-011-0000	\$31,288

#	Property Number	2012 EAV
3266	25-21-103-012-0000	\$38,428
3267	25-21-103-014-0000	\$30,906
3268	25-21-103-015-0000	\$24,900
3269	25-21-103-016-0000	\$33,631
3270	25-21-103-017-0000	\$3,193
3271	25-21-103-018-0000	\$26,361
3272	25-21-103-019-0000	\$27,540
3273	25-21-103-020-0000	\$28,799
3274	25-21-103-021-0000	\$26,151
3275	25-21-103-022-0000	\$20,761
3276	25-21-103-023-0000	\$29,557
3277	25-21-103-024-0000	\$15,984
3278	25-21-103-025-0000	\$61,036
3279	25-21-104-001-0000	\$16,903
3280	25-21-104-002-0000	\$39,943
3281	25-21-104-003-0000	\$25,800
3282	25-21-104-004-0000	\$23,719
3283	25-21-104-005-0000	\$5,364
3284	25-21-104-006-0000	\$104,119
3285	25-21-104-007-0000	\$25,309
3286	25-21-104-008-0000	\$22,986
3287	25-21-104-009-0000	\$3,880
3288	25-21-104-010-0000	\$31,625
3289	25-21-104-011-0000	\$16,500
3290	25-21-104-012-0000	\$4,360
3291	25-21-104-015-0000	\$18,161
3292	25-21-104-016-0000	\$31,330
3293	25-21-104-017-0000	\$15,475
3294	25-21-104-018-0000	\$1,613
3295	25-21-104-019-0000	\$24,117
3296	25-21-104-020-0000	\$26,064
3297	25-21-104-021-0000	\$16,696
3298	25-21-104-022-0000	\$25,539
3299	25-21-104-023-0000	\$29,680
3300	25-21-104-024-0000	\$12,543
3301	25-21-104-025-0000	\$20,604
3302	25-21-104-026-0000	\$25,551
3303	25-21-104-027-0000	\$547
3304	25-21-104-028-0000	\$1,312
3305	25-21-104-029-0000	\$31,139
3306	25-21-104-030-0000	\$24,038
3307	25-21-104-031-0000	\$9,889
3308	25-21-105-002-0000	\$0
3309	25-21-105-003-0000	\$155,248
3310	25-21-105-004-0000	\$9,040
3311	25-21-105-005-0000	\$65,157

APPENDIX E

INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE 107TH & HALSTED STREET PROJECT AREA

2012 EAV - \$122,899,900

#	Property Number	2012 EAV
3312	25-21-105-008-0000	\$46,337
3313	25-21-105-009-0000	\$0
3314	25-21-105-010-0000	\$33,145
3315	25-21-105-011-0000	\$26,569
3316	25-21-105-012-0000	\$23,309
3317	25-21-105-015-0000	\$21,640
3318	25-21-105-018-0000	\$21,679
3319	25-21-105-019-0000	\$26,516
3320	25-21-105-020-0000	\$28,698
3321	25-21-105-021-0000	\$33,883
3322	25-21-105-022-0000	\$3,626
3323	25-21-105-023-0000	\$8,993
3324	25-21-105-024-0000	\$13,500
3325	25-21-105-025-0000	\$33,754
3326	25-21-105-026-0000	\$29,509
3327	25-21-105-027-0000	\$39,638
3328	25-21-105-028-0000	\$25,337
3329	25-21-105-029-0000	\$29,762
3330	25-21-105-030-0000	\$27,989
3331	25-21-105-031-0000	\$20,411
3332	25-21-105-032-0000	\$14,940
3333	25-21-105-033-0000	\$22,579
3334	25-21-105-034-0000	\$31,158
3335	25-21-105-035-0000	\$15,234
3336	25-21-105-036-0000	\$6,289
3337	25-21-105-037-0000	\$14,451
3338	25-21-105-038-0000	\$62,080
3339	25-21-105-039-0000	\$14,931
3340	25-21-106-001-0000	\$36,916
3341	25-21-106-002-0000	\$0
3342	25-21-106-003-0000	\$0
3343	25-21-106-004-0000	\$0
3344	25-21-106-005-0000	\$0
3345	25-21-106-006-0000	\$0
3346	25-21-106-007-0000	\$0
3347	25-21-106-008-0000	\$23,143
3348	25-21-106-009-0000	\$5,822
3349	25-21-106-010-0000	\$5,822
3350	25-21-106-011-0000	\$44,926
3351	25-21-106-012-0000	\$5,855
3352	25-21-106-013-0000	\$4,851
3353	25-21-106-014-0000	\$24,715
3354	25-21-106-015-0000	\$39,377
3355	25-21-106-016-0000	\$34,346
3356	25-21-106-017-0000	\$28,325
3357	25-21-106-018-0000	\$7,951

#	Property Number	2012 EAV
3358	25-21-108-019-0000	\$26,861
3359	25-21-106-020-0000	\$22,097
3360	25-21-106-021-0000	\$17,770
3361	25-21-106-022-0000	\$20,127
3362	25-21-106-023-0000	\$19,692
3363	25-21-106-024-0000	\$28,017
3364	25-21-106-025-0000	\$40,311
3365	25-21-108-028-0000	\$24,339
3366	25-21-106-027-0000	\$1,939
3367	25-21-106-028-0000	\$22,260
3368	25-21-106-029-0000	\$3,880
3369	25-21-106-030-0000	\$21,379
3370	25-21-106-031-0000	\$20,764
3371	25-21-106-032-0000	\$0
3372	25-21-106-033-0000	\$27,818
3373	25-21-106-035-0000	\$0
3374	25-21-106-038-0000	\$8,256
3375	25-21-107-001-0000	\$0
3376	25-21-107-002-0000	\$0
3377	25-21-107-003-0000	\$0
3378	25-21-107-004-0000	\$0
3379	25-21-107-005-0000	\$7,828
3380	25-21-107-006-0000	\$23,505
3381	25-21-107-007-0000	\$23,505
3382	25-21-107-008-0000	\$20,910
3383	25-21-107-009-0000	\$0
3384	25-21-107-010-0000	\$13,341
3385	25-21-107-011-0000	\$3,880
3386	25-21-107-012-0000	\$12,383
3387	25-21-107-013-0000	\$16,042
3388	25-21-107-014-0000	\$24,078
3389	25-21-107-015-0000	\$32,826
3390	25-21-107-018-0000	\$24,179
3391	25-21-107-017-0000	\$4,770
3392	25-21-107-018-0000	\$0
3393	25-21-107-019-0000	\$22,167
3394	25-21-107-020-0000	\$18,315
3395	25-21-107-021-0000	\$24,341
3396	25-21-107-022-0000	\$25,278
3397	25-21-107-023-0000	\$21,659
3398	25-21-107-024-0000	\$18,626
3399	25-21-107-025-0000	\$0
3400	25-21-107-026-0000	\$0
3401	25-21-107-027-0000	\$23,382
3402	25-21-107-028-0000	\$75,426
3403	25-21-107-029-0000	\$13,916

#	Property Number	2012 EAV
3404	25-21-107-030-0000	\$25,517
3405	25-21-107-032-0000	\$47,993
3406	25-21-107-033-0000	\$32,649
3407	25-21-107-034-0000	\$33,196
3408	25-21-107-035-0000	\$20,268
3409	25-21-107-036-0000	\$25,621
3410	25-21-107-037-0000	\$4,329
3411	25-21-107-038-0000	\$3,886
3412	25-21-107-039-0000	\$3,886
3413	25-21-107-040-0000	\$3,886
3414	25-21-107-041-0000	\$66,089
3415	25-21-108-020-0000	\$18,508
3416	25-21-108-021-0000	\$34,413
3417	25-21-108-022-0000	\$22,896
3418	25-21-108-023-0000	\$9,418
3419	25-21-108-024-0000	\$20,276
3420	25-21-108-025-0000	\$19,307
3421	25-21-108-026-0000	\$28,003
3422	25-21-108-027-0000	\$42,634
3423	25-21-108-028-0000	\$4,850
3424	25-21-108-029-0000	\$8,412
3425	25-21-108-030-0000	\$24,086
3426	25-21-108-031-0000	\$25,753
3427	25-21-108-032-0000	\$28,022
3428	25-21-108-033-0000	\$16,651
3429	25-21-108-034-0000	\$33,089
3430	25-21-108-037-0000	\$36,801
3431	25-21-108-038-0000	\$208,349
3432	25-21-108-039-0000	\$196,392
3433	25-21-108-040-0000	\$221,393
3434	25-21-109-001-0000	\$7,959
3435	25-21-109-002-0000	\$28,597
3436	25-21-109-003-0000	\$31,423
3437	25-21-109-004-0000	\$32,248
3438	25-21-109-005-0000	\$29,248
3439	25-21-109-006-0000	\$38,773
3440	25-21-109-007-0000	\$9,977
3441	25-21-109-017-0000	\$29,689
3442	25-21-109-018-0000	\$1,947
3443	25-21-109-019-0000	\$18,278
3444	25-21-109-020-0000	\$23,304
3445	25-21-109-021-0000	\$7,058
3446	25-21-109-022-0000	\$27,632
3447	25-21-109-023-0000	\$39,926
3448	25-21-109-024-0000	\$8,393
3449	25-21-109-025-0000	\$7,065

APPENDIX E

INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE 107TH & HALSTED STREET PROJECT AREA

2012 EAV - \$122,899,900

#	Property Number	2012 EAV
3450	25-21-109-026-0000	\$1,720
3451	25-21-109-027-0000	\$8,261
3452	25-21-109-028-0000	\$8,572
3453	25-21-109-029-0000	\$0
3454	25-21-109-030-0000	\$41,635
3455	25-21-109-031-0000	\$24,052
3456	25-21-109-032-0000	\$14,965
3457	25-21-109-033-0000	\$951
3458	25-21-109-034-0000	\$28,539
3459	25-21-109-035-0000	\$48,023
3460	25-21-109-036-0000	\$24,644
3461	25-21-109-037-0000	\$31,787
3462	25-21-109-038-0000	\$23,062
3463	25-21-109-039-0000	\$19,170
3464	25-21-109-040-0000	\$1,094
3465	25-21-110-001-0000	\$0
3466	25-21-110-002-0000	\$0
3467	25-21-111-001-0000	\$0
3468	25-21-111-002-0000	\$0
3469	25-21-112-001-0000	\$23,017
3470	25-21-112-002-0000	\$5,822
3471	25-21-112-003-0000	\$18,744
3472	25-21-112-004-0000	\$25,657
3473	25-21-112-005-0000	\$22,537
3474	25-21-112-006-0000	\$3,880
3475	25-21-112-007-0000	\$20,383
3476	25-21-112-008-0000	\$23,606
3477	25-21-112-009-0000	\$21,900
3478	25-21-112-010-0000	\$28,157
3479	25-21-112-011-0000	\$12,218
3480	25-21-112-012-0000	\$1,939
3481	25-21-112-013-0000	\$11,960
3482	25-21-112-014-0000	\$28,741
3483	25-21-112-015-0000	\$18,312
3484	25-21-112-016-0000	\$32,629
3485	25-21-112-017-0000	\$23,073
3486	25-21-112-018-0000	\$36,357
3487	25-21-112-019-0000	\$6,709
3488	25-21-112-020-0000	\$24,723
3489	25-21-112-021-0000	\$34,312
3490	25-21-112-022-0000	\$29,453
3491	25-21-112-023-0000	\$14,754
3492	25-21-112-024-0000	\$26,698
3493	25-21-112-025-0000	\$15,680
3494	25-21-112-026-0000	\$26,530
3495	25-21-112-027-0000	\$2,765

#	Property Number	2012 EAV
3496	25-21-112-028-0000	\$25,466
3497	25-21-112-029-0000	\$24,159
3498	25-21-112-030-0000	\$39,511
3499	25-21-113-001-0000	\$15,456
3500	25-21-113-002-0000	\$7,771
3501	25-21-113-003-0000	\$272
3502	25-21-113-004-0000	\$27,327
3503	25-21-113-005-0000	\$14,151
3504	25-21-113-006-0000	\$24,510
3505	25-21-113-007-0000	\$12,310
3506	25-21-113-008-0000	\$33,210
3507	25-21-113-009-0000	\$21,146
3508	25-21-113-010-0000	\$5,762
3509	25-21-113-011-0000	\$4,061
3510	25-21-113-012-0000	\$28,025
3511	25-21-113-013-0000	\$30,247
3512	25-21-113-014-0000	\$28,603
3513	25-21-113-015-0000	\$35,160
3514	25-21-113-016-0000	\$22,316
3515	25-21-113-017-0000	\$25,551
3516	25-21-113-018-0000	\$21,654
3517	25-21-113-019-0000	\$29,708
3518	25-21-113-020-0000	\$41,568
3519	25-21-113-021-0000	\$25,820
3520	25-21-113-022-0000	\$24,928
3521	25-21-113-023-0000	\$8,647
3522	25-21-113-024-0000	\$16,508
3523	25-21-113-025-0000	\$23,045
3524	25-21-113-026-0000	\$30,988
3525	25-21-113-027-0000	\$28,364
3526	25-21-113-028-0000	\$21,583
3527	25-21-114-001-0000	\$33,050
3528	25-21-114-002-0000	\$21,415
3529	25-21-114-003-0000	\$16,830
3530	25-21-114-004-0000	\$32,618
3531	25-21-114-006-0000	\$27,242
3532	25-21-114-007-0000	\$12,310
3533	25-21-114-008-0000	\$24,310
3534	25-21-114-009-0000	\$4,826
3535	25-21-114-010-0000	\$25,270
3536	25-21-114-011-0000	\$26,204
3537	25-21-114-012-0000	\$18,694
3538	25-21-114-013-0000	\$28,597
3539	25-21-114-014-0000	\$36,734
3540	25-21-114-015-0000	\$7,154
3541	25-21-114-016-0000	\$28,306

#	Property Number	2012 EAV
3542	25-21-114-017-0000	\$32,539
3543	25-21-114-018-0000	\$37,884
3544	25-21-114-019-0000	\$0
3545	25-21-114-020-0000	\$0
3546	25-21-114-021-0000	\$29,403
3547	25-21-114-022-0000	\$29,484
3548	25-21-114-023-0000	\$3,880
3549	25-21-114-024-0000	\$29,470
3550	25-21-114-025-0000	\$33,763
3551	25-21-114-026-0000	\$22,201
3552	25-21-114-027-0000	\$25,105
3553	25-21-114-028-0000	\$28,294
3554	25-21-114-029-0000	\$29,972
3555	25-21-114-030-0000	\$30,730
3556	25-21-114-031-0000	\$23,183
3557	25-21-115-001-0000	\$27,307
3558	25-21-115-002-0000	\$0
3559	25-21-115-003-0000	\$2,080
3560	25-21-115-004-0000	\$24,816
3561	25-21-115-005-0000	\$4,032
3562	25-21-115-006-0000	\$27,767
3563	25-21-115-007-0000	\$18,997
3564	25-21-115-008-0000	\$10,980
3565	25-21-115-009-0000	\$16,199
3566	25-21-115-010-0000	\$24,577
3567	25-21-115-011-0000	\$25,652
3568	25-21-115-012-0000	\$4,694
3569	25-21-115-013-0000	\$18,980
3570	25-21-115-014-0000	\$20,826
3571	25-21-115-015-0000	\$31,044
3572	25-21-115-016-0000	\$40,381
3573	25-21-115-017-0000	\$20,088
3574	25-21-115-018-0000	\$25,405
3575	25-21-115-019-0000	\$25,573
3576	25-21-115-020-0000	\$28,505
3577	25-21-115-021-0000	\$22,248
3578	25-21-115-022-0000	\$22,369
3579	25-21-115-023-0000	\$4,346
3580	25-21-115-024-0000	\$23,418
3581	25-21-115-025-0000	\$0
3582	25-21-115-026-0000	\$23,216
3583	25-21-115-027-0000	\$24,804
3584	25-21-115-028-0000	\$17,776
3585	25-21-115-029-0000	\$16,752
3586	25-21-115-030-0000	\$17,137
3587	25-21-115-031-0000	\$27,736

APPENDIX E

INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE 107TH & HALSTED STREET PROJECT AREA

2012 EAV - \$122,899,900

#	Property Number	2012 EAV
3588	25-21-115-032-0000	\$19,224
3589	25-21-115-033-0000	\$29,397
3590	25-21-115-034-0000	\$12,217
3591	25-21-116-008-0000	\$40,754
3592	25-21-116-009-0000	\$19,639
3593	25-21-116-010-0000	\$25,503
3594	25-21-116-011-0000	\$24,754
3595	25-21-116-012-0000	\$30,696
3596	25-21-116-013-0000	\$28,048
3597	25-21-116-014-0000	\$25,677
3598	25-21-116-015-0000	\$18,921
3599	25-21-116-016-0000	\$24,914
3600	25-21-116-017-0000	\$30,270
3601	25-21-116-021-0000	\$19,639
3602	25-21-116-022-0000	\$0
3603	25-21-116-023-0000	\$0
3604	25-21-116-024-0000	\$142,314
3605	25-21-116-025-0000	\$55,562
3606	25-21-117-018-0000	\$53,469
3607	25-21-117-019-0000	\$31,081
3608	25-21-117-020-0000	\$0
3609	25-21-117-021-0000	\$2,922
3610	25-21-117-022-0000	\$41,792
3611	25-21-117-025-0000	\$9,307
3612	25-21-117-026-0000	\$30,794
3613	25-21-117-027-0000	\$28,502
3614	25-21-117-028-0000	\$38,100
3615	25-21-117-029-0000	\$34,983
3616	25-21-117-030-0000	\$2,565
3617	25-21-117-031-0000	\$5,721
3618	25-21-117-038-0000	\$27,245
3619	25-21-117-039-0000	\$35,640
3620	25-21-117-040-0000	\$34,478
3621	25-21-117-042-0000	\$28,157
3622	25-21-117-043-0000	\$35,297
3623	25-21-117-056-0000	\$26,979
3624	25-21-117-057-0000	\$23,297
3625	25-21-117-059-0000	\$14,269
3626	25-21-117-061-0000	\$24,288
3627	25-21-117-062-0000	\$8,092
3628	25-21-117-063-0000	\$29,627
3629	25-21-117-064-0000	\$11,219
3630	25-21-117-067-0000	\$29,512
3631	25-21-117-069-0000	\$9,993
3632	25-21-117-070-0000	\$783
3633	25-21-117-072-0000	\$3,131

#	Property Number	2012 EAV
3634	25-21-117-073-0000	\$25,163
3635	25-21-118-001-0000	\$0
3636	25-21-118-002-0000	\$0
3637	25-21-118-003-0000	\$45,658
3638	25-21-118-004-0000	\$22,922
3639	25-21-118-005-0000	\$39,147
3640	25-21-118-006-0000	\$33,625
3641	25-21-118-007-0000	\$48,164
3642	25-21-118-008-0000	\$29,159
3643	25-21-118-009-0000	\$38,869
3644	25-21-118-010-0000	\$27,898
3645	25-21-118-011-0000	\$20,823
3646	25-21-118-012-0000	\$35,611
3647	25-21-118-013-0000	\$28,589
3648	25-21-118-014-0000	\$24,058
3649	25-21-118-015-0000	\$20,273
3650	25-21-118-016-0000	\$23,817
3651	25-21-118-017-0000	\$31,577
3652	25-21-118-018-0000	\$25,371
3653	25-21-118-019-0000	\$21,802
3654	25-21-118-020-0000	\$27,408
3655	25-21-118-021-0000	\$21,872
3656	25-21-118-022-0000	\$4,726
3657	25-21-118-023-0000	\$22,487
3658	25-21-118-024-0000	\$19,381
3659	25-21-118-025-0000	\$24,260
3660	25-21-118-026-0000	\$19,869
3661	25-21-118-027-0000	\$28,903
3662	25-21-118-028-0000	\$26,437
3663	25-21-118-029-0000	\$25,068
3664	25-21-119-001-0000	\$37,042
3665	25-21-119-002-0000	\$9,172
3666	25-21-119-003-0000	\$28,059
3667	25-21-119-004-0000	\$21,583
3668	25-21-119-005-0000	\$24,454
3669	25-21-119-006-0000	\$28,140
3670	25-21-119-007-0000	\$27,234
3671	25-21-119-008-0000	\$31,007
3672	25-21-119-009-0000	\$3,464
3673	25-21-119-010-0000	\$33,892
3674	25-21-119-011-0000	\$9,983
3675	25-21-119-012-0000	\$26,162
3676	25-21-119-013-0000	\$2,780
3677	25-21-119-014-0000	\$25,469
3678	25-21-119-015-0000	\$0
3679	25-21-119-016-0000	\$28,460

#	Property Number	2012 EAV
3680	25-21-119-017-0000	\$6,082
3681	25-21-119-018-0000	\$23,410
3682	25-21-119-019-0000	\$14,359
3683	25-21-119-020-0000	\$28,059
3684	25-21-119-021-0000	\$29,324
3685	25-21-119-022-0000	\$28,814
3686	25-21-119-023-0000	\$20,927
3687	25-21-119-024-0000	\$29,268
3688	25-21-119-025-0000	\$20,498
3689	25-21-119-026-0000	\$26,162
3690	25-21-119-027-0000	\$23,368
3691	25-21-119-028-0000	\$20,335
3692	25-21-119-029-0000	\$2,880
3693	25-21-119-030-0000	\$18,270
3694	25-21-119-031-0000	\$12,966
3695	25-21-119-032-0000	\$21,878
3696	25-21-119-033-0000	\$23,177
3697	25-21-120-001-0000	\$29,975
3698	25-21-120-002-0000	\$0
3699	25-21-120-003-0000	\$20,759
3700	25-21-120-004-0000	\$24,493
3701	25-21-120-005-0000	\$25,932
3702	25-21-120-006-0000	\$21,488
3703	25-21-120-007-0000	\$10,248
3704	25-21-120-008-0000	\$22,953
3705	25-21-120-009-0000	\$13,598
3706	25-21-120-010-0000	\$13,662
3707	25-21-120-011-0000	\$26,058
3708	25-21-120-012-0000	\$24,061
3709	25-21-120-013-0000	\$17,361
3710	25-21-120-014-0000	\$5,434
3711	25-21-120-015-0000	\$3,367
3712	25-21-120-016-0000	\$28,746
3713	25-21-120-017-0000	\$1,214
3714	25-21-120-018-0000	\$29,164
3715	25-21-120-019-0000	\$28,460
3716	25-21-120-020-0000	\$28,306
3717	25-21-120-021-0000	\$31,700
3718	25-21-120-022-0000	\$4,877
3719	25-21-120-023-0000	\$25,433
3720	25-21-120-024-0000	\$438
3721	25-21-120-025-0000	\$28,219
3722	25-21-120-026-0000	\$24,863
3723	25-21-120-027-0000	\$12,841
3724	25-21-120-028-0000	\$17,333
3725	25-21-120-029-0000	\$9,198

APPENDIX E

INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE 107TH & HALSTED STREET PROJECT AREA

2012 EAV - \$122,899,900

#	Property Number	2012 EAV
3726	25-21-120-030-0000	\$16,146
3727	25-21-120-031-0000	\$21,230
3728	25-21-120-032-0000	\$26,395
3729	25-21-121-001-0000	\$29,975
3730	25-21-121-002-0000	\$17,218
3731	25-21-121-010-0000	\$10,147
3732	25-21-121-011-0000	\$11,755
3733	25-21-121-012-0000	\$15,548
3734	25-21-121-013-0000	\$27,604
3735	25-21-121-014-0000	\$23,216
3736	25-21-121-015-0000	\$0
3737	25-21-121-016-0000	\$33,260
3738	25-21-121-017-0000	\$20,416
3739	25-21-121-020-0000	\$25,983
3740	25-21-121-021-0000	\$21,407
3741	25-21-121-022-0000	\$19,777
3742	25-21-121-023-0000	\$23,250
3743	25-21-121-024-0000	\$7,828
3744	25-21-121-025-0000	\$18,379
3745	25-21-121-026-0000	\$27,422
3746	25-21-121-027-0000	\$17,841
3747	25-21-121-028-0000	\$22,201
3748	25-21-121-029-0000	\$28,704
3749	25-21-121-030-0000	\$19,923
3750	25-21-121-031-0000	\$40,785
3751	25-21-121-036-0000	\$42,948
3752	25-21-121-037-0000	\$27,147
3753	25-21-121-038-0000	\$0
3754	25-21-121-039-0000	\$19,923
3755	25-21-121-040-0000	\$35,384
3756	25-21-122-001-0000	\$30,432
3757	25-21-122-002-0000	\$10,660
3758	25-21-122-003-0000	\$23,278
3759	25-21-122-004-0000	\$30,881
3760	25-21-122-005-0000	\$20,237
3761	25-21-122-006-0000	\$26,740
3762	25-21-122-007-0000	\$26,246
3763	25-21-122-008-0000	\$6,899
3764	25-21-122-009-0000	\$26,490
3765	25-21-122-010-0000	\$27,739
3766	25-21-122-011-0000	\$21,398
3767	25-21-122-012-0000	\$23,898
3768	25-21-122-013-0000	\$18,772
3769	25-21-122-014-0000	\$505
3770	25-21-122-015-0000	\$14,377
3771	25-21-122-016-0000	\$14,377

#	Property Number	2012 EAV
3772	25-21-122-017-0000	\$10,840
3773	25-21-122-018-0000	\$3,880
3774	25-21-122-019-0000	\$4,121
3775	25-21-122-020-0000	\$22,218
3776	25-21-122-023-0000	\$17,935
3777	25-21-122-027-0000	\$27,630
3778	25-21-122-028-0000	\$34,276
3779	25-21-122-029-0000	\$0
3780	25-21-122-030-0000	\$18,730
3781	25-21-122-031-0000	\$25,172
3782	25-21-122-032-0000	\$4,194
3783	25-21-122-033-0000	\$23,808
3784	25-21-122-034-0000	\$31,745
3785	25-21-122-035-0000	\$22,829
3786	25-21-122-037-0000	\$30,143
3787	25-21-122-038-0000	\$26,816
3788	25-21-123-001-0000	\$17,506
3789	25-21-123-002-0000	\$5,822
3790	25-21-123-003-0000	\$33,232
3791	25-21-123-004-0000	\$26,224
3792	25-21-123-005-0000	\$29,187
3793	25-21-123-006-0000	\$25,461
3794	25-21-123-007-0000	\$33,650
3795	25-21-123-008-0000	\$22,431
3796	25-21-123-009-0000	\$21,892
3797	25-21-123-010-0000	\$13,716
3798	25-21-123-011-0000	\$19,645
3799	25-21-123-012-0000	\$0
3800	25-21-123-013-0000	\$30,612
3801	25-21-123-014-0000	\$22,560
3802	25-21-123-015-0000	\$12,204
3803	25-21-123-017-0000	\$22,063
3804	25-21-123-018-0000	\$20,464
3805	25-21-123-019-0000	\$26,434
3806	25-21-123-020-0000	\$21,682
3807	25-21-123-021-0000	\$7,763
3808	25-21-123-022-0000	\$20,573
3809	25-21-123-023-0000	\$23,208
3810	25-21-123-024-0000	\$22,537
3811	25-21-123-025-0000	\$20,383
3812	25-21-123-026-0000	\$33,572
3813	25-21-123-027-0000	\$0
3814	25-21-123-028-0000	\$28,645
3815	25-21-123-029-0000	\$21,864
3816	25-21-123-030-0000	\$19,631
3817	25-21-123-031-0000	\$29,930

#	Property Number	2012 EAV
3818	25-21-123-034-0000	\$9,233
3819	25-21-123-035-0000	\$32,615
3820	25-21-124-006-0000	\$28,008
3821	25-21-124-007-0000	\$36,063
3822	25-21-124-008-0000	\$23,550
3823	25-21-124-009-0000	\$10,809
3824	25-21-124-010-0000	\$24,552
3825	25-21-124-011-0000	\$15,254
3826	25-21-124-012-0000	\$19,801
3827	25-21-124-013-0000	\$23,671
3828	25-21-124-014-0000	\$18,082
3829	25-21-124-015-0000	\$8,401
3830	25-21-124-016-0000	\$25,278
3831	25-21-124-017-0000	\$31,936
3832	25-21-124-023-0000	\$24,518
3833	25-21-124-024-0000	\$25,584
3834	25-21-124-025-0000	\$29,989
3835	25-21-124-026-0000	\$31,695
3836	25-21-124-027-0000	\$128,064
3837	25-21-124-028-0000	\$103,083
3838	25-21-124-029-0000	\$383,817
3839	25-21-124-030-0000	\$86,112
3840	25-21-124-031-0000	\$80,872
3841	25-21-125-005-0000	\$18,003
3842	25-21-125-006-0000	\$24,156
3843	25-21-125-007-0000	\$22,276
3844	25-21-125-008-0000	\$33,157
3845	25-21-125-009-0000	\$21,264
3846	25-21-125-010-0000	\$29,835
3847	25-21-125-011-0000	\$20,655
3848	25-21-125-012-0000	\$18,514
3849	25-21-125-013-0000	\$17,276
3850	25-21-125-014-0000	\$43,442
3851	25-21-125-015-0000	\$21,973
3852	25-21-125-016-0000	\$26,387
3853	25-21-125-017-0000	\$26,981
3854	25-21-125-018-0000	\$602
3855	25-21-125-019-0000	\$19,965
3856	25-21-125-020-0000	\$20,531
3857	25-21-125-021-0000	\$20,531
3858	25-21-125-022-0000	\$23,438
3859	25-21-125-023-0000	\$3,560
3860	25-21-125-024-0000	\$1,945
3861	25-21-125-025-0000	\$2,348
3862	25-21-125-026-0000	\$24,734
3863	25-21-125-027-0000	\$77,766

APPENDIX E

INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE 107TH & HALSTED STREET PROJECT AREA

2012 EAV - \$122,899,900

#	Property Number	2012 EAV
3864	25-21-125-029-0000	\$27,442
3865	25-21-125-030-0000	\$27,453
3866	25-21-125-031-0000	\$32,149
3867	25-21-125-039-0000	\$13,774
3868	25-21-125-040-0000	\$30,676
3869	25-21-125-041-0000	\$21,894
3870	25-21-125-042-0000	\$33,207
3871	25-21-125-043-0000	\$5,288
3872	25-21-125-044-0000	\$6,711
3873	25-21-126-001-0000	\$23,272
3874	25-21-126-002-0000	\$7,813
3875	25-21-126-003-0000	\$33,600
3876	25-21-126-004-0000	\$28,104
3877	25-21-126-005-0000	\$2,348
3878	25-21-126-006-0000	\$15,739
3879	25-21-126-007-0000	\$816
3880	25-21-126-008-0000	\$28,331
3881	25-21-126-009-0000	\$0
3882	25-21-126-010-0000	\$29,722
3883	25-21-126-011-0000	\$28,558
3884	25-21-126-012-0000	\$21,934
3885	25-21-126-013-0000	\$28,617
3886	25-21-126-014-0000	\$26,973
3887	25-21-126-015-0000	\$29,324
3888	25-21-126-016-0000	\$31,569
3889	25-21-126-017-0000	\$29,762
3890	25-21-126-018-0000	\$18,079
3891	25-21-126-019-0000	\$23,068
3892	25-21-126-020-0000	\$13,492
3893	25-21-126-021-0000	\$19,959
3894	25-21-126-022-0000	\$18,895
3895	25-21-126-023-0000	\$23,208
3896	25-21-126-024-0000	\$27,080
3897	25-21-126-026-0000	\$22,981
3898	25-21-126-029-0000	\$24,987
3899	25-21-126-030-0000	\$23,387
3900	25-21-126-031-0000	\$26,774
3901	25-21-126-032-0000	\$25,399
3902	25-21-126-033-0000	\$5,204
3903	25-21-126-034-0000	\$18,542
3904	25-21-126-035-0000	\$20,908
3905	25-21-127-001-0000	\$30,890
3906	25-21-127-002-0000	\$20,733
3907	25-21-127-003-0000	\$22,767
3908	25-21-127-004-0000	\$30,087
3909	25-21-127-005-0000	\$21,967

#	Property Number	2012 EAV
3910	25-21-127-006-0000	\$24,066
3911	25-21-127-007-0000	\$12,556
3912	25-21-127-008-0000	\$25,651
3913	25-21-127-009-0000	\$24,777
3914	25-21-127-010-0000	\$16,050
3915	25-21-127-011-0000	\$9,110
3916	25-21-127-012-0000	\$16,859
3917	25-21-127-013-0000	\$20,256
3918	25-21-127-014-0000	\$5,522
3919	25-21-127-015-0000	\$26,956
3920	25-21-127-016-0000	\$15,705
3921	25-21-127-017-0000	\$28,850
3922	25-21-127-018-0000	\$5,336
3923	25-21-127-019-0000	\$20,279
3924	25-21-127-020-0000	\$29,874
3925	25-21-127-021-0000	\$18,514
3926	25-21-127-022-0000	\$29,044
3927	25-21-127-023-0000	\$18,898
3928	25-21-127-024-0000	\$25,087
3929	25-21-127-025-0000	\$22,476
3930	25-21-127-026-0000	\$22,335
3931	25-21-127-027-0000	\$20,472
3932	25-21-127-028-0000	\$21,861
3933	25-21-127-029-0000	\$12,643
3934	25-21-127-030-0000	\$33,490
3935	25-21-127-031-0000	\$29,167
3936	25-21-128-001-0000	\$2,291
3937	25-21-128-002-0000	\$19,844
3938	25-21-128-003-0000	\$13,438
3939	25-21-128-004-0000	\$8,547
3940	25-21-128-005-0000	\$25,090
3941	25-21-128-006-0000	\$24,336
3942	25-21-128-007-0000	\$26,552
3943	25-21-128-008-0000	\$14,566
3944	25-21-128-009-0000	\$3,190
3945	25-21-128-010-0000	\$14,280
3946	25-21-128-011-0000	\$16,115
3947	25-21-128-012-0000	\$29,947
3948	25-21-128-015-0000	\$28,771
3949	25-21-128-016-0000	\$41,615
3950	25-21-128-017-0000	\$23,918
3951	25-21-128-018-0000	\$27,296
3952	25-21-128-019-0000	\$21,965
3953	25-21-128-020-0000	\$5,869
3954	25-21-128-021-0000	\$31,263
3955	25-21-128-022-0000	\$30,284

#	Property Number	2012 EAV
3956	25-21-128-023-0000	\$37,449
3957	25-21-128-024-0000	\$7,645
3958	25-21-128-025-0000	\$478
3959	25-21-128-026-0000	\$24,277
3960	25-21-128-027-0000	\$31,720
3961	25-21-128-028-0000	\$28,056
3962	25-21-128-029-0000	\$26,984
3963	25-21-128-030-0000	\$37,960
3964	25-21-129-001-0000	\$2,069
3965	25-21-129-002-0000	\$19,782
3966	25-21-129-003-0000	\$20,554
3967	25-21-129-004-0000	\$15,702
3968	25-21-129-005-0000	\$12,108
3969	25-21-129-006-0000	\$41,045
3970	25-21-129-007-0000	\$43,941
3971	25-21-129-008-0000	\$33,227
3972	25-21-129-009-0000	\$3,914
3973	25-21-129-010-0000	\$3,914
3974	25-21-129-011-0000	\$34,666
3975	25-21-129-012-0000	\$24,431
3976	25-21-129-013-0000	\$14,498
3977	25-21-129-014-0000	\$12,207
3978	25-21-129-015-0000	\$27,405
3979	25-21-129-016-0000	\$28,353
3980	25-21-129-017-0000	\$18,427
3981	25-21-129-018-0000	\$25,298
3982	25-21-129-019-0000	\$19,928
3983	25-21-129-020-0000	\$19,889
3984	25-21-129-021-0000	\$18,486
3985	25-21-129-022-0000	\$15,638
3986	25-21-129-023-0000	\$34,153
3987	25-21-129-024-0000	\$29,675
3988	25-21-129-025-0000	\$6,993
3989	25-21-129-026-0000	\$9,774
3990	25-21-129-027-0000	\$20,980
3991	25-21-129-028-0000	\$21,954
3992	25-21-129-029-0000	\$28,581
3993	25-21-130-001-0000	\$0
3994	25-21-130-002-0000	\$0
3995	25-21-130-003-0000	\$25,966
3996	25-21-130-004-0000	\$16,974
3997	25-21-130-005-0000	\$0
3998	25-21-130-006-0000	\$30,272
3999	25-21-130-007-0000	\$22,745
4000	25-21-130-008-0000	\$29,978
4001	25-21-130-009-0000	\$24,108

APPENDIX E

INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE 107TH & HALSTED STREET PROJECT AREA

2012 EAV - \$122,899,900

#	Property Number	2012 EAV
4002	25-21-130-010-0000	\$27,994
4003	25-21-130-011-0000	\$20,632
4004	25-21-130-012-0000	\$26,089
4005	25-21-130-013-0000	\$24,131
4006	25-21-130-014-0000	\$16,940
4007	25-21-130-015-0000	\$17,782
4008	25-21-130-016-0000	\$3,914
4009	25-21-130-017-0000	\$4,951
4010	25-21-130-018-0000	\$19,024
4011	25-21-130-019-0000	\$21,755
4012	25-21-130-022-0000	\$32,287
4013	25-21-130-023-0000	\$25,578
4014	25-21-130-024-0000	\$16,379
4015	25-21-130-025-0000	\$3,914
4016	25-21-130-027-0000	\$2,365
4017	25-21-130-035-0000	\$27,938
4018	25-21-130-038-0000	\$0
4019	25-21-130-037-0000	\$788
4020	25-21-130-039-0000	\$20,256
4021	25-21-130-040-0000	\$25,189
4022	25-21-130-041-0000	\$20,388
4023	25-21-130-042-0000	\$13,800
4024	25-21-130-043-0000	\$18,820
4025	25-21-131-001-0000	\$0
4026	25-21-200-001-0000	\$21,760
4027	25-21-200-002-0000	\$3,945
4028	25-21-200-003-0000	\$3,945
4029	25-21-200-004-0000	\$0
4030	25-21-200-006-0000	\$11,604
4031	25-21-200-007-0000	\$23,006
4032	25-21-200-008-0000	\$10,456
4033	25-21-200-009-0000	\$21,713
4034	25-21-200-010-0000	\$31,493
4035	25-21-200-011-0000	\$27,248
4036	25-21-200-012-0000	\$15,638
4037	25-21-200-013-0000	\$18,217
4038	25-21-200-014-0000	\$29,936
4039	25-21-200-015-0000	\$19,670
4040	25-21-200-016-0000	\$27,722
4041	25-21-200-017-0000	\$0
4042	25-21-200-018-0000	\$14,522
4043	25-21-200-019-0000	\$21,696
4044	25-21-200-020-0000	\$13,383
4045	25-21-200-021-0000	\$25,795
4046	25-21-200-022-0000	\$19,583
4047	25-21-200-023-0000	\$0

#	Property Number	2012 EAV
4048	25-21-200-024-0000	\$15,540
4049	25-21-200-025-0000	\$3,945
4050	25-21-200-026-0000	\$31,684
4051	25-21-200-027-0000	\$25,475
4052	25-21-200-028-0000	\$3,945
4053	25-21-201-001-0000	\$28,070
4054	25-21-201-002-0000	\$24,762
4055	25-21-201-003-0000	\$0
4056	25-21-201-004-0000	\$20,543
4057	25-21-201-005-0000	\$1,870
4058	25-21-201-006-0000	\$14,137
4059	25-21-201-007-0000	\$21,056
4060	25-21-201-008-0000	\$10,092
4061	25-21-201-009-0000	\$0
4062	25-21-201-010-0000	\$20,169
4063	25-21-201-011-0000	\$23,183
4064	25-21-201-012-0000	\$23,598
4065	25-21-201-013-0000	\$0
4066	25-21-201-014-0000	\$0
4067	25-21-201-015-0000	\$3,939
4068	25-21-201-016-0000	\$3,936
4069	25-21-201-017-0000	\$7,233
4070	25-21-201-018-0000	\$16,200
4071	25-21-201-019-0000	\$7,575
4072	25-21-201-020-0000	\$24,274
4073	25-21-201-021-0000	\$20,352
4074	25-21-201-022-0000	\$5,917
4075	25-21-201-023-0000	\$0
4076	25-21-201-024-0000	\$14,022
4077	25-21-201-025-0000	\$8,523
4078	25-21-201-026-0000	\$6,523
4079	25-21-201-027-0000	\$21,710
4080	25-21-201-028-0000	\$15,880
4081	25-21-201-029-0000	\$1,512
4082	25-21-201-030-0000	\$21,606
4083	25-21-201-031-0000	\$31,860
4084	25-21-201-032-0000	\$17,181
4085	25-21-201-033-0000	\$11,523
4086	25-21-201-034-0000	\$25,301
4087	25-21-201-035-0000	\$28,937
4088	25-21-201-036-0000	\$8,167
4089	25-21-201-037-0000	\$15,035
4090	25-21-202-001-0000	\$65,651
4091	25-21-202-002-0000	\$22,680
4092	25-21-202-003-0000	\$7,174
4093	25-21-202-004-0000	\$7,174

#	Property Number	2012 EAV
4094	25-21-202-005-0000	\$7,828
4095	25-21-202-006-0000	\$0
4096	25-21-202-008-0000	\$8,324
4097	25-21-202-009-0000	\$11,382
4098	25-21-202-010-0000	\$20,694
4099	25-21-202-011-0000	\$24,131
4100	25-21-202-012-0000	\$24,114
4101	25-21-202-013-0000	\$24,131
4102	25-21-202-014-0000	\$25,444
4103	25-21-202-015-0000	\$7,174
4104	25-21-202-016-0000	\$3,586
4105	25-21-202-017-0000	\$0
4106	25-21-202-018-0000	\$18,163
4107	25-21-202-021-0000	\$23,076
4108	25-21-202-022-0000	\$22,857
4109	25-21-202-023-0000	\$23,991
4110	25-21-202-024-0000	\$13,394
4111	25-21-202-025-0000	\$14,468
4112	25-21-202-026-0000	\$28,014
4113	25-21-202-027-0000	\$16,331
4114	25-21-202-028-0000	\$24,235
4115	25-21-202-029-0000	\$25,236
4116	25-21-202-030-0000	\$21,749
4117	25-21-202-031-0000	\$5,835
4118	25-21-202-032-0000	\$25,635
4119	25-21-202-033-0000	\$0
4120	25-21-202-034-0000	\$14,581
4121	25-21-202-035-0000	\$25,615
4122	25-21-202-036-0000	\$18,323
4123	25-21-202-037-0000	\$10,378
4124	25-21-203-001-0000	\$0
4125	25-21-203-002-0000	\$0
4126	25-21-203-003-0000	\$0
4127	25-21-203-004-0000	\$0
4128	25-21-203-005-0000	\$0
4129	25-21-203-006-0000	\$0
4130	25-21-203-007-0000	\$24,120
4131	25-21-203-008-0000	\$0
4132	25-21-203-009-0000	\$26,297
4133	25-21-203-010-0000	\$295,901
4134	25-21-203-011-0000	\$0
4135	25-21-203-012-0000	\$0
4136	25-21-203-013-0000	\$20,447
4137	25-21-203-014-0000	\$0
4138	25-21-203-015-0000	\$0
4139	25-21-203-016-0000	\$35,426

APPENDIX E

INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE 107TH & HALSTED STREET PROJECT AREA

2012 EAV - \$122,899,900

#	Property Number	2012 EAV
4140	25-21-203-017-0000	\$31,726
4141	25-21-203-018-0000	\$25,862
4142	25-21-203-019-0000	\$26,836
4143	25-21-203-020-0000	\$19,805
4144	25-21-203-021-0000	\$38,038
4145	25-21-203-024-0000	\$44,413
4146	25-21-203-025-0000	\$44,651
4147	25-21-204-001-0000	\$7,196
4148	25-21-204-002-0000	\$5,917
4149	25-21-204-003-0000	\$5,917
4150	25-21-204-005-0000	\$5,444
4151	25-21-204-006-0000	\$0
4152	25-21-204-007-0000	\$5,443
4153	25-21-204-008-0000	\$14,856
4154	25-21-204-009-0000	\$0
4155	25-21-204-010-0000	\$3,945
4156	25-21-204-011-0000	\$18,570
4157	25-21-204-012-0000	\$3,945
4158	25-21-204-013-0000	\$23,873
4159	25-21-204-014-0000	\$12,942
4160	25-21-204-015-0000	\$9,710
4161	25-21-204-016-0000	\$4,929
4162	25-21-204-017-0000	\$581
4163	25-21-204-018-0000	\$15,995
4164	25-21-204-019-0000	\$18,071
4165	25-21-204-020-0000	\$23,890
4166	25-21-204-021-0000	\$4,180
4167	25-21-204-022-0000	\$8,066
4168	25-21-204-023-0000	\$21,640
4169	25-21-204-024-0000	\$17,891
4170	25-21-204-025-0000	\$13,043
4171	25-21-204-026-0000	\$49,819
4172	25-21-204-027-0000	\$3,945
4173	25-21-204-028-0000	\$5,307
4174	25-21-205-001-0000	\$24,148
4175	25-21-205-002-0000	\$20,318
4176	25-21-205-003-0000	\$4,559
4177	25-21-205-004-0000	\$21,704
4178	25-21-205-005-0000	\$14,449
4179	25-21-205-006-0000	\$0
4180	25-21-205-007-0000	\$3,945
4181	25-21-205-008-0000	\$471
4182	25-21-205-009-0000	\$4,764
4183	25-21-205-010-0000	\$0
4184	25-21-205-011-0000	\$0
4185	25-21-205-012-0000	\$8,879

#	Property Number	2012 EAV
4186	25-21-205-013-0000	\$3,301
4187	25-21-205-014-0000	\$3,945
4188	25-21-205-015-0000	\$3,945
4189	25-21-205-016-0000	\$12,558
4190	25-21-205-017-0000	\$16,441
4191	25-21-205-018-0000	\$4,385
4192	25-21-205-019-0000	\$13,024
4193	25-21-205-020-0000	\$23,242
4194	25-21-205-021-0000	\$19,987
#	Property Number	2012 EAV
4195	25-21-205-022-0000	\$15,321
4196	25-21-205-023-0000	\$14,704
4197	25-21-205-024-0000	\$0
4198	25-21-205-025-0000	\$25,924
4199	25-21-205-026-0000	\$13,758
4200	25-21-205-027-0000	\$27,234
4201	25-21-205-028-0000	\$10,482
4202	25-21-205-029-0000	\$19,777
4203	25-21-205-030-0000	\$9,160
4204	25-21-205-031-0000	\$19,611
4205	25-21-205-032-0000	\$10,734
4206	25-21-205-033-0000	\$19,799
4207	25-21-205-034-0000	\$20,197
4208	25-21-205-035-0000	\$3,945
4209	25-21-205-036-0000	\$27,077
4210	25-21-205-038-0000	\$25,817
4211	25-21-205-039-0000	\$24,675
4212	25-21-206-001-0000	\$25,133
4213	25-21-206-002-0000	\$17,201
4214	25-21-206-003-0000	\$44
4215	25-21-206-004-0000	\$5,869
4216	25-21-206-005-0000	\$18,596
4217	25-21-206-006-0000	\$13,582
4218	25-21-206-007-0000	\$10,322
4219	25-21-206-008-0000	\$32,632
4220	25-21-206-009-0000	\$19,726
4221	25-21-206-010-0000	\$12,286
4222	25-21-206-011-0000	\$17,740
4223	25-21-206-012-0000	\$11,124
4224	25-21-206-013-0000	\$31,139
4225	25-21-206-014-0000	\$27,287
4226	25-21-206-015-0000	\$30,191
4227	25-21-206-016-0000	\$17,128
4228	25-21-206-017-0000	\$5,216
4229	25-21-206-018-0000	\$24,510
4230	25-21-206-019-0000	\$10,451

#	Property Number	2012 EAV
4231	25-21-206-020-0000	\$13,433
4232	25-21-206-021-0000	\$11,171
4233	25-21-206-022-0000	\$14,867
4234	25-21-206-023-0000	\$18,949
4235	25-21-206-024-0000	\$17,482
4236	25-21-206-025-0000	\$27,933
4237	25-21-206-026-0000	\$3,914
4238	25-21-206-027-0000	\$4,579
4239	25-21-207-001-0000	\$0
4240	25-21-207-002-0000	\$0
4241	25-21-207-003-0000	\$11,138
4242	25-21-207-004-0000	\$23,651
4243	25-21-207-005-0000	\$28,530
4244	25-21-207-006-0000	\$4,929
#	Property Number	2012 EAV
4245	25-21-207-007-0000	\$28,982
4246	25-21-207-008-0000	\$5,869
4247	25-21-207-009-0000	\$30,110
4248	25-21-207-010-0000	\$37,949
4249	25-21-207-011-0000	\$22,024
4250	25-21-207-012-0000	\$18,845
4251	25-21-207-013-0000	\$30,404
4252	25-21-207-014-0000	\$7,286
4253	25-21-207-015-0000	\$11,983
4254	25-21-207-016-0000	\$15,989
4255	25-21-207-017-0000	\$30,500
4256	25-21-207-018-0000	\$19,791
4257	25-21-207-019-0000	\$29,815
4258	25-21-207-020-0000	\$39,284
4259	25-21-207-021-0000	\$7,828
4260	25-21-207-022-0000	\$30,949
4261	25-21-207-023-0000	\$19,111
4262	25-21-207-024-0000	\$0
4263	25-21-207-025-0000	\$35,387
4264	25-21-207-026-0000	\$0
4265	25-21-207-027-0000	\$5,886
4266	25-21-207-028-0000	\$3,914
4267	25-21-207-029-0000	\$22,852
4268	25-21-207-030-0000	\$1,956
4269	25-21-207-031-0000	\$31,482
4270	25-21-207-032-0000	\$7,612
4271	25-21-207-033-0000	\$4,104
4272	25-21-207-034-0000	\$5,145
4273	25-21-207-035-0000	\$15,054
4274	25-21-207-036-0000	\$27,672
4275	25-21-207-037-0000	\$37,665

APPENDIX E

INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE 107TH & HALSTED STREET PROJECT AREA

2012 EAV - \$122,899,900

#	Property Number	2012 EAV
4276	25-21-207-038-0000	\$26,793
4277	25-21-207-039-0000	\$12,126
4278	25-21-207-040-0000	\$12,763
4279	25-21-207-041-0000	\$8,060
4280	25-21-208-001-0000	\$19,451
4281	25-21-208-002-0000	\$6,770
4282	25-21-208-003-0000	\$6,419
4283	25-21-208-004-0000	\$4,733
4284	25-21-208-005-0000	\$3,945
4285	25-21-208-006-0000	\$7,830
4286	25-21-208-007-0000	\$15,500
4287	25-21-208-008-0000	\$21,836
4288	25-21-208-009-0000	\$7,830
4289	25-21-208-010-0000	\$20,969
4290	25-21-208-011-0000	\$5,838
4291	25-21-208-014-0000	\$25,461
4292	25-21-208-015-0000	\$4,279
4293	25-21-208-016-0000	\$17,055
4294	25-21-208-017-0000	\$16,110
4295	25-21-208-018-0000	\$10,594
4296	25-21-208-019-0000	\$13,357
4297	25-21-208-020-0000	\$15,495
4298	25-21-208-021-0000	\$13,526
4299	25-21-208-022-0000	\$15,086
4300	25-21-208-023-0000	\$4,054
4301	25-21-208-024-0000	\$15,939
4302	25-21-208-025-0000	\$0
4303	25-21-208-026-0000	\$27,582
4304	25-21-208-027-0000	\$4,259
4305	25-21-208-028-0000	\$2,465
4306	25-21-209-001-0000	\$22,310
4307	25-21-209-002-0000	\$18,531
4308	25-21-209-003-0000	\$18,842
4309	25-21-209-004-0000	\$1,970
4310	25-21-209-005-0000	\$27,015
4311	25-21-209-006-0000	\$11,211
4312	25-21-209-007-0000	\$0
4313	25-21-209-008-0000	\$4,649
4314	25-21-209-009-0000	\$3,945
4315	25-21-209-010-0000	\$15,392
4316	25-21-209-011-0000	\$10,675
4317	25-21-209-012-0000	\$0
4318	25-21-209-013-0000	\$10,802
4319	25-21-209-014-0000	\$3,945
4320	25-21-209-015-0000	\$13,876
4321	25-21-209-016-0000	\$10,816

#	Property Number	2012 EAV
4322	25-21-209-017-0000	\$13,778
4323	25-21-209-018-0000	\$3,945
4324	25-21-209-019-0000	\$21,140
4325	25-21-209-020-0000	\$17,280
4326	25-21-209-021-0000	\$0
4327	25-21-209-022-0000	\$15,551
4328	25-21-209-023-0000	\$15,680
4329	25-21-209-024-0000	\$4,803
4330	25-21-209-025-0000	\$18,525
4331	25-21-209-026-0000	\$8,487
4332	25-21-209-027-0000	\$14,272
4333	25-21-209-028-0000	\$25,963
4334	25-21-209-029-0000	\$19,802
4335	25-21-209-030-0000	\$16,312
4336	25-21-209-031-0000	\$19,505
4337	25-21-209-032-0000	\$18,688
4338	25-21-209-033-0000	\$10,574
4339	25-21-209-034-0000	\$11,250
4340	25-21-209-035-0000	\$13,543
4341	25-21-209-036-0000	\$12,347
4342	25-21-209-037-0000	\$23,284
4343	25-21-209-038-0000	\$31,942
4344	25-21-209-039-0000	\$18,677
4345	25-21-210-001-0000	\$11,093
4346	25-21-210-002-0000	\$31,782
4347	25-21-210-003-0000	\$32,301
4348	25-21-210-004-0000	\$32,405
4349	25-21-210-005-0000	\$18,396
4350	25-21-210-006-0000	\$22,731
4351	25-21-210-007-0000	\$27,725
4352	25-21-210-008-0000	\$21,530
4353	25-21-210-009-0000	\$19,805
4354	25-21-210-010-0000	\$30,292
4355	25-21-210-011-0000	\$5,917
4356	25-21-210-012-0000	\$10,226
4357	25-21-210-013-0000	\$5,362
4358	25-21-210-014-0000	\$45,344
4359	25-21-210-015-0000	\$6,613
4360	25-21-210-016-0000	\$23,163
4361	25-21-210-017-0000	\$25,486
4362	25-21-210-018-0000	\$7,889
4363	25-21-210-019-0000	\$26,878
4364	25-21-210-020-0000	\$1,970
4365	25-21-210-021-0000	\$18,382
4366	25-21-210-022-0000	\$27,068
4367	25-21-210-023-0000	\$1,970

#	Property Number	2012 EAV
4368	25-21-210-024-0000	\$10,155
4369	25-21-210-025-0000	\$1,162
4370	25-21-210-026-0000	\$32,130
4371	25-21-210-027-0000	\$24,493
4372	25-21-210-028-0000	\$20,385
4373	25-21-210-029-0000	\$36,161
4374	25-21-211-001-0000	\$9,460
4375	25-21-211-002-0000	\$21,606
4376	25-21-211-003-0000	\$25,396
4377	25-21-211-004-0000	\$9,684
4378	25-21-211-005-0000	\$5,986
4379	25-21-211-006-0000	\$28,466
4380	25-21-211-007-0000	\$33,841
4381	25-21-211-008-0000	\$11,949
4382	25-21-211-009-0000	\$36,877
4383	25-21-211-010-0000	\$18,163
4384	25-21-211-011-0000	\$0
4385	25-21-211-012-0000	\$17,097
4386	25-21-211-013-0000	\$18,466
4387	25-21-211-014-0000	\$20,983
4388	25-21-211-015-0000	\$0
4389	25-21-211-016-0000	\$569
4390	25-21-211-017-0000	\$3,914
4391	25-21-211-018-0000	\$3,914
4392	25-21-211-019-0000	\$19,513
4393	25-21-211-020-0000	\$18,595
4394	25-21-211-021-0000	\$18,147
4395	25-21-211-022-0000	\$18,183
4396	25-21-211-023-0000	\$23,056
4397	25-21-211-024-0000	\$21,684
4398	25-21-211-025-0000	\$2,749
4399	25-21-211-026-0000	\$17,350
4400	25-21-211-027-0000	\$22,624
4401	25-21-211-028-0000	\$15,430
4402	25-21-211-029-0000	\$28,628
4403	25-21-211-030-0000	\$4,334
4404	25-21-211-031-0000	\$11,542
4405	25-21-211-032-0000	\$24,066
4406	25-21-211-033-0000	\$0
4407	25-21-211-034-0000	\$0
4408	25-21-211-035-0000	\$33,258
4409	25-21-211-036-0000	\$29,894
4410	25-21-211-037-0000	\$8,953
4411	25-21-211-038-0000	\$6,750
4412	25-21-212-001-0000	\$20,986
4413	25-21-212-002-0000	\$19,260

APPENDIX E

INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE 107TH & HALSTED STREET PROJECT AREA

2012 EAV - \$122,899,900

#	Property Number	2012 EAV
4414	25-21-212-003-0000	\$16,856
4415	25-21-212-004-0000	\$20,405
4416	25-21-212-009-0000	\$21,682
4417	25-21-212-010-0000	\$110
4418	25-21-212-011-0000	\$18,157
4419	25-21-212-012-0000	\$18,803
4420	25-21-212-013-0000	\$5,917
4421	25-21-212-014-0000	\$10,818
4422	25-21-212-015-0000	\$28,603
4423	25-21-212-016-0000	\$22,422
4424	25-21-212-017-0000	\$33,215
4425	25-21-212-018-0000	\$9,850
4426	25-21-212-019-0000	\$2,216
4427	25-21-212-020-0000	\$18,093
4428	25-21-212-021-0000	\$0
4429	25-21-212-022-0000	\$26,016
4430	25-21-212-023-0000	\$30,416
4431	25-21-212-024-0000	\$16,211
4432	25-21-212-026-0000	\$20,130
4433	25-21-212-027-0000	\$24,139
4434	25-21-212-028-0000	\$2,525
4435	25-21-212-029-0000	\$30,163
4436	25-21-212-030-0000	\$14,317
4437	25-21-212-031-0000	\$19,036
4438	25-21-212-032-0000	\$8,910
4439	25-21-213-001-0000	\$29,894
4440	25-21-213-002-0000	\$19,406
4441	25-21-213-003-0000	\$0
4442	25-21-213-004-0000	\$32,840
4443	25-21-213-005-0000	\$0
4444	25-21-213-006-0000	\$18,781
4445	25-21-213-007-0000	\$3,945
4446	25-21-213-008-0000	\$0
4447	25-21-213-009-0000	\$5,207
4448	25-21-213-010-0000	\$148
4449	25-21-213-011-0000	\$3,945
4450	25-21-213-012-0000	\$15,190
4451	25-21-213-013-0000	\$10,644
4452	25-21-213-014-0000	\$4,885
4453	25-21-213-015-0000	\$0
4454	25-21-213-016-0000	\$14,628
4455	25-21-213-017-0000	\$0
4456	25-21-213-018-0000	\$20,916
4457	25-21-213-020-0000	\$28,693
4458	25-21-213-021-0000	\$5,917
4459	25-21-213-022-0000	\$18,778

#	Property Number	2012 EAV
4460	25-21-213-023-0000	\$33,395
4461	25-21-213-024-0000	\$0
4462	25-21-213-025-0000	\$21,230
4463	25-21-213-026-0000	\$21,353
4464	25-21-213-027-0000	\$16,295
4465	25-21-213-028-0000	\$22,983
4466	25-21-213-029-0000	\$17,238
4467	25-21-213-030-0000	\$13,141
4468	25-21-213-031-0000	\$26,283
4469	25-21-213-032-0000	\$0
4470	25-21-213-033-0000	\$18,929
4471	25-21-213-034-0000	\$27,144
4472	25-21-213-035-0000	\$27,826
4473	25-21-213-036-0000	\$7,258
4474	25-21-213-037-0000	\$7,679
4475	25-21-213-038-0000	\$10,075
4476	25-21-214-001-0000	\$34,304
4477	25-21-214-002-0000	\$10,282
4478	25-21-214-003-0000	\$20,655
4479	25-21-214-004-0000	\$0
4480	25-21-214-005-0000	\$46,082
4481	25-21-214-006-0000	\$20,066
4482	25-21-214-007-0000	\$5,917
4483	25-21-214-008-0000	\$38,381
4484	25-21-214-011-0000	\$31,981
4485	25-21-214-012-0000	\$1,970
4486	25-21-214-013-0000	\$28,219
4487	25-21-214-014-0000	\$19,878
4488	25-21-214-015-0000	\$27,686
4489	25-21-214-016-0000	\$27,599
4490	25-21-214-017-0000	\$11,068
4491	25-21-214-018-0000	\$0
4492	25-21-214-019-0000	\$21,323
4493	25-21-214-020-0000	\$22,282
4494	25-21-214-021-0000	\$36,215
4495	25-21-214-022-0000	\$5,917
4496	25-21-214-023-0000	\$5,917
4497	25-21-214-024-0000	\$23,836
4498	25-21-214-025-0000	\$3,945
4499	25-21-214-026-0000	\$0
4500	25-21-214-027-0000	\$16,410
4501	25-21-214-028-0000	\$10,793
4502	25-21-214-029-0000	\$14,802
4503	25-21-214-030-0000	\$21,081
4504	25-21-214-031-0000	\$13,804
4505	25-21-215-001-0000	\$0

#	Property Number	2012 EAV
4506	25-21-215-002-0000	\$15,094
4507	25-21-215-003-0000	\$20,717
4508	25-21-215-004-0000	\$7,317
4509	25-21-215-005-0000	\$9,626
4510	25-21-215-006-0000	\$0
4511	25-21-215-007-0000	\$11,023
4512	25-21-215-008-0000	\$18,887
4513	25-21-215-009-0000	\$0
4514	25-21-215-010-0000	\$32,363
4515	25-21-215-011-0000	\$22,507
4516	25-21-215-012-0000	\$26,656
4517	25-21-215-013-0000	\$27,683
4518	25-21-215-014-0000	\$4,969
4519	25-21-215-015-0000	\$3,976
4520	25-21-215-016-0000	\$23,197
4521	25-21-215-017-0000	\$25,306
4522	25-21-215-018-0000	\$13,834
4523	25-21-215-019-0000	\$24,330
4524	25-21-215-020-0000	\$35,104
4525	25-21-215-021-0000	\$27,809
4526	25-21-215-022-0000	\$30,242
4527	25-21-215-023-0000	\$19,878
4528	25-21-215-024-0000	\$22,779
4529	25-21-215-025-0000	\$8,801
4530	25-21-215-026-0000	\$26,998
4531	25-21-215-027-0000	\$25,500
4532	25-21-215-028-0000	\$0
4533	25-21-215-029-0000	\$17,493
4534	25-21-215-030-0000	\$10,209
4535	25-21-215-031-0000	\$0
4536	25-21-215-032-0000	\$30,904
4537	25-21-215-033-0000	\$33,948
4538	25-21-215-034-0000	\$13,944
4539	25-21-215-035-0000	\$27,610
4540	25-21-215-036-0000	\$24,010
4541	25-21-215-037-0000	\$0
4542	25-21-215-038-0000	\$42,019
4543	25-21-215-041-0000	\$65,197
4544	25-21-216-001-0000	\$8,159
4545	25-21-216-002-0000	\$17,308
4546	25-21-216-003-0000	\$22,961
4547	25-21-216-004-0000	\$23,808
4548	25-21-216-005-0000	\$12,656
4549	25-21-216-006-0000	\$2,412
4550	25-21-216-007-0000	\$13,391
4551	25-21-216-008-0000	\$11,579

APPENDIX E

INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE 107TH & HALSTED STREET PROJECT AREA

2012 EAV - \$122,899,900

#	Property Number	2012 EAV
4552	25-21-216-009-0000	\$15,953
4553	25-21-216-010-0000	\$19,805
4554	25-21-216-011-0000	\$14,971
4555	25-21-216-012-0000	\$20,419
4556	25-21-216-013-0000	\$20,798
4557	25-21-216-014-0000	\$27,767
4558	25-21-216-015-0000	\$0
4559	25-21-216-016-0000	\$20,596
4560	25-21-216-017-0000	\$17,804
4561	25-21-216-018-0000	\$3,726
4562	25-21-216-019-0000	\$18,062
4563	25-21-216-020-0000	\$0
4564	25-21-216-021-0000	\$21,527
4565	25-21-216-022-0000	\$5,123
4566	25-21-216-023-0000	\$1,939
4567	25-21-216-024-0000	\$14,247
4568	25-21-216-025-0000	\$23,449
4569	25-21-216-026-0000	\$1,623
4570	25-21-216-027-0000	\$28,642
4571	25-21-216-028-0000	\$3,880
4572	25-21-216-029-0000	\$16,228
4573	25-21-216-030-0000	\$3,697
4574	25-21-216-031-0000	\$15,403
4575	25-21-216-032-0000	\$14,690
4576	25-21-216-033-0000	\$0
4577	25-21-216-034-0000	\$10,181
4578	25-21-216-035-0000	\$4,969
4579	25-21-216-036-0000	\$18,318
4580	25-21-216-037-0000	\$28,710
4581	25-21-217-001-0000	\$34,456
4582	25-21-217-002-0000	\$33,749
4583	25-21-217-003-0000	\$7,653
4584	25-21-217-004-0000	\$0
4585	25-21-217-005-0000	\$17,900
4586	25-21-217-006-0000	\$33,173
4587	25-21-217-007-0000	\$7,291
4588	25-21-217-008-0000	\$18,711
4589	25-21-217-009-0000	\$3,880
4590	25-21-217-010-0000	\$22,529
4591	25-21-217-011-0000	\$15,562
4592	25-21-217-012-0000	\$0
4593	25-21-217-016-0000	\$21,628
4594	25-21-217-017-0000	\$3,880
4595	25-21-217-018-0000	\$0
4596	25-21-217-019-0000	\$923
4597	25-21-217-020-0000	\$4,183

#	Property Number	2012 EAV
4598	25-21-217-021-0000	\$4,632
4599	25-21-217-022-0000	\$5,403
4600	25-21-217-023-0000	\$3,901
4601	25-21-217-024-0000	\$0
4602	25-21-217-025-0000	\$14,553
4603	25-21-217-026-0000	\$3,788
4604	25-21-217-027-0000	\$0
4605	25-21-217-028-0000	\$21,067
4606	25-21-217-029-0000	\$17,708
4607	25-21-218-001-0000	\$23,320
4608	25-21-218-002-0000	\$28,323
4609	25-21-218-003-0000	\$0
4610	25-21-218-004-0000	\$6,924
4611	25-21-218-005-0000	\$23,242
4612	25-21-218-006-0000	\$8,417
4613	25-21-218-007-0000	\$22,481
4614	25-21-218-014-0000	\$0
4615	25-21-218-015-0000	\$6,015
4616	25-21-218-016-0000	\$29,922
4617	25-21-218-017-0000	\$9,295
4618	25-21-218-018-0000	\$29,737
4619	25-21-218-019-0000	\$4,699
4620	25-21-218-020-0000	\$23,912
4621	25-21-218-021-0000	\$34,430
4622	25-21-218-022-0000	\$11,239
4623	25-21-218-023-0000	\$12,485
4624	25-21-218-024-0000	\$3,880
4625	25-21-218-025-0000	\$21,266
4626	25-21-218-026-0000	\$0
4627	25-21-218-027-0000	\$12,704
4628	25-21-218-028-0000	\$0
4629	25-21-219-001-0000	\$25,315
4630	25-21-219-002-0000	\$11,281
4631	25-21-219-003-0000	\$20,820
4632	25-21-219-004-0000	\$1,243
4633	25-21-219-005-0000	\$19,081
4634	25-21-219-006-0000	\$26,008
4635	25-21-219-007-0000	\$17,347
4636	25-21-219-008-0000	\$4,657
4637	25-21-219-009-0000	\$21,595
4638	25-21-219-010-0000	\$17,142
4639	25-21-219-011-0000	\$5,928
4640	25-21-219-012-0000	\$20,130
4641	25-21-219-013-0000	\$14,701
4642	25-21-219-014-0000	\$17,089
4643	25-21-219-015-0000	\$3,880

#	Property Number	2012 EAV
4644	25-21-219-016-0000	\$23,688
4645	25-21-219-017-0000	\$3,880
4646	25-21-219-018-0000	\$7,449
4647	25-21-219-019-0000	\$31,740
4648	25-21-219-020-0000	\$6,832
4649	25-21-219-021-0000	\$3,880
4650	25-21-219-022-0000	\$21,979
4651	25-21-219-023-0000	\$20,930
4652	25-21-219-024-0000	\$4,528
4653	25-21-219-025-0000	\$21,306
4654	25-21-219-026-0000	\$15,302
4655	25-21-219-027-0000	\$12,254
4656	25-21-219-028-0000	\$35,508
4657	25-21-219-029-0000	\$26,603
4658	25-21-219-030-0000	\$637
4659	25-21-219-031-0000	\$0
4660	25-21-219-032-0000	\$24,224
4661	25-21-219-033-0000	\$16,023
4662	25-21-219-034-0000	\$18,851
4663	25-21-219-035-0000	\$21,020
4664	25-21-219-036-0000	\$19,471
4665	25-21-219-037-0000	\$6,212
4666	25-21-220-001-0000	\$10,679
4667	25-21-220-002-0000	\$3,945
4668	25-21-220-003-0000	\$3,945
4669	25-21-220-004-0000	\$32,306
4670	25-21-220-005-0000	\$31,299
4671	25-21-220-006-0000	\$496
4672	25-21-220-009-0000	\$9,468
4673	25-21-220-010-0000	\$36,431
4674	25-21-220-011-0000	\$17,717
4675	25-21-220-012-0000	\$385
4676	25-21-220-013-0000	\$16,887
4677	25-21-220-014-0000	\$4,531
4678	25-21-220-015-0000	\$39,691
4679	25-21-220-016-0000	\$0
4680	25-21-220-017-0000	\$0
4681	25-21-220-018-0000	\$30,354
4682	25-21-220-019-0000	\$13,450
4683	25-21-220-020-0000	\$21,266
4684	25-21-220-021-0000	\$31,616
4685	25-21-220-022-0000	\$3,945
4686	25-21-220-023-0000	\$0
4687	25-21-220-024-0000	\$38,891
4688	25-21-220-025-0000	\$6,181
4689	25-21-220-026-0000	\$23,968

APPENDIX E

INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE 107TH & HALSTED STREET PROJECT AREA

2012 EAV - \$122,899,900

#	Property Number	2012 EAV
4690	25-21-220-027-0000	\$25,803
4691	25-21-220-028-0000	\$35,216
4692	25-21-220-029-0000	\$392
4693	25-21-220-031-0000	\$5,207
4694	25-21-221-001-0000	\$3,945
4695	25-21-221-002-0000	\$47,210
4696	25-21-221-003-0000	\$20,969
4697	25-21-221-004-0000	\$7,889
4698	25-21-221-005-0000	\$13,315
4699	25-21-221-006-0000	\$20,497
4700	25-21-221-007-0000	\$7,889
4701	25-21-221-008-0000	\$18,151
4702	25-21-221-009-0000	\$20,234
4703	25-21-221-010-0000	\$31,886
4704	25-21-221-011-0000	\$13,105
4705	25-21-221-012-0000	\$10,412
4706	25-21-221-013-0000	\$0
4707	25-21-221-014-0000	\$29,689
4708	25-21-221-015-0000	\$37,062
4709	25-21-221-016-0000	\$19,342
4710	25-21-221-017-0000	\$3,945
4711	25-21-221-020-0000	\$15,049
4712	25-21-221-022-0000	\$9,270
4713	25-21-221-023-0000	\$14,508
4714	25-21-221-024-0000	\$30,003
4715	25-21-221-025-0000	\$10,282
4716	25-21-221-026-0000	\$9,337
4717	25-21-221-027-0000	\$15,347
4718	25-21-221-028-0000	\$16,452
4719	25-21-221-029-0000	\$8,537
4720	25-21-221-030-0000	\$37,438
4721	25-21-221-031-0000	\$0
4722	25-21-221-032-0000	\$9,766
4723	25-21-221-033-0000	\$24,790
4724	25-21-221-034-0000	\$21,401
4725	25-21-221-035-0000	\$18,977
4726	25-21-221-036-0000	\$33,743
4727	25-21-221-037-0000	\$11,660
4728	25-21-221-038-0000	\$13,355
4729	25-21-221-039-0000	\$3,945
4730	25-21-222-001-0000	\$10,677
4731	25-21-222-002-0000	\$10,677
4732	25-21-222-003-0000	\$13,938
4733	25-21-222-004-0000	\$36,504
4734	25-21-222-005-0000	\$36,442
4735	25-21-222-006-0000	\$27,436

#	Property Number	2012 EAV
4736	25-21-222-009-0000	\$11,697
4737	25-21-222-010-0000	\$8,261
4738	25-21-222-011-0000	\$29,206
4739	25-21-222-012-0000	\$9,295
4740	25-21-222-013-0000	\$1,970
4741	25-21-222-014-0000	\$3,612
4742	25-21-222-015-0000	\$10,516
4743	25-21-222-022-0000	\$3,914
4744	25-21-222-023-0000	\$3,976
4745	25-21-222-024-0000	\$5,796
4746	25-21-222-025-0000	\$12,347
4747	25-21-222-026-0000	\$11,873
4748	25-21-222-027-0000	\$23,138
4749	25-21-222-028-0000	\$11,907
4750	25-21-222-029-0000	\$707
4751	25-21-222-030-0000	\$27,988
4752	25-21-222-031-0000	\$4,969
4753	25-21-222-032-0000	\$37,648
4754	25-21-222-033-0000	\$5,917
4755	25-21-222-034-0000	\$12,628
4756	25-21-222-035-0000	\$14,718
4757	25-21-222-036-0000	\$3,945
4758	25-21-222-037-0000	\$4,377
4759	25-21-222-038-0000	\$5,757
4760	25-21-222-039-0000	\$21,628
4761	25-21-222-040-0000	\$20,649
4762	25-21-222-041-0000	\$10,549
4763	25-21-222-042-0000	\$12,664
4764	25-21-222-043-0000	\$95
4765	25-21-223-006-0000	\$23,474
4766	25-21-223-007-0000	\$8,147
4767	25-21-223-008-0000	\$0
4768	25-21-223-017-0000	\$17,117
4769	25-21-223-018-0000	\$26,580
4770	25-21-223-019-0000	\$5,869
4771	25-21-223-020-0000	\$23,929
4772	25-21-223-021-0000	\$7,103
4773	25-21-223-022-0000	\$13,287
4774	25-21-223-023-0000	\$28,236
4775	25-21-223-024-0000	\$31,897
4776	25-21-223-029-0000	\$19,395
4777	25-21-223-030-0000	\$2,836
4778	25-21-223-032-0000	\$0
4779	25-21-223-033-0000	\$885,234
4780	25-21-223-034-8001	\$0
4781	25-21-223-034-8002	\$0

#	Property Number	2012 EAV
4782	25-21-223-035-0000	\$0
4783	25-21-223-036-0000	\$0
4784	25-21-224-001-0000	\$581
4785	25-21-224-002-0000	\$19,462
4786	25-21-224-003-0000	\$18,775
4787	25-21-224-004-0000	\$24,628
4788	25-21-224-005-0000	\$1,939
4789	25-21-224-006-0000	\$10,330
4790	25-21-224-007-0000	\$15,838
4791	25-21-224-008-0000	\$9,135
4792	25-21-224-009-0000	\$13,781
4793	25-21-224-010-0000	\$16,547
4794	25-21-224-011-0000	\$11,815
4795	25-21-224-012-0000	\$22,613
4796	25-21-224-013-0000	\$3,880
4797	25-21-224-014-0000	\$20,108
4798	25-21-224-015-0000	\$4,733
4799	25-21-224-016-0000	\$8,885
4800	25-21-224-017-0000	\$15,400
4801	25-21-224-018-0000	\$16,898
4802	25-21-224-019-0000	\$379
4803	25-21-224-020-0000	\$1,173
4804	25-21-224-021-0000	\$15,666
4805	25-21-224-022-0000	\$11,901
4806	25-21-224-023-0000	\$20,043
4807	25-21-224-024-0000	\$3,880
4808	25-21-224-025-0000	\$45,569
4809	25-21-224-026-0000	\$19,412
4810	25-21-224-027-0000	\$17,804
4811	25-21-224-028-0000	\$18,419
4812	25-21-224-029-0000	\$8,444
4813	25-21-224-030-0000	\$0
4814	25-21-224-031-0000	\$0
4815	25-21-224-032-0000	\$3,945
4816	25-21-224-033-0000	\$4,573
4817	25-21-224-035-0000	\$20,714
4818	25-21-224-036-0000	\$13,419
4819	25-21-224-037-0000	\$34,268
4820	25-21-224-038-0000	\$35,174
4821	25-21-224-039-0000	\$587
4822	25-21-224-040-0000	\$24,423
4823	25-21-225-001-0000	\$7,575
4824	25-21-225-002-0000	\$19,154
4825	25-21-225-003-0000	\$2,298
4826	25-21-225-004-0000	\$20,268
4827	25-21-225-005-0000	\$19,019

APPENDIX E

INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE 107TH & HALSTED STREET PROJECT AREA

2012 EAV - \$122,899,900

#	Property Number	2012 EAV
4828	25-21-225-006-0000	\$5,512
4829	25-21-225-007-0000	\$5,630
4830	25-21-225-008-0000	\$3,788
4831	25-21-225-009-0000	\$35,289
4832	25-21-225-010-0000	\$13,509
4833	25-21-225-011-0000	\$7,303
4834	25-21-225-012-0000	\$21,544
4835	25-21-225-013-0000	\$3,880
4836	25-21-225-014-0000	\$37,463
4837	25-21-225-015-0000	\$3,880
4838	25-21-225-016-0000	\$12,891
4839	25-21-225-017-0000	\$3,880
4840	25-21-225-018-0000	\$4,062
4841	25-21-225-019-0000	\$22,133
4842	25-21-225-020-0000	\$0
4843	25-21-225-021-0000	\$4,295
4844	25-21-225-022-0000	\$11,419
4845	25-21-225-023-0000	\$15,035
4846	25-21-225-024-0000	\$22,335
4847	25-21-225-025-0000	\$9,008
4848	25-21-225-026-0000	\$24,630
4849	25-21-225-027-0000	\$22,979
4850	25-21-225-028-0000	\$20,329
4851	25-21-225-031-0000	\$18,009
4852	25-21-225-032-0000	\$17,254
4853	25-21-225-033-0000	\$42,104
4854	25-21-225-034-0000	\$122,074
4855	25-21-225-035-0000	\$73,857
4856	25-21-225-036-0000	\$29,807
4857	25-21-225-037-0000	\$7,996
4858	25-21-225-038-0000	\$5,039
4859	25-21-225-039-0000	\$5,039
4860	25-21-225-040-0000	\$5,039
4861	25-21-225-041-0000	\$4,910
4862	25-21-225-042-0000	\$0
4863	25-21-226-001-0000	\$8,680
4864	25-21-226-002-0000	\$17,647
4865	25-21-226-003-0000	\$21,864
4866	25-21-226-004-0000	\$1,846
4867	25-21-226-005-0000	\$26,962
4868	25-21-226-006-0000	\$27,806
4869	25-21-226-007-0000	\$13,391
4870	25-21-226-008-0000	\$13,391
4871	25-21-226-009-0000	\$9,730
4872	25-21-226-010-0000	\$0
4873	25-21-226-011-0000	\$19,620

#	Property Number	2012 EAV
4874	25-21-226-012-0000	\$15,330
4875	25-21-226-013-0000	\$3,880
4876	25-21-226-014-0000	\$27,725
4877	25-21-226-015-0000	\$3,852
4878	25-21-226-016-0000	\$8,576
4879	25-21-226-017-0000	\$13,991
4880	25-21-226-018-0000	\$16,068
4881	25-21-226-019-0000	\$7,690
4882	25-21-226-020-0000	\$11,865
4883	25-21-226-021-0000	\$3,880
4884	25-21-226-022-0000	\$14,182
4885	25-21-226-023-0000	\$16,909
4886	25-21-226-024-0000	\$6,708
4887	25-21-226-025-0000	\$16,281
4888	25-21-226-026-0000	\$12,117
4889	25-21-226-027-0000	\$10,781
4890	25-21-226-028-0000	\$0
4891	25-21-226-029-0000	\$12,297
4892	25-21-226-030-0000	\$31,936
4893	25-21-226-031-0000	\$5,039
4894	25-21-226-032-0000	\$12,838
4895	25-21-226-033-0000	\$25,562
4896	25-21-226-034-0000	\$21,328
4897	25-21-226-035-0000	\$5,917
4898	25-21-226-036-0000	\$9,792
4899	25-21-226-037-0000	\$0
4900	25-21-226-038-0000	\$4,694
4901	25-21-227-001-0000	\$0
4902	25-21-227-002-0000	\$4,006
4903	25-21-227-003-0000	\$16,146
4904	25-21-227-004-0000	\$16,935
4905	25-21-227-005-0000	\$2,866
4906	25-21-227-006-0000	\$24,574
4907	25-21-227-007-0000	\$17,754
4908	25-21-227-008-0000	\$8,114
4909	25-21-227-009-0000	\$19,221
4910	25-21-227-010-0000	\$11,946
4911	25-21-227-011-0000	\$22,798
4912	25-21-227-012-0000	\$0
4913	25-21-227-013-0000	\$5,822
4914	25-21-227-014-0000	\$21,474
4915	25-21-227-015-0000	\$18,217
4916	25-21-227-016-0000	\$11,910
4917	25-21-227-017-0000	\$17,717
4918	25-21-227-018-0000	\$16,646
4919	25-21-227-019-0000	\$22,288

#	Property Number	2012 EAV
4920	25-21-227-022-0000	\$7,361
4921	25-21-227-023-0000	\$0
4922	25-21-227-024-0000	\$0
4923	25-21-227-025-0000	\$0
4924	25-21-227-026-0000	\$0
4925	25-21-227-027-0000	\$0
4926	25-21-227-028-0000	\$0
4927	25-21-227-029-0000	\$8,796
4928	25-21-228-001-0000	\$172,993
4929	25-21-228-002-0000	\$0
4930	25-21-228-003-0000	\$11,772
4931	25-21-228-004-0000	\$3,945
4932	25-21-228-005-0000	\$29,795
4933	25-21-228-006-0000	\$13,753
4934	25-21-228-007-0000	\$4,896
4935	25-21-228-008-0000	\$11,040
4936	25-21-228-009-0000	\$3,945
4937	25-21-228-010-0000	\$30,303
4938	25-21-228-011-0000	\$5,917
4939	25-21-228-012-0000	\$4,377
4940	25-21-228-013-0000	\$21,987
4941	25-21-228-015-0000	\$7,513
4942	25-21-228-016-0000	\$3,776
4943	25-21-228-017-0000	\$3,776
4944	25-21-228-018-0000	\$0
4945	25-21-228-019-0000	\$0
4946	25-21-228-021-0000	\$0
4947	25-21-228-022-0000	\$14,266
4948	25-21-228-023-0000	\$207,513
4949	25-21-228-024-0000	\$12,471
4950	25-21-228-025-0000	\$11,965
4951	25-21-228-026-0000	\$15,125
4952	25-21-228-027-0000	\$5,917
4953	25-21-228-028-0000	\$0
4954	25-21-228-031-0000	\$10,316
4955	25-21-228-034-0000	\$6,756
4956	25-21-228-037-0000	\$30,472
4957	25-21-228-038-0000	\$4,452
4958	25-21-228-039-0000	\$5,443
4959	25-21-228-040-0000	\$1,970
4960	25-21-228-042-0000	\$19,757
4961	25-21-228-043-0000	\$21,118
4962	25-21-228-044-0000	\$14,973
4963	25-21-228-045-0000	\$20,341
4964	25-21-228-046-0000	\$65,567
4965	25-21-228-047-0000	\$109,113

APPENDIX E

INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE 107TH & HALSTED STREET PROJECT AREA

2012 EAV - \$122,899,900

#	Property Number	2012 EAV
4966	25-21-229-002-0000	\$7,383
4967	25-21-229-003-0000	\$0
4968	25-21-229-004-0000	\$19,928
4969	25-21-229-005-0000	\$26,070
4970	25-21-229-006-0000	\$18,820
4971	25-21-229-007-0000	\$0
4972	25-21-229-008-0000	\$25,155
4973	25-21-229-009-0000	\$30,676
4974	25-21-229-010-0000	\$27,282
4975	25-21-229-011-0000	\$24,496
4976	25-21-229-012-0000	\$0
4977	25-21-229-013-0000	\$9,432
4978	25-21-229-014-0000	\$21,603
4979	25-21-229-015-0000	\$3,945
4980	25-21-229-016-0000	\$43,644
4981	25-21-229-017-0000	\$0
4982	25-21-229-018-0000	\$15,840
4983	25-21-229-019-0000	\$16,197
4984	25-21-229-020-0000	\$30,023
4985	25-21-229-021-0000	\$28,962
4988	25-21-229-022-0000	\$20,641
4987	25-21-229-023-0000	\$0
4988	25-21-229-024-0000	\$21,418
4989	25-21-229-025-0000	\$24,380
4990	25-21-229-026-0000	\$31,866
4991	25-21-229-027-0000	\$3,945
4992	25-21-229-028-0000	\$8,868
4993	25-21-229-029-0000	\$11,340
4994	25-21-229-030-0000	\$3,911
4995	25-21-229-031-0000	\$593
4996	25-21-229-032-0000	\$4,924
4997	25-21-229-033-0000	\$7,465
4998	25-21-229-034-0000	\$3,945
4999	25-21-229-035-0000	\$16,396
5000	25-21-229-036-0000	\$19,678
5001	25-21-229-037-0000	\$24,106
5002	25-21-229-038-0000	\$32,997
5003	25-21-229-039-0000	\$24,445
5004	25-21-229-040-0000	\$20,307
5005	25-21-229-045-0000	\$34,913
5006	25-21-229-046-0000	\$34,660
5007	25-21-229-048-0000	\$2,744
5008	25-21-229-050-0000	\$0
5009	25-21-229-051-0000	\$7,564
5010	25-21-229-052-0000	\$0
5011	25-21-229-053-0000	\$0

#	Property Number	2012 EAV
5012	25-21-230-002-0000	\$13,492
5013	25-21-230-003-0000	\$15,723
5014	25-21-230-004-0000	\$10,397
5015	25-21-230-005-0000	\$23,999
5016	25-21-230-006-0000	\$23,531
5017	25-21-230-007-0000	\$5,869
5018	25-21-230-008-0000	\$8,044
5019	25-21-230-009-0000	\$14,962
5020	25-21-230-010-0000	\$22,487
5021	25-21-230-011-0000	\$19,527
5022	25-21-230-012-0000	\$19,033
5023	25-21-230-013-0000	\$1,891
5024	25-21-230-014-0000	\$0
5025	25-21-230-015-0000	\$13,559
5026	25-21-230-016-0000	\$3,914
5027	25-21-230-017-0000	\$0
5028	25-21-230-019-0000	\$3,914
5029	25-21-230-020-0000	\$0
5030	25-21-230-021-0000	\$14,945
5031	25-21-230-022-0000	\$28,297
5032	25-21-230-023-0000	\$9,817
5033	25-21-230-024-0000	\$16,817
5034	25-21-230-025-0000	\$5,479
5035	25-21-230-026-0000	\$20,930
5036	25-21-230-027-0000	\$14,370
5037	25-21-230-028-0000	\$21,737
5038	25-21-230-029-0000	\$23,615
5039	25-21-230-030-0000	\$12,530
5040	25-21-230-031-0000	\$18,304
5041	25-21-230-032-0000	\$36,380
5042	25-21-230-033-0000	\$63,087
5043	25-21-230-034-0000	\$11,671
5044	25-21-230-035-0000	\$91,900
5045	25-21-230-036-0000	\$15,083
5046	25-21-300-007-0000	\$322,846
5047	25-21-300-008-0000	\$3,804
5048	25-21-300-018-0000	\$1,956
5049	25-21-300-019-0000	\$19,286
5050	25-21-300-020-0000	\$11,047
5051	25-21-300-021-0000	\$42,488
5052	25-21-300-022-0000	\$25,828
5053	25-21-300-023-0000	\$30,014
5054	25-21-300-029-0000	\$392,352
5055	25-21-301-001-0000	\$23,275
5056	25-21-301-002-0000	\$25,534
5057	25-21-301-003-0000	\$23,169

#	Property Number	2012 EAV
5058	25-21-301-016-0000	\$46,054
5059	25-21-301-017-0000	\$39,054
5060	25-21-301-018-0000	\$34,865
5061	25-21-301-021-0000	\$0
5062	25-21-301-022-0000	\$22,734
5063	25-21-301-023-0000	\$2,365
5064	25-21-301-024-0000	\$9,222
5065	25-21-301-029-0000	\$31,330
5066	25-21-301-030-0000	\$42,452
5067	25-21-301-031-0000	\$8,256
5068	25-21-301-032-0000	\$3,875
5069	25-21-302-001-0000	\$23,141
5070	25-21-302-002-0000	\$19,406
5071	25-21-302-003-0000	\$21,553
5072	25-21-302-004-0000	\$9,587
5073	25-21-302-006-0000	\$18,349
5074	25-21-302-007-0000	\$22,647
5075	25-21-302-008-0000	\$0
5076	25-21-302-009-0000	\$0
5077	25-21-302-011-0000	\$2,101
5078	25-21-302-012-0000	\$2,503
5079	25-21-302-013-0000	\$14,522
5080	25-21-302-014-0000	\$19,176
5081	25-21-302-017-0000	\$15,472
5082	25-21-302-018-0000	\$33,089
5083	25-21-306-001-0000	\$99,613
5084	25-21-306-002-0000	\$17,931
5085	25-21-306-003-0000	\$30,214
5086	25-21-306-004-0000	\$24,524
5087	25-21-306-005-0000	\$2,252
5088	25-21-306-006-0000	\$19,987
5089	25-21-306-007-0000	\$24,400
5090	25-21-306-015-0000	\$14,553
5091	25-21-306-016-0000	\$17,597
5092	25-21-307-001-0000	\$28,303
5093	25-21-307-002-0000	\$24,383
5094	25-21-307-003-0000	\$2,636
5095	25-21-307-006-0000	\$23,141
5096	25-21-307-014-0000	\$10,800
5097	25-21-307-025-0000	\$3,485
5098	25-21-307-028-0000	\$12,942
5099	25-21-307-029-0000	\$14,297
5100	25-21-308-002-0000	\$20,680
5101	25-21-308-007-0000	\$5,148
5102	25-21-308-008-0000	\$30,848
5103	25-21-308-009-0000	\$28,996

APPENDIX E

INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE 107TH & HALSTED STREET PROJECT AREA

2012 EAV - \$122,899,900

#	Property Number	2012 EAV
5104	25-21-308-010-0000	\$36,229
5105	25-21-308-028-0000	\$523,051
5106	25-21-309-001-0000	\$21,241
5107	25-21-309-002-0000	\$0
5108	25-21-309-003-0000	\$4,354
5109	25-21-309-004-0000	\$4,328
5110	25-21-309-005-0000	\$12,996
5111	25-21-309-006-0000	\$22,941
5112	25-21-309-007-0000	\$13,683
5113	25-21-309-011-0000	\$25,896
5114	25-21-309-017-0000	\$37,314
5115	25-21-309-035-0000	\$21,898
5116	25-21-309-036-0000	\$24,036
5117	25-21-400-001-0000	\$3,391
5118	25-21-400-002-0000	\$2,966
5119	25-21-400-003-0000	\$21,412
5120	25-21-400-004-0000	\$3,908
5121	25-21-400-005-0000	\$15,599
5122	25-21-400-006-0000	\$20,063
5123	25-21-400-007-0000	\$0
5124	25-21-400-046-0000	\$8,796
5125	25-21-401-003-0000	\$16,575
5126	25-21-401-004-0000	\$18,999
5127	25-21-401-005-0000	\$15,341
5128	25-21-401-008-0000	\$0
5129	25-21-401-007-0000	\$0
5130	25-21-401-039-0000	\$29,930
5131	25-21-401-040-0000	\$17,933
5132	25-21-401-041-0000	\$4,063
5133	25-21-401-042-0000	\$0
5134	25-21-402-001-0000	\$13,598
5135	25-21-402-002-0000	\$16,253
5136	25-21-402-003-0000	\$15,964
5137	25-21-402-004-0000	\$3,945
5138	25-21-402-005-0000	\$3,945
5139	25-21-402-006-0000	\$9,205
5140	25-21-402-007-0000	\$4,851
5141	25-21-403-001-0000	\$38,656
5142	25-21-403-002-0000	\$3,945
5143	25-21-403-003-0000	\$27,139
5144	25-21-403-004-0000	\$27,139
5145	25-21-403-005-0000	\$16,646
5146	25-21-403-006-0000	\$13,223
5147	25-21-403-007-0000	\$3,945
5148	25-21-403-008-0000	\$3,628
5149	25-21-403-009-0000	\$9,390

#	Property Number	2012 EAV
5150	25-21-403-010-0000	\$25,638
5151	25-21-404-001-0000	\$51,620
5152	25-21-404-002-0000	\$26,681
5153	25-21-404-003-0000	\$7,668
5154	25-21-404-004-0000	\$5,740
5155	25-21-404-005-0000	\$0
5156	25-21-404-006-0000	\$23,690
5157	25-21-404-007-0000	\$33,729
5158	25-21-404-008-0000	\$8,282
5159	25-21-405-001-0000	\$8,282
5160	25-21-405-002-0000	\$12,802
5161	25-21-405-003-0000	\$3,945
5162	25-21-405-004-0000	\$33,448
5163	25-21-405-005-0000	\$35,233
5164	25-21-405-006-0000	\$40,137
5165	25-21-405-007-0000	\$0
5166	25-21-405-008-0000	\$0
5167	25-21-406-001-0000	\$0
5168	25-21-406-029-0000	\$66,411
5169	25-21-406-055-0000	\$10,139
5170	25-21-407-001-0000	\$23,345
5171	25-21-407-002-0000	\$23,088
5172	25-21-407-003-0000	\$9,679
5173	25-21-407-004-0000	\$12,878
5174	25-21-407-005-0000	\$6,627
5175	25-21-407-006-0000	\$29,523
5176	25-21-407-007-0000	\$1,944
5177	25-21-407-029-0000	\$35,202
5178	25-21-501-001-0000	\$0
5179	25-21-501-002-0000	\$0
5180	25-21-501-003-0000	\$0
5181	25-21-501-005-0000	\$0
5182	25-21-501-006-0000	\$0
5183	25-21-501-007-0000	\$0
	Total EAV	\$122,899,900

#	Property Number	2012 EAV

APPENDIX F
LAND ACQUISITION BY BLOCK AND
PARCEL IDENTIFICATION NUMBER

Ref. No.	PIN	Property Address	Condition		Ref. No.	PIN	Property Address	Cor

APPENDIX F **LAND ACQUISITION BY BLOCK AND** **PARCEL IDENTIFICATION NUMBER**

Ref. No.	PIN	Property Address	Condition
1	25163060180000	10743 S NORMAL AVE	Vacant Building
2	25163060230000	10714 S EGGLESTON AVE	Vacant Building
3	25163060310000	10742 S EGGLESTON AVE	Vacant Building
4	25163060320000	10744 S EGGLESTON AVE	Vacant Lot
5	25163070180000	10755 S EGGLESTON AVE	Vacant Building
6	25163070190000	10757 S EGGLESTON AVE	Vacant Building
7	25163070220000	400 W 108TH ST	Vacant Lot
8	25163070250000	405 W 107TH ST	Vacant Lot
9	25163090170000	10814 S UNION AVE	Vacant Building
10	25163090430000	10845 S EMERALD AVE	Vacant Building
11	25163120290000	10832 S PARNELL AVE	Vacant Building
12	25163140010000	10801 S NORMAL AVE	Vacant Building
13	25163140240000	10820 S EGGLESTON AVE	Vacant Building
14	25163150100000	10829 S EGGLESTON AVE	Vacant Building
15	25163150250000	405 W 108TH ST	Vacant Lot
16	25163150260000	405 W 108TH ST	Vacant Lot
17	25163150270000	410 W 109TH ST	Vacant Lot
18	25163160090000	10904 S EMERALD AVE	Vacant Building
19	25163170030000	10930 S WALLACE ST	Vacant Building
20	25163170210000	10921 S LOWE AVE	Vacant Building
21	25163210010000	11003 S HALSTED ST	Vacant Lot
22	25163210020000	11005 S HALSTED ST	Vacant Lot
23	25163210030000	11007 S HALSTED ST	Vacant Lot
24	25163210040000	11009 S HALSTED ST	Vacant Lot
25	25163210050000	11013 S HALSTED ST	Vacant Building
26	25163210060000	11013 S HALSTED ST	Vacant Building
27	25163210140000	11035 S HALSTED ST	Vacant Lot
28	25163210150000	11037 S HALSTED ST	Vacant Lot
29	25163220350000	714 W 111TH ST	Vacant Building
30	25163230070000	11035 S UNION AVE	Vacant Building
31	25163230090000	11043 S UNION AVE	Vacant Lot
32	25163230200000	11040 S LOWE AVE	Vacant Building
33	25163240190000	624 W 111TH ST	Vacant Lot
34	25163250290000	544 W 111TH ST	Vacant Building
35	25163250310000	536 W 111TH ST	Vacant Lot
36	25163270160000	432 W 110TH PL	Vacant Building
37	25163280010000	11035 S NORMAL AVE	Vacant Building
38	25163290050000	402 W 111TH ST	Vacant Lot
39	25164000070000	327 W 107TH ST	Vacant Lot
40	25164000180000	261 W 107TH PL	Vacant Building
41	25164000200000	255 W 107TH ST	Vacant Building
42	25164000230000	243 W 107TH ST	Vacant Lot

Ref. No.	PIN	Property Address	Condition
43	25164000250000	239 W 107TH ST	Vacant Building
44	25164000290000	223 W 107TH ST	Vacant Lot
45	25164000310000	217 W 107TH ST	Vacant Lot
46	25164000440000	310 W 107TH PL	Vacant Building
47	25164000470000	300 W 107TH ST	Vacant Building
48	25164000520000	250 W 107TH PL	Vacant Building
49	25164000630000	10720 S WENTWORTH AVE	Vacant Lot
50	25164020030000	253 W 107TH PL	Vacant Building
51	25164020080000	241 W 107TH PL	Vacant Lot
52	25164020080000	233 W 107TH PL	Vacant Lot
53	25164020100000	229 W 107TH PL	Vacant Lot
54	25164020140000	219 W 107TH PL	Vacant Lot
55	25164020330000	10744 S WENTWORTH AVE	Vacant Lot
56	25164030040000	10711 S WENTWORTH AVE	Vacant Lot
57	25164030060000	10717 S WENTWORTH AVE	Vacant Lot
58	25164030080000	10723 S WENTWORTH AVE	Vacant Lot
59	25164030100000	10731 S WENTWORTH AVE	Vacant Lot
60	25164030130000	10741 S WENTWORTH AVE	Vacant Lot
61	25164030220000	10712 S LA SALLE ST	Vacant Lot
62	25164030230000	10716 S LA SALLE ST	Vacant Lot
63	25164030250000	10724 S LA SALLE ST	Vacant Building
64	25164030340000	140 W 108TH ST	Vacant Lot
65	25164040030000	119 W 107TH ST	Vacant Building
66	25164040060000	107 W 107TH ST	Vacant Building
67	25164040080000	101 W 107TH ST	Vacant Building
68	25164040270000	10726 S PERRY AVE	Vacant Lot
69	25164040380000	10740 S PERRY AVE	Vacant Lot
70	25164040390000	10744 S PERRY AVE	Vacant Building
71	25164050020000	55 W 107TH ST	Vacant Lot
72	25164050040000	47 W 107TH ST	Vacant Lot
73	25164050240000	10718 S LAFAYETTE AVE	Vacant Lot
74	25164050250000	10722 S LAFAYETTE AVE	Vacant Building
75	25164050260000	10726 S LAFAYETTE AVE	Vacant Building
76	25164050330000	10746 S LAFAYETTE AVE	Vacant Lot
77	25164050370000	10742 S LAFAYETTE AVE	Vacant Lot
78	25164060060000	10725 S LAFAYETTE AVE	Vacant Building
79	25164060110000	10741 S LAFAYETTE AVE	Vacant Building
80	25164060160000	10700 S STATE ST	Vacant Lot
81	25164060210000	10718 S STATE ST	Vacant Building
82	25164060220000	10722 S STATE ST	Vacant Building
83	25164060240000	10730 S STATE ST	Vacant Lot
84	25164060310000	10752 S STATE ST	Vacant Building

APPENDIX F

LAND ACQUISITION BY BLOCK AND PARCEL IDENTIFICATION NUMBER

Ref. No.	PIN	Property Address	Condition
85	25164060320000	10756 S STATE ST	Vacant Building
86	25164070010000	351 W 108TH ST	Vacant Lot
87	25164070020000	349 W 108TH ST	Vacant Lot
88	25164070030000	347 W 108TH ST	Vacant Building
89	25164070040000	343 W 108TH ST	Vacant Lot
90	25164070050000	341 W 108TH ST	Vacant Lot
91	25164070100000	325 W 108TH ST	Vacant Lot
92	25164070190000	352 W 108TH PL	Vacant Lot
93	25164070310000	310 W 108TH PL	Vacant Building
94	25164080030000	251 W 108TH ST	Vacant Building
95	25164080050000	245 W 108TH ST	Vacant Building
96	25164080070000	239 W 108TH ST	Vacant Lot
97	25164080080000	237 W 108TH ST	Vacant Lot
98	25164080090000	233 W 108TH ST	Vacant Lot
99	25164080140000	217 W 108TH ST	Vacant Lot
100	25164080150000	215 W 108TH ST	Vacant Lot
101	25164080230000	236 W 108TH PL	Vacant Lot
102	25164080240000	230 W 108TH PL	Vacant Building
103	25164080250000	228 W 108TH PL	Vacant Lot
104	25164080260000	226 W 108TH PL	Vacant Lot
105	25164080270000	222 W 108TH PL	Vacant Lot
106	25164080280000	222 W 108TH PL	Vacant Lot
107	25164080370000	10822 S WENTWORTH AV	Vacant Lot
108	25164090070000	10821 S WENTWORTH AV	Vacant Lot
109	25164090080000	10823 S WENTWORTH AV	Vacant Lot
110	25164090110000	139 W 108TH ST	Vacant Lot
111	25164090120000	135 W 108TH ST	Vacant Lot
112	25164090230000	134 W 108TH PL	Vacant Lot
113	25164090240000	132 W 108TH PL	Vacant Lot
114	25164090290000	118 W 108TH PL	Vacant Building
115	25164090310000	112 W 108TH PL	Vacant Lot
116	25164090320000	108 W 108TH PL	Vacant Lot
117	25164090330000	106 W 108TH PL	Vacant Lot
118	25164090370000	10803 S WENTWORTH AV	Vacant Building
119	25164090390000	10813 S WENTWORTH AV	Vacant Building
120	25164100010000	57 W 108TH ST	Vacant Building
121	25164100140000	15 W 108TH ST	Vacant Building
122	25164100220000	34 W 108TH PL	Vacant Lot
123	25164100230000	34 W 108TH PL	Vacant Lot
124	25164100260000	24 W 108TH PL	Vacant Lot
125	25164100300000	10804 S STATE ST	Vacant Building
126	25164100310000	10808 S STATE ST	Vacant Lot

Ref. No.	PIN	Property Address	Condition
127	25164110010000	351 W 108TH PL	Vacant Lot
128	25164110130000	317 W 108TH PL	Vacant Lot
129	25164110210000	348 W 109TH ST	Vacant Building
130	25164110240000	340 W 109TH ST	Vacant Lot
131	25164110270000	332 W 109TH ST	Vacant Lot
132	25164110320000	320 W 109TH ST	Vacant Lot
133	25164110330000	318 W 109TH ST	Vacant Lot
134	25164110340000	316 W 109TH ST	Vacant Building
135	25164110360000	310 W 109TH ST	Vacant Building
136	25164110390000	300 W 109TH PL	Vacant Lot
137	25164120030000	251 W 108TH PL	Vacant Lot
138	25164120040000	249 W 108TH PL	Vacant Lot
139	25164120080000	237 W 108TH PL	Vacant Building
140	25164120100000	231 W 108TH PL	Vacant Lot
141	25164120110000	229 W 108TH PL	Vacant Lot
142	25164120170000	254 W 109TH ST	Vacant Lot
143	25164120280000	218 W 109TH ST	Vacant Building
144	25164120350000	10844 S WENTWORTH AVE	Vacant Lot
145	25164120360000	10846 S WENTWORTH AVE	Vacant Lot
146	25164140020000	53 W 108TH PL	Vacant Building
147	25164140030000	49 W 108TH PL	Vacant Building
148	25164140350000	38 W 109TH ST	Vacant Building
149	25164150010000	355 W 109TH ST	Vacant Lot
150	25164150070000	339 W 109TH ST	Vacant Lot
151	25164150080000	337 W 109TH ST	Vacant Lot
152	25164150110000	329 W 109TH ST	Vacant Lot
153	25164150160000	311 W 109TH ST	Vacant Lot
154	25164150210000	354 W 109TH PL	Vacant Lot
155	25164150240000	344 W 109TH PL	Vacant Lot
156	25164150250000	342 W 109TH PL	Vacant Lot
157	25164160090000	237 W 109TH ST	Vacant Building
158	25164160100000	235 W 109TH ST	Vacant Building
159	25164160110000	233 W 109TH ST	Vacant Lot
160	25164160120000	229 W 109TH ST	Vacant Building
161	25164160130000	225 W 109TH ST	Vacant Building
162	25164160150000	221 W 109TH ST	Vacant Building
163	25164160200000	244 W 109TH PL	Vacant Building
164	25164160210000	240 W 109TH PL	Vacant Building
165	25164160220000	236 W 109TH PL	Vacant Building
166	25164160330000	10918 S WENTWORTH AVE	Vacant Building
167	25164160350000	10924 S WENTWORTH AVE	Vacant Building
168	25164170020000	10907 S WENTWORTH AVE	Vacant Lot

APPENDIX F

LAND ACQUISITION BY BLOCK AND PARCEL IDENTIFICATION NUMBER

Ref. No.	PIN	Property Address	Condition
169	25164170030000	10909 S WENTWORTH AV	Vacant Lot
170	25164170070000	10921 S WENTWORTH AV	Vacant Building
171	25164170160000	117 W 109TH ST	Vacant Lot
172	25164170180000	109 W 109TH ST	Vacant Lot
173	25164170200000	101 W 109TH ST	Vacant Lot
174	25164170220000	138 W 109TH PL	Vacant Building
175	25164170260000	122 W 109TH PL	Vacant Lot
176	25164170270000	120 W 109TH PL	Vacant Building
177	25164170320000	100 W 109TH PL	Vacant Lot
178	25164180010000	57 W 109TH ST	Vacant Building
179	25164180040000	47 W 109TH ST	Vacant Lot
180	25164180050000	43 W 109TH ST	Vacant Lot
181	25164180130000	58 W 109TH PL	Vacant Lot
182	25164190040000	337 W 109TH PL	Vacant Lot
183	25164190100000	317 W 109TH PL	Vacant Lot
184	25164190210000	328 W 110TH ST	Vacant Lot
185	25164190220000	326 W 110TH ST	Vacant Lot
186	25164190230000	324 W 110TH ST	Vacant Lot
187	25164190310000	300 W 110TH ST	Vacant Lot
188	25164190320000	355 W 109TH PL	Vacant Lot
189	25164190390000	301 W 109TH ST	Vacant Building
190	25164190400000	10948 S PRINCETON AVE	Vacant Building
191	25164200040000	251 W 109TH PL	Vacant Lot
192	25164200080000	239 W 109TH PL	Vacant Lot
193	25164200110000	229 W 109TH PL	Vacant Lot
194	25164200120000	229 W 109TH PL	Vacant Lot
195	25164200210000	201 W 109TH PL	Vacant Lot
196	25164200330000	230 W 110TH ST	Vacant Building
197	25164200460000	222 W 110TH ST	Vacant Lot
198	25164210010000	10933 S WENTWORTH AV	Vacant Lot
199	25164210080000	143 W 109TH PL	Vacant Lot
200	25164210090000	139 W 109TH PL	Vacant Building
201	25164210240000	128 W 110TH ST	Vacant Lot
202	25164210360000	104 W 110TH ST	Vacant Lot
203	25164220030000	47 W 109TH PL	Vacant Building
204	25164220050000	43 W 109TH PL	Vacant Lot
205	25164220060000	39 W 109TH PL	Vacant Lot
206	25164220070000	35 W 109TH PL	Vacant Building
207	25164220150000	56 W 110TH ST	Vacant Building
208	25164220210000	38 W 110TH ST	Vacant Building
209	25164220220000	36 W 110TH ST	Vacant Lot
210	25164220240000	32 W 110TH ST	Vacant Lot

Ref. No.	PIN	Property Address	Condition
211	25164220250000	28 W 110TH ST	Vacant Lot
212	25164220260000	26 W 110TH ST	Vacant Lot
213	25164220270000	24 W 110TH ST	Vacant Building
214	25164220340000	10944 S STATE ST	Vacant Building
215	25164230180000	352 W 110TH PL	Vacant Lot
216	25164230260000	330 W 110TH PL	Vacant Building
217	25164230280000	322 W 110TH PL	Vacant Lot
218	25164240260000	242 W 110TH PL	Vacant Building
219	25164240270000	238 W 110TH PL	Vacant Building
220	25164240340000	222 W 110TH PL	Vacant Lot
221	25164240510000	239 W 110TH PL	Vacant Building
222	25164250110000	141 W 110TH ST	Vacant Lot
223	25164250120000	141 W 110TH ST	Vacant Lot
224	25164250150000	129 W 110TH ST	Vacant Lot
225	25164250190000	115 W 110TH ST	Vacant Building
226	25164250200000	113 W 110TH ST	Vacant Lot
227	25164250230000	101 W 110TH ST	Vacant Lot
228	25164250240000	142 W 110TH PL	Vacant Building
229	25164250360000	104 W 110TH PL	Vacant Building
230	25164250370000	102 W 110TH PL	Vacant Building
231	25164260030000	47 W 110TH ST	Vacant Lot
232	25164260130000	19 W 110TH ST	Vacant Lot
233	25164260200000	42 W 110TH PL	Vacant Lot
234	25164260210000	38 W 110TH PL	Vacant Lot
235	25164260360000	11018 S STATE ST	Vacant Building
236	25164260370000	11020 S STATE ST	Vacant Lot
237	25164260390000	17 W 110TH ST	Vacant Building
238	25164260410000	11008 S STATE ST	Vacant Lot
239	25164270080000	329 W 110TH PL	Vacant Lot
240	25164270110000	321 W 110TH PL	Vacant Lot
241	25164270120000	317 W 110TH PL	Vacant Lot
242	25164270130000	315 W 110TH PL	Vacant Building
243	25164270250000	318 W 111TH ST	Vacant Building
244	25164270260000	314 W 111TH ST	Vacant Building
245	25164280080000	241 W 110TH PL	Vacant Building
246	25164280150000	215 W 110TH PL	Vacant Lot
247	25164280240000	252 W 111TH ST	Vacant Lot
248	25164280430000	210 W 111TH ST	Vacant Building
249	25164280450000	216 W 111TH ST	Vacant Building
250	25164290090000	119 W 110TH PL	Vacant Lot
251	25164290110000	111 W 110TH PL	Vacant Building
252	25164300110000	45 W 111TH ST	Vacant Lot

APPENDIX F

LAND ACQUISITION BY BLOCK AND PARCEL IDENTIFICATION NUMBER

Ref. No.	PIN	Property Address	Condition
253	25164300120000	29 W 110TH PL	Vacant Building
254	25164300140000	21 W 110TH PL	Vacant Lot
255	25164300160000	11034 S STATE ST	Vacant Lot
256	25164300170000	11038 S STATE ST	Vacant Lot
257	25164300340000	18 W 111TH ST	Vacant Lot
258	25165000220000	360 W 110TH ST	Vacant Building
259	25174050340000	1036 W 108TH ST	Vacant Building
260	25174120020000	1155 W 110TH ST	Vacant Lot
261	25174120040000	1151 W 110TH ST	Vacant Lot
262	25174120050000	1149 W 110TH ST	Vacant Building
263	25174120100000	1137 W 110TH ST	Vacant Lot
264	25174120110000	1133 W 110TH ST	Vacant Lot
265	25174120180000	1113 W 110TH ST	Vacant Building
266	25174120230000	1152 W 110TH PL	Vacant Lot
267	25174120340000	1126 W 110TH PL	Vacant Lot
268	25174120350000	1124 W 110TH PL	Vacant Lot
269	25174120470000	1107 W 110TH ST	Vacant Building
270	25174140010000	1159 W 110TH PL	Vacant Building
271	25174140020000	1155 W 110TH PL	Vacant Building
272	25174140100000	1131 W 110TH PL	Vacant Lot
273	25174140140000	1117 W 110TH PL	Vacant Building
274	25174140150000	1117 W 110TH PL	Vacant Lot
275	25174180010000	10802 S HALSTED ST	Redevelop Site
276	25174180020000	10806 S HALSTED ST	Redevelop Site
277	25174180030000	10810 S HALSTED ST	Redevelop. Site
278	25174180380000	10812 S HALSTED ST	Redevelop. Site
279	25174190150000	10913 S GREEN ST	Vacant Building
280	25174190170000	10921 S GREEN ST	Vacant Building
281	25174200620000	952 W 111TH ST	Vacant Lot
282	25174220070000	11022 S GREEN ST	Vacant Building
283	25174220250000	11023 S PEORIA ST	Vacant Building
284	25174230060000	11021 S GREEN ST	Vacant Building
285	25174230140000	11010 S HALSTED ST	Vacant Lot
286	25174230150000	11014 S HALSTED ST	Vacant Lot
287	25174290380000	10954 S PEORIA ST	Vacant Building
288	25202030110000	11126 S PEORIA ST	Vacant Lot
289	25202030140000	11138 S PEORIA ST	Vacant Lot
290	25202030150000	11140 S PEORIA ST	Vacant Building
291	25202040060000	841 W 111TH ST	Vacant Lot
292	25202040070000	837 W 111TH ST	Vacant Lot
293	25202050270000	11144 S HALSTED ST	Vacant Lot
294	25202050280000	11152 S HALSTED ST	Vacant Lot

Ref. No.	PIN	Property Address	Condition
295	25202050290000	11158 S HALSTED ST	Vacant Lot
296	25202050370000	11126 S HALSTED ST	Vacant Building
297	25202110040000	11210 S GREEN ST	Vacant Lot
298	25202110050000	11214 S GREEN ST	Vacant Lot
299	25202170100000	11336 S HALSTED ST	Vacant Lot
300	25202170110000	11338 S HALSTED ST	Vacant Lot
301	25202270090000	11334 S GREEN ST	Vacant Building
302	25211010180000	11116 S UNION AVE	Vacant Lot
303	25211010300000	719 W 111TH ST	Vacant Lot
304	25211030020000	617 W 111TH ST	Vacant Lot
305	25211030140000	11116 S WALLACE ST	Vacant Building
306	25211030240000	615 W 111TH ST	Vacant Building
307	25211030250000	601 W 111TH ST	Vacant Building
308	25211040050000	539 W 111TH ST	Vacant Lot
309	25211040190000	11114 S PARNELL	Vacant Building
310	25211050200000	11157 S PARNELL AVE	Vacant Building
311	25211050250000	11130 S NORMAL AVE	Vacant Building
312	25211060010000	455 W 111TH ST	Vacant Lot
313	25211060080000	431 W 111TH ST	Vacant Lot
314	25211060090000	11115 S NORMAL AVE	Vacant Lot
315	25211060100000	11119 S NORMAL AVE	Vacant Lot
316	25211060130000	11131 S NORMAL AVE	Vacant Lot
317	25211060140000	11133 S NORMAL AVE	Vacant Building
318	25211060150000	11137 S NORMAL AVE	Vacant Lot
319	25211060180000	11149 S NORMAL AVE	Vacant Building
320	25211060360000	11154 S EGGLESTON AVE	Vacant Lot
321	25211070100000	11115 S EGGLESTON AVE	Vacant Building
322	25211070110000	11117 S EGGLESTON AVE	Vacant Lot
323	25211070140000	11125 S EGGLESTON AVE	Vacant Building
324	25211070320000	11144 S STEWART AVE	Vacant Building
325	25211070330000	11148 S STEWART AVE	Vacant Building
326	25211070340000	11150 S STEWART AVE	Vacant Building
327	25211070380000	11132 S STEWART AVE	Vacant Lot
328	25211070390000	11136 S STEWART AVE	Vacant Lot
329	25211070400000	11138 S STEWART AVE	Vacant Lot
330	25211080370000	11227 S HALSTED ST	Vacant Lot
331	25211120020000	11207 S WALLACE ST	Vacant Lot
332	25211120060000	11221 S WALLACE ST	Vacant Lot
333	25211130240000	11240 S NORMAL AVE	Vacant Building
334	25211140150000	11200 S EGGLESTON AVE	Vacant Lot
335	25211150010000	11201 S EGGLESTON AVE	Vacant Building
336	25211150040000	11211 S EGGLESTON AVE	Vacant Building

APPENDIX F

LAND ACQUISITION BY BLOCK AND PARCEL IDENTIFICATION NUMBER

Ref. No.	PIN	Property Address	Condition
337	25211150070000	11219 S EGGLESTON AVE	Vacant Building
338	25211150150000	11247 S EGGLESTON AVE	Vacant Building
339	25211150160000	11251 S EGGLESTON AVE	Vacant Building
340	25211150200000	11210 S STEWART AVE	Vacant Building
341	25211150230000	11218 S STEWART AVE	Vacant Lot
342	25211150240000	11220 S STEWART AVE	Vacant Building
343	25211150260000	11228 S STEWART AVE	Vacant Building
344	25211150300000	11240 S STEWART AVE	Vacant Building
345	25211200140000	11347 S WALLACE ST	Vacant Lot
346	25211210240000	11330 S NORMAL AVE	Vacant Lot
347	25211220050000	11321 S NORMAL AVE	Vacant Building
348	25211220350000	11316 S EGGLESTON AVE	Vacant Building
349	25211230020000	11305 S EGGLESTON AVE	Vacant Lot
350	25211230060000	11319 S EGGLESTON AVE	Vacant Building
351	25211230280000	11344 S STEWART AVE	Vacant Building
352	25211260330000	640 W 115TH ST	Vacant Lot
353	25211270310000	602 W 115TH ST	Vacant Building
354	25211290200000	11436 S NORMAL AVE	Vacant Building
355	25211290290000	500 W 115TH ST	Vacant Building
356	25212000250000	306 W 111TH PL	Vacant Lot
357	25212010040000	245 W 111TH ST	Vacant Building
358	25212010150000	219 W 111TH ST	Vacant Lot
359	25212010160000	221 W 111TH ST	Vacant Lot
360	25212010170000	209 W 111TH ST	Vacant Lot
361	25212010190000	201 W 111TH ST	Vacant Lot
362	25212010300000	226 W 111TH PL	Vacant Lot
363	25212010340000	212 W 111TH PL	Vacant Building
364	25212020040000	139 W 111TH ST	Vacant Lot
365	25212020220000	138 W 111TH PL	Vacant Building
366	25212030080000	19 W 111TH ST	Vacant Building
367	25212040010000	345 W 111TH PL	Vacant Lot
368	25212040020000	341 W 111TH PL	Vacant Lot
369	25212040030000	337 W 111TH PL	Vacant Lot
370	25212040160000	336 W 112TH ST	Vacant Lot
371	25212040270000	333 W 111TH PL	Vacant Lot
372	25212050070000	235 W 111TH PL	Vacant Lot
373	25212050080000	233 W 111TH PL	Vacant Lot
374	25212050090000	233 W 111TH PL	Vacant Lot
375	25212050210000	256 W 112TH ST	Vacant Building
376	25212050320000	218 W 112TH ST	Vacant Building
377	25212060010000	147 W 111TH PL	Vacant Building
378	25212060040000	137 W 111TH PL	Vacant Lot

Ref. No.	PIN	Property Address	Condition
379	25212060080000	123 W 111TH PL	Vacant Lot
380	25212060090000	119 W 111TH PL	Vacant Building
381	25212060140000	146 W 112TH ST	Vacant Building
382	25212060160000	138 W 112TH ST	Vacant Building
383	25212060170000	136 W 112TH ST	Vacant Lot
384	25212070060000	53 W 111TH PL	Vacant Lot
385	25212070080000	47 W 111TH PL	Vacant Lot
386	25212070090000	41 W 111TH PL	Vacant Building
387	25212070100000	39 W 111TH PL	Vacant Building
388	25212070110000	35 W 111TH PL	Vacant Building
389	25212070120000	31 W 111TH PL	Vacant Building
390	25212070190000	7 W 111TH PL	Vacant Building
391	25212070280000	42 W 112TH ST	Vacant Lot
392	25212070300000	34 W 112TH ST	Vacant Lot
393	25212070310000	32 W 112TH ST	Vacant Lot
394	25212070340000	28 W 112TH ST	Vacant Building
395	25212070370000	20 W 112TH ST	Vacant Building
396	25212070410000	2 W 112TH ST	Vacant Lot
397	25212080010000	11201 S STEWART AVE	Vacant Lot
398	25212080020000	11225 S STEWART AVE	Vacant Lot
399	25212080030000	339 W 112TH ST	Vacant Lot
400	25212080040000	335 W 112TH ST	Vacant Lot
401	25212080050000	333 W 112TH ST	Vacant Lot
402	25212080080000	323 W 112TH ST	Vacant Lot
403	25212080090000	319 W 112TH ST	Vacant Building
404	25212080100000	317 W 112TH ST	Vacant Building
405	25212080110000	315 W 112TH ST	Vacant Lot
406	25212080270000	309 W 112TH ST	Vacant Lot
407	25212090020000	253 W 112TH ST	Vacant Building
408	25212090090000	235 W 112TH ST	Vacant Lot
409	25212090100000	233 W 112TH ST	Vacant Building
410	25212090150000	217(221) W 112TH ST	Vacant Building
411	25212090280000	240 W 112TH PL	Vacant Building
412	25212090340000	220 W 112TH PL	Vacant Building
413	25212090350000	216 W 112TH PL	Vacant Building
414	25212090390000	11214 S WENTWORTH AVE	Vacant Building
415	25212100060000	131 W 112TH ST	Vacant Building
416	25212100110000	113 W 112TH ST	Vacant Lot
417	25212100150000	148 W 112TH PL	Vacant Lot
418	25212110010000	65 W 112TH ST	Vacant Building
419	25212110170000	66 W 112TH PL	Vacant Lot
420	25212110180000	62 W 112TH PL	Vacant Lot

APPENDIX F

LAND ACQUISITION BY BLOCK AND PARCEL IDENTIFICATION NUMBER

Ref. No.	PIN	Property Address	Condition
421	25212120130000	315 W 112TH PL	Vacant Lot
422	25212120180000	338 W 113TH ST	Vacant Lot
423	25212120190000	320 W 113TH ST	Vacant Lot
424	25212120230000	310 W 113TH ST	Vacant Building
425	25212130060000	239 W 112TH PL	Vacant Building
426	25212130070000	235 W 112TH PL	Vacant Lot
427	25212130110000	223 W 112TH PL	Vacant Lot
428	25212130130000	219 W 112TH PL	Vacant Lot
429	25212130160000	211 W 112TH PL	Vacant Building
430	25212130200000	256 W 113TH ST	Vacant Building
431	25212130210000	252 W 113TH ST	Vacant Lot
432	25212130260000	232 W 113TH ST	Vacant Building
433	25212130270000	228 W 113TH ST	Vacant Building
434	25212130290000	220 W 113TH ST	Vacant Lot
435	25212130300000	218 W 113TH ST	Vacant Lot
436	25212130360000	202 W 113TH ST	Vacant Lot
437	25212140070000	125 W 112TH PL	Vacant Lot
438	25212140140000	107 W 112TH PL	Vacant Building
439	25212140170000	146 W 113TH ST	Vacant Building
440	25212140220000	128 W 113TH ST	Vacant Lot
441	25212140230000	124 W 113TH ST	Vacant Lot
442	25212150140000	27 W 112TH PL	Vacant Lot
443	25212150150000	25 W 112TH PL	Vacant Lot
444	25212150220000	1 W 112TH PL	Vacant Building
445	25212160130000	11343 S STEWART AVE	Vacant Building
446	25212160220000	335 W 113TH ST	Vacant Lot
447	25212160250000	11316 S HARVARD AVE	Vacant Building
448	25212160290000	11330 S HARVARD AVE	Vacant Building
449	25212160340000	11346 S HARVARD AVE	Vacant Lot
450	25212160350000	11350 S HARVARD AVE	Vacant Lot
451	25212160370000	11356 S HARVARD AVE	Vacant Building
452	25212170010000	311 W 113TH ST	Vacant Lot
453	25212170080000	11335 S HARVARD AVE	Vacant Building
454	25212170280000	11336 S PRINCETON AVE	Vacant Lot
455	25212180020000	253 W 113TH ST	Vacant Building
456	25212180050000	243 W 113TH ST	Vacant Building
457	25212180220000	11336 S YALE AVE	Vacant Building
458	25212180230000	11342 S YALE AVE	Vacant Lot
459	25212180240000	11315 S PRINCETON AVE	Vacant Lot
460	25212190010000	225 W 113TH ST	Vacant Building
461	25212190080000	11325 S YALE AVE	Vacant Lot
462	25212190120000	11337 S YALE AVE	Vacant Lot

Ref. No.	PIN	Property Address	Condition
463	25212190150000	11345 S YALE AVE	Vacant Lot
464	25212190180000	11355 S WENTWORTH AVE	Vacant Lot
465	25212190230000	11312 S WENTWORTH AVE	Vacant Building
466	25212190240000	11314 S WENTWORTH AVE	Vacant Lot
467	25212190350000	11350 S WENTWORTH AVE	Vacant Building
468	25212200020000	145 W 113TH ST	Vacant Lot
469	25212200130000	107 W 113TH ST	Vacant Building
470	25212200180000	134 W 113TH PL	Vacant Building
471	25212210040000	57 W 113TH ST	Vacant Lot
472	25212210220000	42 W 113TH PL	Vacant Building
473	25212210230000	40 W 113TH PL	Vacant Building
474	25212210300000	16 W 113TH PL	Vacant Building
475	25212210340000	11318 S STATE ST	Vacant Building
476	25212210390000	54 W 113TH PL	Vacant Lot
477	25212220030000	141 W 113TH PL	Vacant Building
478	25212220040000	141 W 113TH PL	Vacant Building
479	25212220050000	139 W 113TH PL	Vacant Building
480	25212220220000	11359 S WENTWORTH AVE	Vacant Lot
481	25212220230000	11361 S WENTWORTH AVE	Vacant Lot
482	25212220310000	118 W 114TH ST	Vacant Lot
483	25212220320000	116 W 114TH ST	Vacant Building
484	25212220330000	110 W 114TH ST	Vacant Lot
485	25212220350000	106 W 114TH ST	Vacant Building
486	25212220360000	104 W 114TH ST	Vacant Lot
487	25212220370000	100 W 114TH ST	Vacant Lot
488	25212220380000	109 W 113TH ST	Vacant Lot
489	25212230060000	47 W 113TH PL	Vacant Building
490	25212240020000	11405 S STEWART AVE	Vacant Building
491	25212240150000	346 W 114TH ST	Vacant Lot
492	25212240190000	11412 S HARVARD AVE	Vacant Lot
493	25212240210000	11412 S HARVARD AVE	Vacant Building
494	25212250010000	323 W 114TH ST	Vacant Lot
495	25212250040000	315 W 114TH ST	Vacant Building
496	25212250090000	11415 S HARVARD AVE	Vacant Building
497	25212250100000	11419 S HARVARD AVE	Vacant Building
498	25212250130000	11429 S HARVARD AVE	Vacant Lot
499	25212250150000	11433 S HARVARD AVE	Vacant Lot
500	25212250170000	11437 S HARVARD AVE	Vacant Lot
501	25212250350000	316 W 115TH ST	Vacant Building
502	25212250380000	308 W 115TH ST	Vacant Lot
503	25212250390000	306 W 115TH ST	Vacant Lot
504	25212250400000	304 W 115TH ST	Vacant Lot

APPENDIX F

LAND ACQUISITION BY BLOCK AND PARCEL IDENTIFICATION NUMBER

Ref. No.	PIN	Property Address	Condition
505	25212250410000	302 W 115TH ST	Vacant Lot
506	25212260210000	11418 S YALE AVE	Vacant Lot
507	25212260220000	11420 S YALE AVE	Vacant Building
508	25212260260000	11430 S YALE AVE	Vacant Building
509	25212260340000	246 W 115TH ST	Vacant Lot
510	25212260350000	242 W 115TH ST	Vacant Lot
511	25212260380000	234 W 115TH ST	Vacant Lot
512	25212270010000	11411 S YALE AVE	Vacant Lot
513	25212270120000	11420 S WENTWORTH AV	Vacant Lot
514	25212270130000	11422 S WENTWORTH AV	Vacant Lot
515	25212270290000	222 W 115TH ST	Vacant Lot
516	25212280010000	149 W 114TH ST	Vacant Lot
517	25212280100000	111 W 114TH ST	Vacant Building
518	25212280110000	107 W 114TH ST	Vacant Lot
519	25212280120000	103 W 114TH ST	Vacant Lot
520	25212280150000	11433 S WENTWORTH AV	Vacant Lot
521	25212280160000	11437 S WENTWORTH AV	Vacant Lot
522	25212280170000	11439 S WENTWORTH AV	Vacant Lot
523	25212280220000	11414 S PERRY AVE	Vacant Lot
524	25212280270000	138 W 115TH ST	Vacant Lot
525	25212280370000	112 W 115TH ST	Vacant Building
526	25212280380000	106 W 115TH ST	Vacant Lot
527	25212280390000	124 W 115TH ST	Vacant Lot
528	25212280420000	11423 S WENTWORTH AV	Vacant Lot
529	25212280430000	11437 S WENTWORTH AV	Vacant Lot
530	25212290050000	51 W 114TH ST	Vacant Building
531	25212290060000	47 W 114TH ST	Vacant Building
532	25212290130000	25 W 114TH ST	Vacant Building
533	25212290150000	19 W 114TH ST	Vacant Lot
534	25212290210000	56 W 114TH PL	Vacant Building
535	25212290240000	46 W 114TH PL	Vacant Building
536	25212290260000	40 W 114TH PL	Vacant Lot
537	25212290340000	20 W 114TH PL	Vacant Building
538	25212290350000	18 W 114TH PL	Vacant Building
539	25212290370000	11400 S STATE ST	Vacant Building
540	25212290400000	11410 S STATE ST	Vacant Building

Ref. No.	PIN	Property Address	Condition
547	25212300150000	9 W 114TH PL	Vacant Lot
548	25212300160000	7 W 114TH PL	Vacant Lot
549	25212300190000	46 W 115TH ST	Vacant Lot
550	25212300200000	44 W 115TH ST	Vacant Lot
551	25212300250000	30 W 115TH ST	Vacant Lot
552	25212300260000	26 W 115TH ST	Vacant Lot
553	25212300360000	52 W 115TH ST	Vacant Lot
554	25213010290000	659 W 115TH ST	Vacant Building
555	25213010300000	655 W 115TH ST	Vacant Building
556	25213010310000	637 W 115TH ST	Vacant Lot
557	25213020040000	613 W 115TH ST	Vacant Lot
558	25213020060000	11512 S WALLACE ST	Vacant Building
559	25213080070000	435 W 115TH ST	Vacant Lot
560	25213090030000	419 W 115TH ST	Vacant Lot
561	25213090040000	417 W 115TH ST	Vacant Lot
562	25214000040000	349 W 115TH ST	Vacant Lot
563	25214000460000	335 W 115TH ST	Vacant Lot
564	25214010390000	301 W 115TH ST	Vacant Lot
565	25214020040000	247 W 115TH ST	Vacant Lot
566	25214020050000	245 W 115TH ST	Vacant Lot
567	25214020060000	239 W 115TH ST	Vacant Lot
568	25214020070000	235 W 115TH ST	Vacant Lot
569	25214040020000	153 W 115TH ST	Vacant Building
570	25214040040000	147 W 115TH ST	Vacant Building
571	25214040070000	139 W 115TH ST	Vacant Lot
572	25214050010000	125 W 115TH ST	Vacant Lot
573	25214050040000	115 W 115TH ST	Vacant Building
574	25214070010000	23 W 115TH ST	Vacant Building
575	25215010020000	501 E 112TH ST	Vacant Lot
570	25214040040000	147 W 115TH ST	Vacant Building
571	25214040070000	139 W 115TH ST	Vacant Lot
572	25214050010000	125 W 115TH ST	Vacant Lot
573	25214050040000	115 W 115TH ST	Vacant Building
574	25214070010000	23 W 115TH ST	Vacant Building
575	25215010020000	501 E 112TH ST	Vacant Lot

Exhibit B

**CDC Resolution recommending to City Council approval of a redevelopment plan,
designation of a redevelopment project area and adoption of tax increment allocation
financing**

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

RESOLUTION 14-CDC- 2

**RECOMMENDING TO THE CITY COUNCIL OF
THE CITY OF CHICAGO
FOR THE PROPOSED
107th/HALSTED
REDEVELOPMENT PROJECT AREA:**

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

WHEREAS, the Community Development Commission (the "Commission") of the City of Chicago (the "City") has heretofore been appointed by the Mayor of the City with the approval of its City Council ("City Council," referred to herein collectively with the Mayor as the "Corporate Authorities") (as codified in Section 2-124 of the City's Municipal Code) pursuant to Section 5/11-74.4-4(k) of the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et 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 Economic Development has conducted or caused to be conducted certain investigations, studies and surveys of the 107th/Halsted area, the street boundaries of which are described on Exhibit A hereto (the "Area"), to determine the eligibility of the Area as a redevelopment project area as defined in the Act (a "Redevelopment Project Area") and for tax increment allocation financing pursuant to the Act ("Tax Increment Allocation Financing"), and previously has presented the following documents to the Commission for its review:

107th/Halsted Redevelopment Plan and Project

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 July 18, 2013 at 6:00 p.m. at Sheldon Heights Church, Chicago, Illinois, being a date not less than 14 business days before the mailing of the notice of the Hearing (hereinafter defined), pursuant to notice from the City's Commissioner of the Department of Planning and Economic Development given on July 3,

2013, being a date not less than 15 days before the date of the Public Meeting, by certified mail to all taxing districts having real property in the proposed Area and to all entities requesting that information that have taken the steps necessary to register to be included on the interested parties registry for the proposed Area in accordance with Section 5/11-74.4.2 of the Act and, with a good faith effort, by regular mail to all residents and the last known persons who paid property taxes on real estate in the proposed Area (which good faith effort was satisfied by such notice being mailed to each residential address and the person or persons in whose name property taxes were paid on real property for the last preceding year located in the proposed Area), which to the extent necessary to effectively communicate such notice, was given in English and in other languages; and

WHEREAS, prior to the adoption by the Corporate Authorities of ordinances approving a redevelopment plan, designating an area as a Redevelopment Project Area or adopting Tax Increment Allocation Financing for an area, it is necessary that the Commission hold a public hearing (the "Hearing") pursuant to Section 5/11-74.4-5(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, the Report and Plan were made available for public inspection and review since September 27, 2013, being a date not less than 10 days before the Commission meeting at which the Commission adopted Resolution 13-CDC-36 on December 10, 2013 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 Economic Development, Room 1000; and

WHEREAS, notice of the availability of the Report and Plan, including how to obtain this information, were sent by mail on October 15, 2013, which is within a reasonable time after the adoption by the Commission of Resolution 13-CDC-36 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 January 15, 2014 a date which is not more than 30 nor less than 10 days prior to the Hearing, and the second publication being on January 22, 2014, both in the Chicago Sun-Times or the Chicago Tribune, being newspapers of general circulation within the taxing districts having property in the Area; and

WHEREAS, notice of the Hearing was given by mail to taxpayers by depositing such notice in the United States mail by certified mail addressed to the persons in whose names the general

taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the Area, on January 26, 2014, being a date not less than 10 days prior to the date set for the Hearing; and where taxes for the last preceding year were not paid, notice was also mailed to the persons last listed on the tax rolls as the owners of such property within the preceding three years; and

WHEREAS, a good faith effort was made to give notice of the Hearing by mail to all residents of the Area by, at a minimum, giving notice by mail to each residential address located in the Area, which to the extent necessary to effectively communicate such notice was given in English and in the predominant language of residents of the Area other than English on January 17, 2014, being a date not less than 10 days prior to the date set for the Hearing; and

WHEREAS, notice of the Hearing was given by mail to the Illinois Department of Commerce and Economic Opportunity ("DCEO") and members of the Board (including notice of the convening of the Board), by depositing such notice in the United States mail by certified mail addressed to DCEO and all Board members, on December 27, 2013, being a date not less than 45 days prior to the date set for the Hearing; and

WHEREAS, notice of the Hearing and copies of the Report and Plan were sent by mail to taxing districts having taxable property in the Area, by depositing such notice and documents in the United States mail by certified mail addressed to all taxing districts having taxable property within the Area, on December 27, 2013, being a date not less than 45 days prior to the date set for the Hearing; and

WHEREAS, the Hearing was held on February 11, 2014, at 1:00 p.m. at City Hall, Room 200, 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 January 10, 2014 at 10:00 am (being a date at least 14 days but not more than 28 days after the date of the mailing of the notice to the taxing districts on December 27, 2013 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 twenty-third calendar year following the year of the adoption of the ordinance approving the designation of the Area as a redevelopment project area and, as required pursuant to Section 5/11-74.4-7 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 conservation area as defined in the Act;

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

i. If the Area is qualified as a “conservation area”, the combination of the factors necessary to qualify the Area as a redevelopment project area on that basis is detrimental to the public health, safety, morals or welfare, and the Area may become a blighted area;

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: Feb 11, 2014

List of Attachments:

Exhibit A: Street Boundary Description of the Area

EXHIBIT A

Street Boundary Description of the
107th/Halsted Tax Increment Financing
Redevelopment Project Area

The Area is generally bounded by 107th Street on the north, the south side of 115th Street on the south, State Street on the east and Green Street on the west.

STATE OF ILLINOIS))SS
COUNTY OF COOK)

CERTIFICATE

I, Robert Wolf, the duly authorized and qualified Assistant Secretary of the **Community Development Commission of the City of Chicago**, and the custodian of the records thereof, do hereby certify that I have compared the attached copy of a Resolution adopted by the **Community Development Commission of the City of Chicago** at a Regular Meeting held on the 11th Day of February 2014 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 11th Day of February 2014

Kohngesetz

ASSISTANT SECRETARY
Robert Wolf

Exhibit C

Legal Description of Area

107TH/HALSTED TIF DISTRICT

1. ALL THAT PART OF SECTIONS 16, 17, 20 AND 21 (NORTH OF THE INDIAN BOUNDARY LINE) IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:
2. BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF 107th STREET WITH THE CENTER LINE OF STATE STREET, BEING ALSO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 16 AFORESAID;
3. THENCE SOUTH ALONG SAID CENTER LINE OF STATE STREET, AND EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 16 AFORESAID, TO THE EASTERLY EXTENSION OF THE NORTH LINE OF 110th PLACE LYING WEST OF STATE STREET;
4. THENCE WEST ALONG SAID EASTERLY EXTENSION OF THE NORTH LINE OF 110th PLACE LYING WEST OF STATE STREET TO THE WEST LINE OF STATE STREET;
5. THENCE SOUTH ALONG SAID WEST LINE OF STATE STREET TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 1 IN FALLIS AND GANO'S ADDITION TO PULLMAN BEING A SUBDIVISION OF THAT PART LYING EAST OF THE WEST 49 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING ALSO THE NORTH LINE OF THE 14 FOOT ALLEY LYING SOUTH OF 115TH STREET;
6. THENCE WEST ALONG SAID NORTH LINE OF THE 14 FOOT ALLEY LYING SOUTH OF 115TH STREET, AND ITS WESTERLY EXTENSION TO THE NORTHEASTERLY LINE OF THE CHICAGO AND WISCONSIN RAIL ROAD RIGHT OF WAY;
7. THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF THE CHICAGO AND WISCONSIN RAIL ROAD RIGHT OF WAY TO THE WEST LINE OF STATE STREET;
8. THENCE SOUTH ALONG SAID WEST LINE OF STATE STREET TO THE SOUTHWESTERLY LINE OF THE CHICAGO AND WISCONSIN RAILROAD RIGHT OF WAY;
9. THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF THE CHICAGO AND WISCONSIN RAILROAD RIGHT OF WAY TO THE EAST LINE OF JAMES M. DAVIS' ADDITION TO PULLMAN, BEING A SUBDIVISION OF BLOCKS 1 AND 2 OF ALLEN'S SUBDIVISION OF THE WEST 49 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;
10. THENCE SOUTH ALONG THE EAST LINE OF SAID JAMES M. DAVIS' ADDITION TO PULLMAN TO THE EASTERLY EXTENSION OF THE NORTH LINE

OF THE SOUTH 6 FEET OF LOT 4 IN JAMES M. DAVIS' ADDITION TO PULLMAN AFORESAID;

11. THENCE WEST ALONG SAID EASTERLY EXTENSION AND NORTH LINE OF THE SOUTH 6 FEET OF LOT 4 IN JAMES M. DAVIS' ADDITION TO PULLMAN AFORESAID, TO THE EAST LINE OF PERRY AVENUE;
12. THENCE NORTHWEST TO THE SOUTHEAST CORNER OF LOT 81 IN JAMES M. DAVIS' ADDITION TO PULLMAN AFORESAID, BEING ALSO THE NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET;
13. THENCE WEST ALONG SAID NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET, TO THE EAST LINE OF STEWART AVENUE;
14. THENCE SOUTH ALONG SAID EAST LINE OF STEWART AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET IN BLOCK 1 IN JOSEPH W. WAYNE'S ADDITION TO PULLMAN, BEING A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;
15. THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET IN BLOCK 1 IN JOSEPH W. WAYNE'S ADDITION TO PULLMAN AFORESAID, TO THE EAST LINE OF EGGLESTON AVENUE;
16. THENCE SOUTH ALONG SAID EAST LINE OF EGGLESTON AVENUE THE EASTERLY EXTENSION OF THE NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET IN BLOCK 2 IN JOSEPH W. WAYNE'S ADDITION TO PULLMAN AFORESAID;
17. THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET IN BLOCK 2 IN JOSEPH W. WAYNE'S ADDITION TO PULLMAN AFORESAID, AND THE WESTERLY EXTENSION THEREOF, TO THE WEST LINE OF NORMAL AVENUE;
18. THENCE NORTH ALONG SAID WEST LINE OF NORMAL AVENUE TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 1 IN JOSIAH H. BISSELL'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING ALSO THE NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET;
19. THENCE WEST ALONG SAID NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET, AND THE WESTERLY EXTENSION THEREOF, TO THE WEST LINE OF PARNELL AVENUE;
20. THENCE NORTH ALONG SAID WEST LINE OF PARNELL AVENUE TO THE SOUTHEAST CORNER OF LOT 1 IN CHARLES H. BRANDT'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING ALSO THE NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET;

21. THENCE WEST ALONG SAID NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET TO THE EAST LINE OF WALLACE AVENUE;
22. THENCE SOUTH ALONG SAID EAST LINE OF WALLACE AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF THE 20 FOOT ALLEY LYING SOUTH OF 115TH STREET LYING SOUTH OF AND ADJOINING LOTS 19 THROUGH 24, INCLUSIVE, IN SHARPSHOOTER'S PARK SUBDIVISION OF PART OF SHARPSHOOTER'S PARK, SAID PARK BEING THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;
23. THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF THE 20 FOOT ALLEY LYING SOUTH OF 115TH STREET, AND THE WESTERLY EXTENSION THEREOF, TO THE WEST LINE OF LOWE AVENUE;
24. THENCE NORTH ALONG SAID WEST LINE OF LOWE AVENUE TO THE CENTER LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET, AND LYING NORTH OF AND ADJOINING LOT 27 IN SHARPSHOOTER'S PARK SUBDIVISION OF PART OF SHARPSHOOTER'S PARK AFORESAID;
25. THENCE WEST ALONG SAID CENTER LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET TO THE CENTER LINE OF THE 20 FOOT ALLEY LYING WEST OF AND ADJOINING LOT 27 IN SHARPSHOOTER'S PARK SUBDIVISION OF PART OF SHARPSHOOTER'S PARK AFORESAID;
26. THENCE SOUTH ALONG SAID CENTERLINE OF THE 20 FOOT ALLEY LYING WEST OF AND ADJOINING LOT 27 IN SHARPSHOOTER'S PARK SUBDIVISION OF PART OF SHARPSHOOTER'S PARK AFORESAID, TO THE CENTER LINE OF THE 20 FOOT ALLEY LYING SOUTH OF 115TH STREET;
27. THENCE WEST ALONG SAID CENTER LINE OF THE 20 FOOT ALLEY LYING SOUTH OF 115TH STREET TO THE CENTER LINE OF THE 20 FOOT ALLEY LYING EAST OF HALSTED STREET, SAID ALLEY BEING ALSO EAST OF AND ADJOINING THE EAST LINE OF LOTS 46 THROUGH 51, INCLUSIVE, IN SHARPSHOOTER'S PARK SUBDIVISION OF PART OF SHARPSHOOTER'S PARK AFORESAID;
28. THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND ALONG THE CENTER LINE OF THE ALLEY EAST OF AND PARALLEL WITH HALSTED ST. TO THE CENTER LINE OF 115th STREET;
29. THENCE WEST ALONG SAID CENTER LINE OF 115th ST. TO THE CENTER LINE OF HALSTED STREET;
30. THENCE NORTH ALONG SAID CENTER LINE OF HALSTED ST. TO THE CENTER LINE OF 114th STREET;
31. THENCE WEST ALONG SAID CENTER LINE OF 114th STREET TO THE SOUTHERLY EXTENSION OF THE CENTER LINE OF THE 16 FOOT ALLEY LYING WEST OF GREEN STREET, SAID ALLEY BEING ALSO EAST OF AND ADJOINING THE EAST LINE OF LOTS 16 THROUGH 30, INCLUSIVE, IN SHELDON HEIGHTS WEST FIFTH ADDITION, A SUBDIVISION OF A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

32. THENCE NORTH ALONG SAID SOUTHERLY EXTENSION OF THE CENTER LINE OF THE 16 FOOT ALLEY LYING WEST OF GREEN STREET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 30 IN SHELDON HEIGHTS WEST FIFTH ADDITION AFORESAID;
33. THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 30 IN SHELDON HEIGHTS WEST FIFTH ADDITION AFORESAID AND THE WESTERLY EXTENSION THEREOF TO THE SOUTHEAST CORNER OF LOT 31 IN SHELDON HEIGHTS WEST FIFTH ADDITION AFORESAID;
34. THENCE CONTINUING WEST ALONG THE SOUTH LINE OF SAID LOT 31 IN SAID SHELDON HEIGHTS WEST FIFTH ADDITION AND THE WESTERLY EXTENSION THEREOF TO THE SOUTHWEST CORNER OF SHELDON HEIGHTS WEST FIFTH ADDITION AFORESAID;
35. THENCE NORTH ALONG THE WEST LINE OF SAID SHELDON HEIGHTS WEST FIFTH ADDITION, BEING ALSO THE WEST LINE OF AN 8 FOOT ALLEY LYING WEST OF PEORIA STREET, TO THE EASTERLY EXTENSION OF A LINE 16 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF LOTS 19 AND 20 IN THE SIXTH ADDITION TO SHELDON HEIGHTS WEST, BEING A SUBDIVISION OF PART OF THE EAST TWO THIRDS OF THE WEST THREE EIGHTS OF THE NORTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;
36. THENCE WEST ALONG SAID EASTERLY EXTENSION AND SAID LINE 16 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF LOTS 19 AND 20 IN THE SIXTH ADDITION TO SHELDON HEIGHTS WEST, TO THE SOUTHWESTERLY LINE OF SAID SIXTH ADDITION TO SHELDON HEIGHTS WEST SUBDIVISION, SAID SOUTHWESTERLY LINE BEING A LINE 8 FEET SOUTHWEST OF AND PARALLEL WITH THE SOUTHWESTERLY LINE OF LOTS 20 THROUGH 23, INCLUSIVE IN SIXTH ADDITION TO SHELDON HEIGHTS WEST AFORESAID;
37. THENCE NORTHWEST ALONG SAID SOUTHWESTERLY LINE OF SIXTH ADDITION TO SHELDON HEIGHTS WEST SUBDIVISION TO THE POINT OF INTERSECTION OF SAID SOUTHWESTERLY LINE WITH THE WEST LINE OF SAID SIXTH ADDITION TO SHELDON HEIGHTS WEST SUBDIVISION, SAID POINT BEING 1,032.98 FEET SOUTH OF THE NORTH LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20 AFORESAID;
38. THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20 AFORESAID, SAID POINT BEING 1,188.76 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 20 AS MEASURED ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20 AFORESAID;
39. THENCE SOUTH ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20 TO THE NORTHEASTERLY LINE OF THE PENN CENTRAL RAIL ROAD RIGHT OF WAY;
40. THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF THE PENN CENTRAL RAIL ROAD RIGHT OF WAY, TO THE CENTER LINE OF 111TH STREET;

41. THENCE WEST ALONG SAID CENTER LINE OF 111TH STREET TO THE EAST LINE OF RACINE AVENUE;
42. THENCE NORTH ALONG SAID EAST LINE OF RACINE AVENUE TO THE CENTER LINE OF THE 16 FOOT ALLEY LYING NORTH OF 111TH STREET;
43. THENCE WEST ALONG THE WESTERLY EXTENSION OF SAID 16 FOOT ALLEY LYING NORTH OF 111TH STREET TO THE CENTER LINE OF RACINE AVENUE;
44. THENCE NORTH ALONG SAID CENTER LINE OF RACINE AVENUE TO THE SOUTHWESTERLY LINE OF THE PENN CENTRAL RAIL ROAD RIGHT OF WAY;
45. THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF THE PENN CENTRAL RAIL ROAD RIGHT OF WAY, TO THE CENTER LINE OF 107TH PLACE;
46. THENCE WEST ALONG SAID CENTER LINE OF 107TH PLACE TO THE EASTERLY LINE RIGHT OF WAY OF THE DAN RYAN EXPRESSWAY (INTERSTATE 57);
47. THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY OF THE DAN RYAN EXPRESSWAY (INTERSTATE 57) TO THE CENTER LINE OF 107TH STREET;
48. THENCE EAST ALONG SAID CENTER LINE OF 107TH STREET TO THE SOUTHWESTERLY LINE OF THE PENN CENTRAL RAIL ROAD RIGHT OF WAY;
49. THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF THE PENN CENTRAL RAIL ROAD RIGHT OF WAY TO THE SOUTH LINE OF 107TH STREET;
50. THENCE EAST ALONG SAID SOUTH LINE OF 107TH STREET TO THE NORTHEASTERLY LINE OF THE PENN CENTRAL RAIL ROAD RIGHT OF WAY;
51. THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF THE PENN CENTRAL RAIL ROAD RIGHT OF WAY TO THE CENTER LINE OF 107TH STREET;
52. THENCE EAST ALONG SAID CENTER LINE OF 107TH STREET TO THE POINT OF BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF STATE STREET, BEING ALSO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 16 AFORESAID, WITH THE CENTER LINE OF 107th STREET IN THE SOUTHEAST QUARTER OF SECTION 16;
53. ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

EXHIBIT D

Street Boundary Description of the Area

The Area is generally bounded by 107th Street on the north, the south side of 115th Street on the south, State Street on the east and Green Street on the west.

EXHIBIT E

Map of the Area

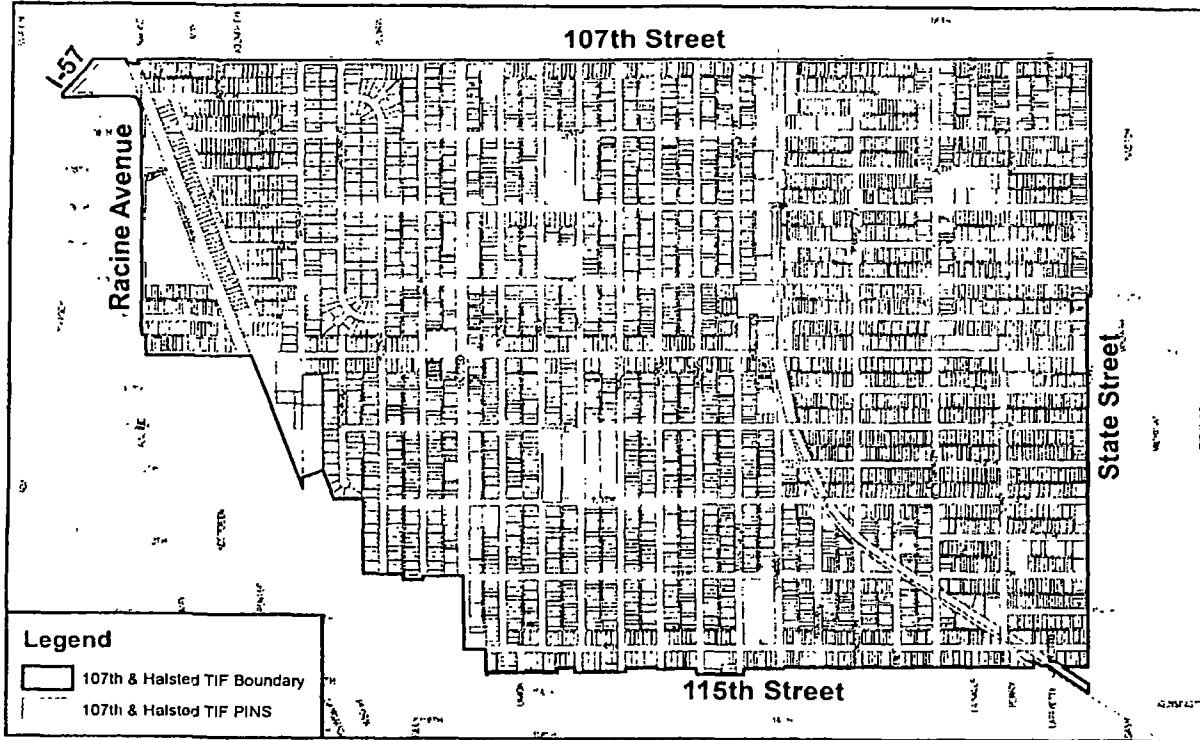


Figure A

Study Area Boundary

107th & Halsted TIF
Chicago, Illinois

September 2013

camiros



City of Chicago



O2014-1969

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/5/2014
Sponsor(s):	Emanuel, (Mayor)
Type:	Ordinance
Title:	Adoption of Tax Increment Financing (TIF) for 107th/Halsted Redevelopment Project Area
Committee(s) Assignment:	Committee on Finance



FIN.

OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

March 5, 2014

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 adoption of 107th/Halsted Redevelopment Plan and Project.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

Mayor

**AN ORDINANCE OF THE CITY OF CHICAGO, ILLINOIS
ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE
107TH/HALSTED REDEVELOPMENT PROJECT AREA**

WHEREAS, it is desirable and in the best interest of the citizens of the City of Chicago, Illinois (the "City") for the City to implement tax increment allocation financing ("Tax Increment Allocation Financing") pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended (the "Act"), for a proposed redevelopment project area to be known as the 107th/Halsted Redevelopment Project Area (the "Area") described in Section 2 of this ordinance, to be redeveloped pursuant to a proposed redevelopment plan and project (the "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 14-CDC-2, 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 Plan, which was identified in AN ORDINANCE OF THE CITY OF CHICAGO, ILLINOIS, APPROVING A REDEVELOPMENT PLAN FOR THE 107TH/HALSTED REDEVELOPMENT PROJECT AREA and has heretofore designated the Area as a redevelopment project area by passage of AN ORDINANCE OF THE CITY OF CHICAGO, ILLINOIS, DESIGNATING THE 107TH/HALSTED 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 Plan within the Area legally described in Exhibit A attached hereto and incorporated herein. The street location (as near as practicable) for the Area is 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 a special fund, hereby created, and designated the "107th/Halsted 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.

List of Attachments

Exhibit A: Legal description of the Area
Exhibit B: Street location of the Area
Exhibit C: Map of the Area

Exhibit A: Legal Description of Area

107th/HALSTED TIF DISTRICT

1. ALL THAT PART OF SECTIONS 16, 17, 20 AND 21 (NORTH OF THE INDIAN BOUNDARY LINE) IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:
2. BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF 107th STREET WITH THE CENTER LINE OF STATE STREET, BEING ALSO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 16 AFORESAID;
3. THENCE SOUTH ALONG SAID CENTER LINE OF STATE STREET, AND EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 16 AFORESAID, TO THE EASTERLY EXTENSION OF THE NORTH LINE OF 110th PLACE LYING WEST OF STATE STREET;
4. THENCE WEST ALONG SAID EASTERLY EXTENSION OF THE NORTH LINE OF 110th PLACE LYING WEST OF STATE STREET TO THE WEST LINE OF STATE STREET;
5. THENCE SOUTH ALONG SAID WEST LINE OF STATE STREET TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 1 IN FALLIS AND GANO'S ADDITION TO PULLMAN BEING A SUBDIVISION OF THAT PART LYING EAST OF THE WEST 49 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING ALSO THE NORTH LINE OF THE 14 FOOT ALLEY LYING SOUTH OF 115TH STREET;
6. THENCE WEST ALONG SAID NORTH LINE OF THE 14 FOOT ALLEY LYING SOUTH OF 115TH STREET, AND ITS WESTERLY EXTENSION TO THE NORTHEASTERLY LINE OF THE CHICAGO AND WISCONSIN RAIL ROAD RIGHT OF WAY;
7. THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF THE CHICAGO AND WISCONSIN RAIL ROAD RIGHT OF WAY TO THE WEST LINE OF STATE STREET;
8. THENCE SOUTH ALONG SAID WEST LINE OF STATE STREET TO THE SOUTHWESTERLY LINE OF THE CHICAGO AND WISCONSIN RAILROAD RIGHT OF WAY;
9. THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF THE CHICAGO AND WISCONSIN RAILROAD RIGHT OF WAY TO THE EAST LINE OF JAMES M. DAVIS' ADDITION TO PULLMAN, BEING A SUBDIVISION OF BLOCKS 1 AND 2 OF ALLEN'S SUBDIVISION OF THE WEST 49 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;
10. THENCE SOUTH ALONG THE EAST LINE OF SAID JAMES M. DAVIS' ADDITION TO PULLMAN TO THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 6 FEET OF LOT 4 IN JAMES M. DAVIS' ADDITION TO PULLMAN AFORESAID;

11. THENCE WEST ALONG SAID EASTERLY EXTENSION AND NORTH LINE OF THE SOUTH 6 FEET OF LOT 4 IN JAMES M. DAVIS' ADDITION TO PULLMAN AFORESAID, TO THE EAST LINE OF PERRY AVENUE;
12. THENCE NORTHWEST TO THE SOUTHEAST CORNER OF LOT 81 IN JAMES M. DAVIS' ADDITION TO PULLMAN AFORESAID, BEING ALSO THE NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET;
13. THENCE WEST ALONG SAID NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET, TO THE EAST LINE OF STEWART AVENUE;
14. THENCE SOUTH ALONG SAID EAST LINE OF STEWART AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET IN BLOCK 1 IN JOSEPH W. WAYNE'S ADDITION TO PULLMAN, BEING A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;
15. THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET IN BLOCK 1 IN JOSEPH W. WAYNE'S ADDITION TO PULLMAN AFORESAID, TO THE EAST LINE OF EGGLESTON AVENUE;
16. THENCE SOUTH ALONG SAID EAST LINE OF EGGLESTON AVENUE THE EASTERLY EXTENSION OF THE NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET IN BLOCK 2 IN JOSEPH W. WAYNE'S ADDITION TO PULLMAN AFORESAID;
17. THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET IN BLOCK 2 IN JOSEPH W. WAYNE'S ADDITION TO PULLMAN AFORESAID, AND THE WESTERLY EXTENSION THEREOF, TO THE WEST LINE OF NORMAL AVENUE;
18. THENCE NORTH ALONG SAID WEST LINE OF NORMAL AVENUE TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 1 IN JOSIAH H. BISSELL'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING ALSO THE NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET;
19. THENCE WEST ALONG SAID NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET, AND THE WESTERLY EXTENSION THEREOF, TO THE WEST LINE OF PARNELL AVENUE;
20. THENCE NORTH ALONG SAID WEST LINE OF PARNELL AVENUE TO THE SOUTHEAST CORNER OF LOT 1 IN CHARLES H. BRANDT'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING ALSO THE NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET;
21. THENCE WEST ALONG SAID NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET TO THE EAST LINE OF WALLACE AVENUE;

22. THENCE SOUTH ALONG SAID EAST LINE OF WALLACE AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF THE 20 FOOT ALLEY LYING SOUTH OF 115TH STREET LYING SOUTH OF AND ADJOINING LOTS 19 THROUGH 24, INCLUSIVE, IN SHARPSHOOTER'S PARK SUBDIVISION OF PART OF SHARPSHOOTER'S PARK, SAID PARK BEING THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;
23. THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF THE 20 FOOT ALLEY LYING SOUTH OF 115TH STREET, AND THE WESTERLY EXTENSION THEREOF, TO THE WEST LINE OF LOWE AVENUE;
24. THENCE NORTH ALONG SAID WEST LINE OF LOWE AVENUE TO THE CENTER LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET, AND LYING NORTH OF AND ADJOINING LOT 27 IN SHARPSHOOTER'S PARK SUBDIVISION OF PART OF SHARPSHOOTER'S PARK AFORESAID;
25. THENCE WEST ALONG SAID CENTER LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET TO THE CENTER LINE OF THE 20 FOOT ALLEY LYING WEST OF AND ADJOINING LOT 27 IN SHARPSHOOTER'S PARK SUBDIVISION OF PART OF SHARPSHOOTER'S PARK AFORESAID;
26. THENCE SOUTH ALONG SAID CENTERLINE OF THE 20 FOOT ALLEY LYING WEST OF AND ADJOINING LOT 27 IN SHARPSHOOTER'S PARK SUBDIVISION OF PART OF SHARPSHOOTER'S PARK AFORESAID, TO THE CENTER LINE OF THE 20 FOOT ALLEY LYING SOUTH OF 115TH STREET;
27. THENCE WEST ALONG SAID CENTER LINE OF THE 20 FOOT ALLEY LYING SOUTH OF 115TH STREET TO THE CENTER LINE OF THE 20 FOOT ALLEY LYING EAST OF HALSTED STREET, SAID ALLEY BEING ALSO EAST OF AND ADJOINING THE EAST LINE OF LOTS 46 THROUGH 51, INCLUSIVE, IN SHARPSHOOTER'S PARK SUBDIVISION OF PART OF SHARPSHOOTER'S PARK AFORESAID;
28. THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND ALONG THE CENTER LINE OF THE ALLEY EAST OF AND PARALLEL WITH HALSTED ST. TO THE CENTER LINE OF 115th STREET;
29. THENCE WEST ALONG SAID CENTER LINE OF 115th ST. TO THE CENTER LINE OF HALSTED STREET;
30. THENCE NORTH ALONG SAID CENTER LINE OF HALSTED ST. TO THE CENTER LINE OF 114th STREET;
31. THENCE WEST ALONG SAID CENTER LINE OF 114th STREET TO THE SOUTHERLY EXTENSION OF THE CENTER LINE OF THE 16 FOOT ALLEY LYING WEST OF GREEN STREET, SAID ALLEY BEING ALSO EAST OF AND ADJOINING THE EAST LINE OF LOTS 16 THROUGH 30, INCLUSIVE, IN SHELDON HEIGHTS WEST FIFTH ADDITION, A SUBDIVISION OF A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;
32. THENCE NORTH ALONG SAID SOUTHERLY EXTENSION OF THE CENTER LINE OF THE 16 FOOT ALLEY LYING WEST OF GREEN STREET TO THE

EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 30 IN SHELDON HEIGHTS WEST FIFTH ADDITION AFORESAID;

33. THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 30 IN SHELDON HEIGHTS WEST FIFTH ADDITION AFORESAID AND THE WESTERLY EXTENSION THEREOF TO THE SOUTHEAST CORNER OF LOT 31 IN SHELDON HEIGHTS WEST FIFTH ADDITION AFORESAID;

34. THENCE CONTINUING WEST ALONG THE SOUTH LINE OF SAID LOT 31 IN SAID SHELDON HEIGHTS WEST FIFTH ADDITION AND THE WESTERLY EXTENSION THEREOF TO THE SOUTHWEST CORNER OF SHELDON HEIGHTS WEST FIFTH ADDITION AFORESAID;

35. THENCE NORTH ALONG THE WEST LINE OF SAID SHELDON HEIGHTS WEST FIFTH ADDITION, BEING ALSO THE WEST LINE OF AN 8 FOOT ALLEY LYING WEST OF PEORIA STREET, TO THE EASTERLY EXTENSION OF A LINE 16 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF LOTS 19 AND 20 IN THE SIXTH ADDITION TO SHELDON HEIGHTS WEST, BEING A SUBDIVISION OF PART OF THE EAST TWO THIRDS OF THE WEST THREE EIGHTS OF THE NORTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

36. THENCE WEST ALONG SAID EASTERLY EXTENSION AND SAID LINE 16 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF LOTS 19 AND 20 IN THE SIXTH ADDITION TO SHELDON HEIGHTS WEST, TO THE SOUTHWESTERLY LINE OF SAID SIXTH ADDITION TO SHELDON HEIGHTS WEST SUBDIVISION, SAID SOUTHWESTERLY LINE BEING A LINE 8 FEET SOUTHWEST OF AND PARALLEL WITH THE SOUTHWESTERLY LINE OF LOTS 20 THROUGH 23, INCLUSIVE IN SIXTH ADDITION TO SHELDON HEIGHTS WEST AFORESAID;

37. THENCE NORTHWEST ALONG SAID SOUTHWESTERLY LINE OF SIXTH ADDITION TO SHELDON HEIGHTS WEST SUBDIVISION TO THE POINT OF INTERSECTION OF SAID SOUTHWESTERLY LINE WITH THE WEST LINE OF SAID SIXTH ADDITION TO SHELDON HEIGHTS WEST SUBDIVISION, SAID POINT BEING 1,032.98 FEET SOUTH OF THE NORTH LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20 AFORESAID;

38. THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20 AFORESAID, SAID POINT BEING 1,188.76 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 20 AS MEASURED ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20 AFORESAID;

39. THENCE SOUTH ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20 TO THE NORTHEASTERLY LINE OF THE PENN CENTRAL RAIL ROAD RIGHT OF WAY;

40. THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF THE PENN CENTRAL RAIL ROAD RIGHT OF WAY, TO THE CENTER LINE OF 111TH STREET;

41. THENCE WEST ALONG SAID CENTER LINE OF 111TH STREET TO THE EAST LINE OF RACINE AVENUE;

42. THENCE NORTH ALONG SAID EAST LINE OF RACINE AVENUE TO THE CENTER LINE OF THE 16 FOOT ALLEY LYING NORTH OF 111TH STREET;
43. THENCE WEST ALONG THE WESTERLY EXTENSION OF SAID 16 FOOT ALLEY LYING NORTH OF 111TH STREET TO THE CENTER LINE OF RACINE AVENUE;
44. THENCE NORTH ALONG SAID CENTER LINE OF RACINE AVENUE TO THE SOUTHWESTERLY LINE OF THE PENN CENTRAL RAIL ROAD RIGHT OF WAY;
45. THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF THE PENN CENTRAL RAIL ROAD RIGHT OF WAY, TO THE CENTER LINE OF 107TH PLACE;
46. THENCE WEST ALONG SAID CENTER LINE OF 107TH PLACE TO THE EASTERLY LINE RIGHT OF WAY OF THE DAN RYAN EXPRESSWAY (INTERSTATE 57);
47. THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY OF THE DAN RYAN EXPRESSWAY (INTERSTATE 57) TO THE CENTER LINE OF 107TH STREET;
48. THENCE EAST ALONG SAID CENTER LINE OF 107TH STREET TO THE SOUTHWESTERLY LINE OF THE PENN CENTRAL RAIL ROAD RIGHT OF WAY;
49. THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF THE PENN CENTRAL RAIL ROAD RIGHT OF WAY TO THE SOUTH LINE OF 107TH STREET;
50. THENCE EAST ALONG SAID SOUTH LINE OF 107TH STREET TO THE NORTHEASTERLY LINE OF THE PENN CENTRAL RAIL ROAD RIGHT OF WAY;
51. THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF THE PENN CENTRAL RAIL ROAD RIGHT OF WAY TO THE CENTER LINE OF 107TH STREET;
52. THENCE EAST ALONG SAID CENTER LINE OF 107TH STREET TO THE POINT OF BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF STATE STREET, BEING ALSO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 16 AFORESAID, WITH THE CENTER LINE OF 107th STREET IN THE SOUTHEAST QUARTER OF SECTION 16;
53. ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

EXHIBIT B

Street Boundary Description of the Area

The Area is generally bounded by 107th Street on the north, the south side of 115th Street on the south, State Street on the east and Green Street on the west.

EXHIBIT C

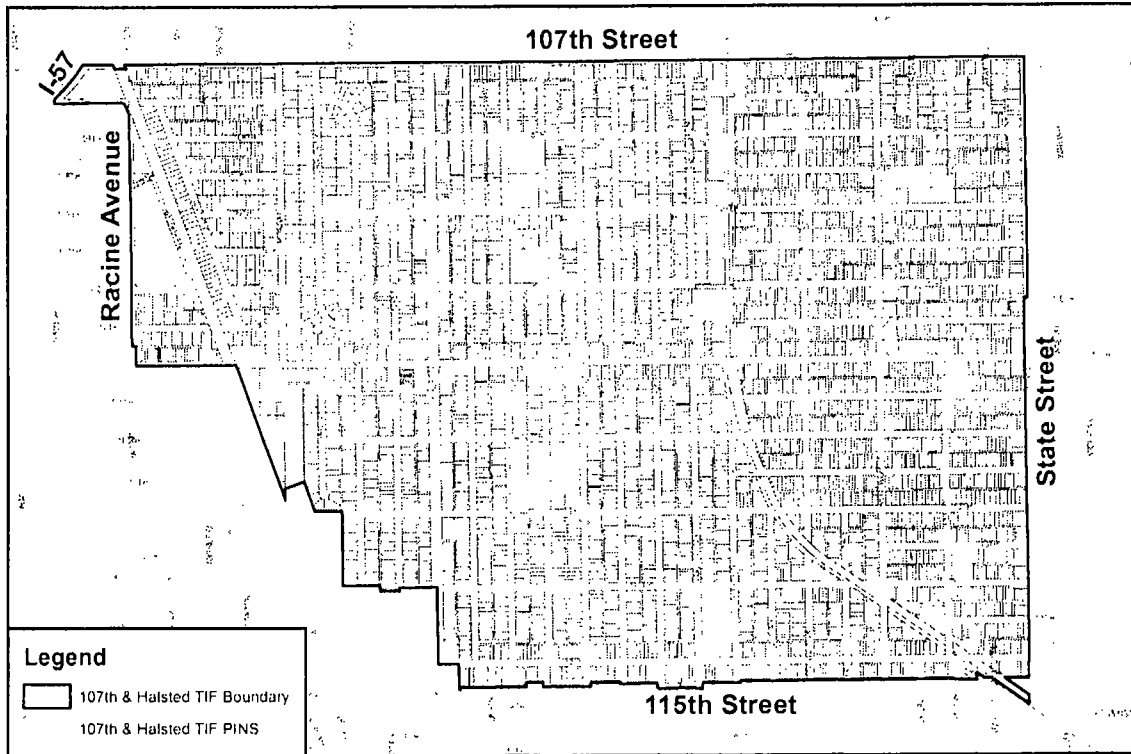


Figure A

Study Area Boundary

107th & Halsted TIF
Chicago, Illinois

September 2013

0 0.25 Miles

camiros



City of Chicago



O2014-1981

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/5/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Designation of Tax Increment Financing (TIF) for 107th/Halsted Redevelopment Project Area
Committee(s) Assignment:	Committee on Finance

FIN.



OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

March 5, 2014

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 establishing the 107th/Halsted TIF District.

Your favorable consideration of these ordinances will be appreciated.

Very truly yours,

Mayor

**AN ORDINANCE OF THE CITY OF CHICAGO, ILLINOIS
DESIGNATING THE 107TH/HALSTED REDEVELOPMENT
PROJECT AREA AS A REDEVELOPMENT PROJECT AREA
PURSUANT TO THE TAX INCREMENT ALLOCATION
REDEVELOPMENT ACT**

WHEREAS, it is desirable and in the best interest of the citizens of the City of Chicago, Illinois (the "City") for the City to implement tax increment allocation financing ("Tax Increment Allocation Financing") pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended (the "Act"), for a proposed redevelopment project area to be known as the 107th/Halsted Redevelopment Project Area (the "Area") described in Section 2 of this ordinance, to be redeveloped pursuant to a proposed redevelopment plan and project (the "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 July 18, 2013 at 6:00 p.m. at Sheldon Heights Church 11325 South Halsted Street, Chicago, Illinois; and

WHEREAS, the Plan (including the related eligibility report attached thereto as an exhibit and, if applicable, the feasibility study and the housing impact study) was made available for public inspection and review pursuant to Section 5/11-74.4-5(a) of the Act since September 27, 2013, as amended on October 8, 2013, 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 13-CDC-39 on December 10, 2013 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 Plan (including the related eligibility report attached thereto as an exhibit and, if applicable, the feasibility study and the housing impact study) was sent by mail on December 10, 2013, which is within a reasonable time after the adoption by the Commission of Resolution 13-CDC-39 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, a meeting of the joint review board established pursuant to Section 5/11-74.4-5(b) of the Act (the "Board") was convened upon the provision of due notice on January 10, 2014 at 10:00 am., to review the matters properly coming before the Board and to allow it to provide its advisory recommendation regarding the approval of the Plan, designation of the Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Area, and other matters, if any, properly before it; and

WHEREAS, pursuant to Sections 5/11-74.4-4 and 5/11-74.4-5 of the Act, the Commission held the Hearing concerning approval of the Plan, designation of the Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Area pursuant to the Act on February 11, 2014; and

WHEREAS, the Commission has forwarded to the City Council a copy of its Resolution 14-CDC-2, recommending to the City Council approval of the Plan, among other related matters; and

WHEREAS, the City Council has heretofore approved the Plan, which was identified in AN ORDINANCE OF THE CITY OF CHICAGO, ILLINOIS, APPROVING A REDEVELOPMENT PLAN FOR THE 107TH/HALSTED 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 location (as near as practicable) for the Area is described in Exhibit B attached hereto and incorporated herein. The map of the Area is depicted on 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 proposed 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 Area is not less, in the aggregate, than one and one-half acres in size; and

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

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 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 Area as required pursuant to Section 5/11-74.4-3(a) of the Act;

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 is 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.

List of Attachments

- Exhibit A: Legal description of the Area
- Exhibit B: Street location of the Area
- Exhibit C: Map of the Area

Exhibit A

Legal Description of Area

107TH/HALSTED TIF DISTRICT

1. ALL THAT PART OF SECTIONS 16, 17, 20 AND 21 (NORTH OF THE INDIAN BOUNDARY LINE) IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:
2. BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF 107th STREET WITH THE CENTER LINE OF STATE STREET, BEING ALSO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 16 AFORESAID;
3. THENCE SOUTH ALONG SAID CENTER LINE OF STATE STREET, AND EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 16 AFORESAID, TO THE EASTERLY EXTENSION OF THE NORTH LINE OF 110th PLACE LYING WEST OF STATE STREET;
4. THENCE WEST ALONG SAID EASTERLY EXTENSION OF THE NORTH LINE OF 110th PLACE LYING WEST OF STATE STREET TO THE WEST LINE OF STATE STREET;
5. THENCE SOUTH ALONG SAID WEST LINE OF STATE STREET TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 1 IN FALLIS AND GANO'S ADDITION TO PULLMAN BEING A SUBDIVISION OF THAT PART LYING EAST OF THE WEST 49 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING ALSO THE NORTH LINE OF THE 14 FOOT ALLEY LYING SOUTH OF 115TH STREET;
6. THENCE WEST ALONG SAID NORTH LINE OF THE 14 FOOT ALLEY LYING SOUTH OF 115TH STREET, AND ITS WESTERLY EXTENSION TO THE NORTHEASTERLY LINE OF THE CHICAGO AND WISCONSIN RAIL ROAD RIGHT OF WAY;
7. THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF THE CHICAGO AND WISCONSIN RAIL ROAD RIGHT OF WAY TO THE WEST LINE OF STATE STREET;
8. THENCE SOUTH ALONG SAID WEST LINE OF STATE STREET TO THE SOUTHWESTERLY LINE OF THE CHICAGO AND WISCONSIN RAILROAD RIGHT OF WAY;
9. THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF THE CHICAGO AND WISCONSIN RAILROAD RIGHT OF WAY TO THE EAST LINE OF JAMES M. DAVIS' ADDITION TO PULLMAN, BEING A SUBDIVISION OF BLOCKS 1 AND 2 OF ALLEN'S SUBDIVISION OF THE WEST 49 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;
10. THENCE SOUTH ALONG THE EAST LINE OF SAID JAMES M. DAVIS' ADDITION TO PULLMAN TO THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 6 FEET OF LOT 4 IN JAMES M. DAVIS' ADDITION TO PULLMAN AFORESAID;

11. THENCE WEST ALONG SAID EASTERLY EXTENSION AND NORTH LINE OF THE SOUTH 6 FEET OF LOT 4 IN JAMES M. DAVIS' ADDITION TO PULLMAN AFORESAID, TO THE EAST LINE OF PERRY AVENUE;
12. THENCE NORTHWEST TO THE SOUTHEAST CORNER OF LOT 81 IN JAMES M. DAVIS' ADDITION TO PULLMAN AFORESAID, BEING ALSO THE NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET;
13. THENCE WEST ALONG SAID NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET, TO THE EAST LINE OF STEWART AVENUE;
14. THENCE SOUTH ALONG SAID EAST LINE OF STEWART AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET IN BLOCK 1 IN JOSEPH W. WAYNE'S ADDITION TO PULLMAN, BEING A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;
15. THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET IN BLOCK 1 IN JOSEPH W. WAYNE'S ADDITION TO PULLMAN AFORESAID, TO THE EAST LINE OF EGGLESTON AVENUE;
16. THENCE SOUTH ALONG SAID EAST LINE OF EGGLESTON AVENUE THE EASTERLY EXTENSION OF THE NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET IN BLOCK 2 IN JOSEPH W. WAYNE'S ADDITION TO PULLMAN AFORESAID;
17. THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET IN BLOCK 2 IN JOSEPH W. WAYNE'S ADDITION TO PULLMAN AFORESAID, AND THE WESTERLY EXTENSION THEREOF, TO THE WEST LINE OF NORMAL AVENUE;
18. THENCE NORTH ALONG SAID WEST LINE OF NORMAL AVENUE TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 1 IN JOSIAH H. BISSELL'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING ALSO THE NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET;
19. THENCE WEST ALONG SAID NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET, AND THE WESTERLY EXTENSION THEREOF, TO THE WEST LINE OF PARNELL AVENUE;
20. THENCE NORTH ALONG SAID WEST LINE OF PARNELL AVENUE TO THE SOUTHEAST CORNER OF LOT 1 IN CHARLES H. BRANDT'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING ALSO THE NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET;
21. THENCE WEST ALONG SAID NORTH LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET TO THE EAST LINE OF WALLACE AVENUE;
22. THENCE SOUTH ALONG SAID EAST LINE OF WALLACE AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF THE 20 FOOT ALLEY LYING SOUTH OF 115TH STREET LYING SOUTH OF AND ADJOINING LOTS 19 THROUGH

24, INCLUSIVE, IN SHARPSHOOTER'S PARK SUBDIVISION OF PART OF SHARPSHOOTER'S PARK, SAID PARK BEING THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

23. THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF THE 20 FOOT ALLEY LYING SOUTH OF 115TH STREET, AND THE WESTERLY EXTENSION THEREOF, TO THE WEST LINE OF LOWE AVENUE;

24. THENCE NORTH ALONG SAID WEST LINE OF LOWE AVENUE TO THE CENTER LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET, AND LYING NORTH OF AND ADJOINING LOT 27 IN SHARPSHOOTER'S PARK SUBDIVISION OF PART OF SHARPSHOOTER'S PARK AFORESAID;

25. THENCE WEST ALONG SAID CENTER LINE OF THE 16 FOOT ALLEY LYING SOUTH OF 115TH STREET TO THE CENTER LINE OF THE 20 FOOT ALLEY LYING WEST OF AND ADJOINING LOT 27 IN SHARPSHOOTER'S PARK SUBDIVISION OF PART OF SHARPSHOOTER'S PARK AFORESAID;

26. THENCE SOUTH ALONG SAID CENTERLINE OF THE 20 FOOT ALLEY LYING WEST OF AND ADJOINING LOT 27 IN SHARPSHOOTER'S PARK SUBDIVISION OF PART OF SHARPSHOOTER'S PARK AFORESAID, TO THE CENTER LINE OF THE 20 FOOT ALLEY LYING SOUTH OF 115TH STREET;

27. THENCE WEST ALONG SAID CENTER LINE OF THE 20 FOOT ALLEY LYING SOUTH OF 115TH STREET TO THE CENTER LINE OF THE 20 FOOT ALLEY LYING EAST OF HALSTED STREET, SAID ALLEY BEING ALSO EAST OF AND ADJOINING THE EAST LINE OF LOTS 46 THROUGH 51, INCLUSIVE, IN SHARPSHOOTER'S PARK SUBDIVISION OF PART OF SHARPSHOOTER'S PARK AFORESAID;

28. THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND ALONG THE CENTER LINE OF THE ALLEY EAST OF AND PARALLEL WITH HALSTED ST. TO THE CENTER LINE OF 115TH STREET;

29. THENCE WEST ALONG SAID CENTER LINE OF 115TH ST. TO THE CENTER LINE OF HALSTED STREET;

30. THENCE NORTH ALONG SAID CENTER LINE OF HALSTED ST. TO THE CENTER LINE OF 114TH STREET;

31. THENCE WEST ALONG SAID CENTER LINE OF 114TH STREET TO THE SOUTHERLY EXTENSION OF THE CENTER LINE OF THE 16 FOOT ALLEY LYING WEST OF GREEN STREET, SAID ALLEY BEING ALSO EAST OF AND ADJOINING THE EAST LINE OF LOTS 16 THROUGH 30, INCLUSIVE, IN SHELDON HEIGHTS WEST FIFTH ADDITION, A SUBDIVISION OF A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

32. THENCE NORTH ALONG SAID SOUTHERLY EXTENSION OF THE CENTER LINE OF THE 16 FOOT ALLEY LYING WEST OF GREEN STREET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 30 IN SHELDON HEIGHTS WEST FIFTH ADDITION AFORESAID;

33. THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 30 IN SHELDON HEIGHTS WEST FIFTH ADDITION AFORESAID AND THE

WESTERLY EXTENSION THEREOF TO THE SOUTHEAST CORNER OF LOT 31 IN SHELDON HEIGHTS WEST FIFTH ADDITION AFORESAID;

34. THENCE CONTINUING WEST ALONG THE SOUTH LINE OF SAID LOT 31 IN SAID SHELDON HEIGHTS WEST FIFTH ADDITION AND THE WESTERLY EXTENSION THEREOF TO THE SOUTHWEST CORNER OF SHELDON HEIGHTS WEST FIFTH ADDITION AFORESAID;

35. THENCE NORTH ALONG THE WEST LINE OF SAID SHELDON HEIGHTS WEST FIFTH ADDITION, BEING ALSO THE WEST LINE OF AN 8 FOOT ALLEY LYING WEST OF PEORIA STREET, TO THE EASTERLY EXTENSION OF A LINE 16 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF LOTS 19 AND 20 IN THE SIXTH ADDITION TO SHELDON HEIGHTS WEST, BEING A SUBDIVISION OF PART OF THE EAST TWO THIRDS OF THE WEST THREE EIGHTS OF THE NORTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

36. THENCE WEST ALONG SAID EASTERLY EXTENSION AND SAID LINE 16 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF LOTS 19 AND 20 IN THE SIXTH ADDITION TO SHELDON HEIGHTS WEST, TO THE SOUTHWESTERLY LINE OF SAID SIXTH ADDITION TO SHELDON HEIGHTS WEST SUBDIVISION, SAID SOUTHWESTERLY LINE BEING A LINE 8 FEET SOUTHWEST OF AND PARALLEL WITH THE SOUTHWESTERLY LINE OF LOTS 20 THROUGH 23, INCLUSIVE IN SIXTH ADDITION TO SHELDON HEIGHTS WEST AFORESAID;

37. THENCE NORTHWEST ALONG SAID SOUTHWESTERLY LINE OF SIXTH ADDITION TO SHELDON HEIGHTS WEST SUBDIVISION TO THE POINT OF INTERSECTION OF SAID SOUTHWESTERLY LINE WITH THE WEST LINE OF SAID SIXTH ADDITION TO SHELDON HEIGHTS WEST SUBDIVISION, SAID POINT BEING 1,032.98 FEET SOUTH OF THE NORTH LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20 AFORESAID;

38. THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20 AFORESAID, SAID POINT BEING 1,188.76 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 20 AS MEASURED ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20 AFORESAID;

39. THENCE SOUTH ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20 TO THE NORTHEASTERLY LINE OF THE PENN CENTRAL RAIL ROAD RIGHT OF WAY;

40. THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF THE PENN CENTRAL RAIL ROAD RIGHT OF WAY, TO THE CENTER LINE OF 111TH STREET;

41. THENCE WEST ALONG SAID CENTER LINE OF 111TH STREET TO THE EAST LINE OF RACINE AVENUE;

42. THENCE NORTH ALONG SAID EAST LINE OF RACINE AVENUE TO THE CENTER LINE OF THE 16 FOOT ALLEY LYING NORTH OF 111TH STREET;

43. THENCE WEST ALONG THE WESTERLY EXTENSION OF SAID 16 FOOT ALLEY LYING NORTH OF 111TH STREET TO THE CENTER LINE OF RACINE AVENUE;

44. THENCE NORTH ALONG SAID CENTER LINE OF RACINE AVENUE TO THE SOUTHWESTERLY LINE OF THE PENN CENTRAL RAIL ROAD RIGHT OF WAY;
45. THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF THE PENN CENTRAL RAIL ROAD RIGHT OF WAY, TO THE CENTER LINE OF 107TH PLACE;
46. THENCE WEST ALONG SAID CENTER LINE OF 107TH PLACE TO THE EASTERLY LINE RIGHT OF WAY OF THE DAN RYAN EXPRESSWAY (INTERSTATE 57);
47. THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY OF THE DAN RYAN EXPRESSWAY (INTERSTATE 57) TO THE CENTER LINE OF 107TH STREET;
48. THENCE EAST ALONG SAID CENTER LINE OF 107TH STREET TO THE SOUTHWESTERLY LINE OF THE PENN CENTRAL RAIL ROAD RIGHT OF WAY;
49. THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF THE PENN CENTRAL RAIL ROAD RIGHT OF WAY TO THE SOUTH LINE OF 107TH STREET;
50. THENCE EAST ALONG SAID SOUTH LINE OF 107TH STREET TO THE NORTHEASTERLY LINE OF THE PENN CENTRAL RAIL ROAD RIGHT OF WAY;
51. THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF THE PENN CENTRAL RAIL ROAD RIGHT OF WAY TO THE CENTER LINE OF 107TH STREET;
52. THENCE EAST ALONG SAID CENTER LINE OF 107TH STREET TO THE POINT OF BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF STATE STREET, BEING ALSO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 16 AFORESAID, WITH THE CENTER LINE OF 107th STREET IN THE SOUTHEAST QUARTER OF SECTION 16;
53. ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

EXHIBIT B

Street Boundary Description of the Area

The Area is generally bounded by 107th Street on the north, the south side of 115th Street on the south, State Street on the east and Green Street on the west.

EXHIBIT C

Map of the Area

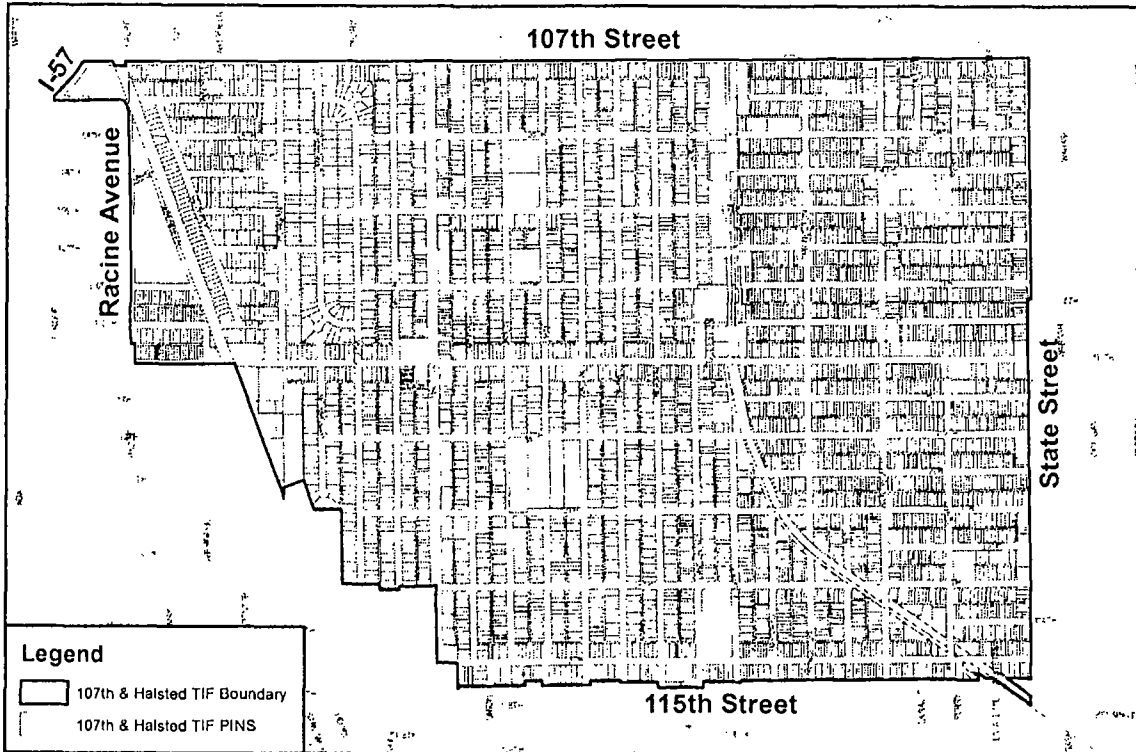


Figure A

Study Area Boundary

107th & Halsted TIF
Chicago, Illinois

September 2013

camiros