City of Chicago
Office of the City Clerk

City Hall
121 North LaSalle Street
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Referred to Committees at the Chicago City Council Meeting
9/10/2014
Section 1a - Mayoral Introductions

	File #	Title	Sponsor(s)	Committee Referral
Agreement(s) - Intergovernmental				
1	O2014-7940	Intergovernmental agreement with Board of Education for conveyance of City-owned property at 4027 W Grenshaw St for construction of play area for Frazier International Baccalaureate Magnet School	Emanuel (Mayor)	Housing
2	O2014-7942	Intergovernmental agreement with Board of Education for Tax Increment Financing (TIF) assistance for McPherson School	Emanuel (Mayor)	Finance
Agreement(s) - Redevelopment				
3	O2014-7194	First amendment to redevelopment agreement with Blommer Chocolate Company for sale and redevelopment of property in vicinity of W Kinzie St and N Desplaines St	Emanuel (Mayor)	Finance
Budget Amendment(s)				
4	O2014-7280	Amendment of Year XL CDBG Adjustment	Emanuel (Mayor)	Budget
Enterprise Zone(s)				
5	O2014-7554	Establishment of Enterprise Zone 1 for development of substantial employment opportunities	Emanuel (Mayor)	Finance
6	O2014-7561	Establishment of Enterprise Zone 2 for development of substantial employment opportunities	Emanuel (Mayor)	Finance
7	O2014-7566	Establishment of Enterprise Zone 3 for development of substantial employment opportunities	Emanuel (Mayor)	Finance
8	O2014-7569	Establishment of Enterprise Zone 4 for development of substantial employment opportunities	Emanuel (Mayor)	Finance
9	O2014-7574	Establishment of Enterprise Zone 5 for development of substantial employment opportunities	Emanuel (Mayor)	Finance
10	O2014-7578	Establishment of Enterprise Zone 6 for development of substantial employment opportunities	Emanuel (Mayor)	Finance
Fund 925 Amendment(s)				
11	O2014-7010	Annual Appropriation Ordinance Year 2014 amendment within Fund No. 925 for Chicago Police Department	Emanuel (Mayor)	Budget

Legislation Referred to Committees at the Chicago City Council Meeting
9/10/2014
Section 1a - Mayoral Introductions

	File #	Title	Sponsor(s)	Committee Referral	
Municipal Code Amendment(s)					
12	O2014-6923	Amendment of Municipal Code Chapter 2-56 regarding powers and duties of Inspector General, and intergovernmental agreement with Public Building Commission authorizing City Inspector General to serve commission in same capacity	Emanuel (Mayor)	Budget	
13	O2014-6963	Amendment of Municipal Code Chapter 9-110 regarding pedicab license application, revocation and change of information notification requirement	Emanuel (Mayor)	License	
14	O2014-6967	Amendment of Municipal Code Section 8-16-020 extending curfew for minors	Emanuel (Mayor) Graham (29)	Public Safety	
15	O2014-6997	Amendment of Municipal Code Title 5 by adding Chapter 5-15 entitled Single-Room Occupancy and Residential Hotel Preservation Ordinance	Emanuel (Mayor) Burnett (27) Pawar (47)	Housing	
Reappointment(s)					
16	A2014-92	Reappointment of Ric Porrez and Pascual H. Villarreal as members of Special Service Area No. 25, Little Village Commission	Emanuel (Mayor)	Finance	
17	A2014-93	Reappointment of Kevin P. Vaughan as member of Special Service Area No. 27, West Lakeview Commission	Emanuel (Mayor)	Finance	
18	A2014-94	Reappointment of Jennifer R. Clark as member of Special Service Area No. 54, Sheridan Road Commission	Emanuel (Mayor)	Finance	
Special Service Area(s)					
19	O2014-6862	Public Hearing on reconstitution and/or establishment of Special Service Area No. 16 (Greek Town)	Emanuel (Mayor)	Finance	
20	O2014-6865	Public Hearing on reconstitution and/or establishment of Special Service Area No. 28 (Six Corners)	Emanuel (Mayor)	Finance	
21	O2014-6867	Public Hearing on reconstitution and/or establishment of Special Service Area No. 38 (Northcenter)	Emanuel (Mayor)	Finance	
22	O2014-6871	Public Hearing on reconstitution and/or establishment of Special Service Area No. 69 (95th & Ashland)	Emanuel (Mayor)	Finance	
Tax Increment Financing					
23	O2014-7856	Approval of Tax Increment Financing (TIF) for Washington Park Redevelopment Project Area	Emanuel (Mayor)	Finance	
24	O2014-7869	Designation of Tax Increment Financing (TIF) for Washington Park Redevelopment Project Area	Emanuel (Mayor)	Finance	*Redacted Record*
25	O2014-7883	Adoption of Tax Increment Allocation Financing for Washington Park Redevelopment Project Area	Emanuel (Mayor)	Finance	*Redacted Record*

Legislation Referred to Committees at the Chicago City Council Meeting
9/10/2014
Section 1a - Mayoral Introductions

	File #	Title	Sponsor(s)	Committee Referral
26	O2014-7884	Approval of Amendment No. 3 to Redevelopment Plan for Bronzeville Redevelopment Project Area	Emanuel (Mayor)	Finance
27	O2014-7886	Designation of Bronzeville Redevelopment Project Area	Emanuel (Mayor)	Finance
28	O2014-7889	Adoption of Tax Increment Allocation Financing for Bronzeville Redevelopment Project Area	Emanuel (Mayor)	Finance

City of Chicago

O2014-7940

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/10/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Intergovernmental agreement with Board of Education to convey City-owned property at 4027 W Grenshaw St for construction of play area for Frazier International Baccalaureate Magnet School
Committee(s) Assignment:	Committee on Housing and Real Estate

HSG

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

September 10, 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 Board of Education to convey city-owned property for a play area for Frazier Magnet School.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

Rahm Emanuel

Mayor



ORDINANCE

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

WHEREAS, the City has established the Community Development Commission ("CDC") to, among other things, designate redevelopment areas, approve redevelopment plans, and recommend the sale or lease of parcels located in redevelopment areas, subject to the approval of the City Council of the City ("City Council"); and

WHEREAS, pursuant to ordinances adopted by the City Council on May 17, 2000, and published at pages 30775 through 30925 in the *Journal of the Proceedings of the City Council of the City of Chicago* ("Journal") of such date, the City Council: (i) approved and adopted a redevelopment plan and project (as amended, the "Redevelopment Plan") for a portion of the City known as the Midwest Tax Increment Financing Redevelopment Project Area (as amended, the "Redevelopment Area"); (ii) designated the Redevelopment Area as a redevelopment project area; and (iii) adopted tax increment allocation financing for the Redevelopment Area, all in accordance with the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1, *et seq.*); and

WHEREAS, pursuant to an ordinance adopted by the City Council on May 9, 2012, the City Council approved an amendment to the Redevelopment Plan; and

WHEREAS, the City is the owner of the vacant land located at the northeast intersection of South Pulaski Road and West Grenshaw Street, which is legally described on Exhibit A attached hereto and depicted on Exhibit B attached hereto (the "Property"); and

WHEREAS, the Property is comprised of approximately 11,400 square feet (.26 acres), and is located in the Redevelopment Area; and

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

WHEREAS, the Board is interested in acquiring the Property from the City for the purpose of constructing a turf field and playground (the "Play Area") for Frazier International Baccalaureate Magnet School ("Frazier School"), a Chicago Public School serving approximately 268 students in grades K-8, which is located kitty-corner from the Property at 4027 West Grenshaw Street; and

WHEREAS, the Board authorized the acceptance of title to the Property from the City at its meeting on April 23, 2014, for the public purpose of constructing the Play Area; and

WHEREAS, the City and the Board agree that Frazier School lacks sufficient recreational space to serve the physical education needs of its students; and

WHEREAS, the City has determined that the Board is the appropriate entity to own the Property; and

WHEREAS, Article 7, Section 10 of the 1970 Constitution of the State of Illinois authorizes units of local government and school districts to contract among themselves to share services and to exercise, combine and transfer functions in any manner not prohibited by law or by ordinance; and

WHEREAS, the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*, similarly authorizes public agencies, including units of local government and school districts, to contract with one another to perform any governmental service, activity or undertaking; and

WHEREAS, the City is authorized to convey title to or other interests in City-owned real estate to other municipalities in accordance with the provisions of the Local Government Property Transfer Act, 50 ILCS 605/0.01 *et seq.*; and

WHEREAS, the Chicago Plan Commission approved the transfer of the Property to the Board at its meeting on August 21, 2014; and

WHEREAS, by Resolution No. 14-CDC-34, adopted on August 12, 2014, the CDC approved the transfer of the Property to the Board; and

WHEREAS, public notices advertising the proposed transfer of the Property to the Board and requesting alternative proposals appeared in the *Chicago Sun-Times* on August 16 and 30, 2014, and will appear again on September 13, 2014; and

WHEREAS, the use of the Property for the Play Area is consistent with the purposes and objectives of the Redevelopment Plan for the Redevelopment Area; ***now, therefore,***

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

SECTION 1. The foregoing recitals are hereby adopted as the findings of the City Council.

SECTION 2. The City's conveyance of the Property to the City of Chicago in Trust for the Use of Schools for $1.00 per parcel is hereby approved. The Mayor or his proxy is authorized to execute, and the City Clerk or the Deputy City Clerk is authorized to attest, a quitclaim deed conveying all right, title and interest of the City in and to the Property to the City of Chicago in Trust for the Use of Schools. The quitclaim deed shall contain language substantially in the following form:

> This conveyance is subject to the express condition that the Property is to be used solely for school purposes or another public purpose. In the event that the above condition is not met, the City of Chicago may re-enter the Property and revest title in the City of Chicago.
>
> The Board, on behalf of itself and its officers, directors, employees, successors and assigns, shall release, relinquish and forever discharge the City and its officers, employees, agencies, departments and officials, from and against any and all claims, causes of action, demands, legal or administrative proceedings, losses, damages, liabilities, judgments, amounts paid in settlement, interest, fines, penalties, costs and expenses

(including, without limitation, reasonable attorney's fees and expenses and court costs) based upon, arising out of or in any way connected with, directly or indirectly, the structural, physical or environmental condition of the Property or any improvements thereon. The Board acknowledges and agrees that the Property and improvements are being conveyed in their "as is," "where is" and "with all faults" condition without any covenant, representation or warranty, express or implied, of any kind, as to the structural, physical or environmental condition of the Property or improvements or the suitability of the Property or improvements for any purpose whatsoever. The Board acknowledges and agrees that it is the Board's sole responsibility and obligation to perform any environmental remediation work and take such other action, as either such work or action is necessary, to put the Property and improvements in a condition which are suitable for their intended use as a turf field and playground.

SECTION 3. The Commissioner of the Department of Planning and Development (the "Department"), or a designee of the Commissioner, is each hereby authorized to negotiate, execute and deliver such documents as may be necessary or appropriate to implement the provisions of this ordinance, subject to the approval of the Corporation Counsel. Such documents may contain terms and provisions that the Commissioner or his designee deem appropriate.

SECTION 4. 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 5. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 6. This ordinance shall take effect immediately upon its passage and approval.

Attachments: Exhibit A – Legal Description of Property
Exhibit B – Depiction of Property

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

(SUBJECT TO FINAL SURVEY AND TITLE COMMITMENT)

LOT 6 IN ALONZO G. FISHER'S SUBDIVISION OF LOT 1 IN BLOCK 8 OF CIRCUIT COURT PARTITION, BEING A SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 1115 SOUTH PULASKI ROAD
CHICAGO, ILLINOIS 60624

PIN: 16-14-323-006

LOT 7 IN ALONZO G. FISHER'S SUBDIVISION OF LOT 1 IN BLOCK 8 IN CIRCUIT COURT PARTITION, BEING A SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 1117 SOUTH PULASKI ROAD
CHICAGO, ILLINOIS 60624

PIN: 16-14-323-007

LOT 8 IN ALONZO G. FISHER'S SUBDIVISION OF LOT 1 IN BLOCK 8 IN CIRCUIT COURT PARTITION, BEING A SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 1121 SOUTH PULASKI ROAD
CHICAGO, ILLINOIS 60624

PIN: 16-14-323-008

LOT 2 IN THE SUBDIVISION OF LOTS 9 & 10 IN ALONZO G. FISHER'S SUBDIVISION OF LOT 1 IN BLOCK 8 IN CIRCUIT COURT PARTITION, BEING A SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

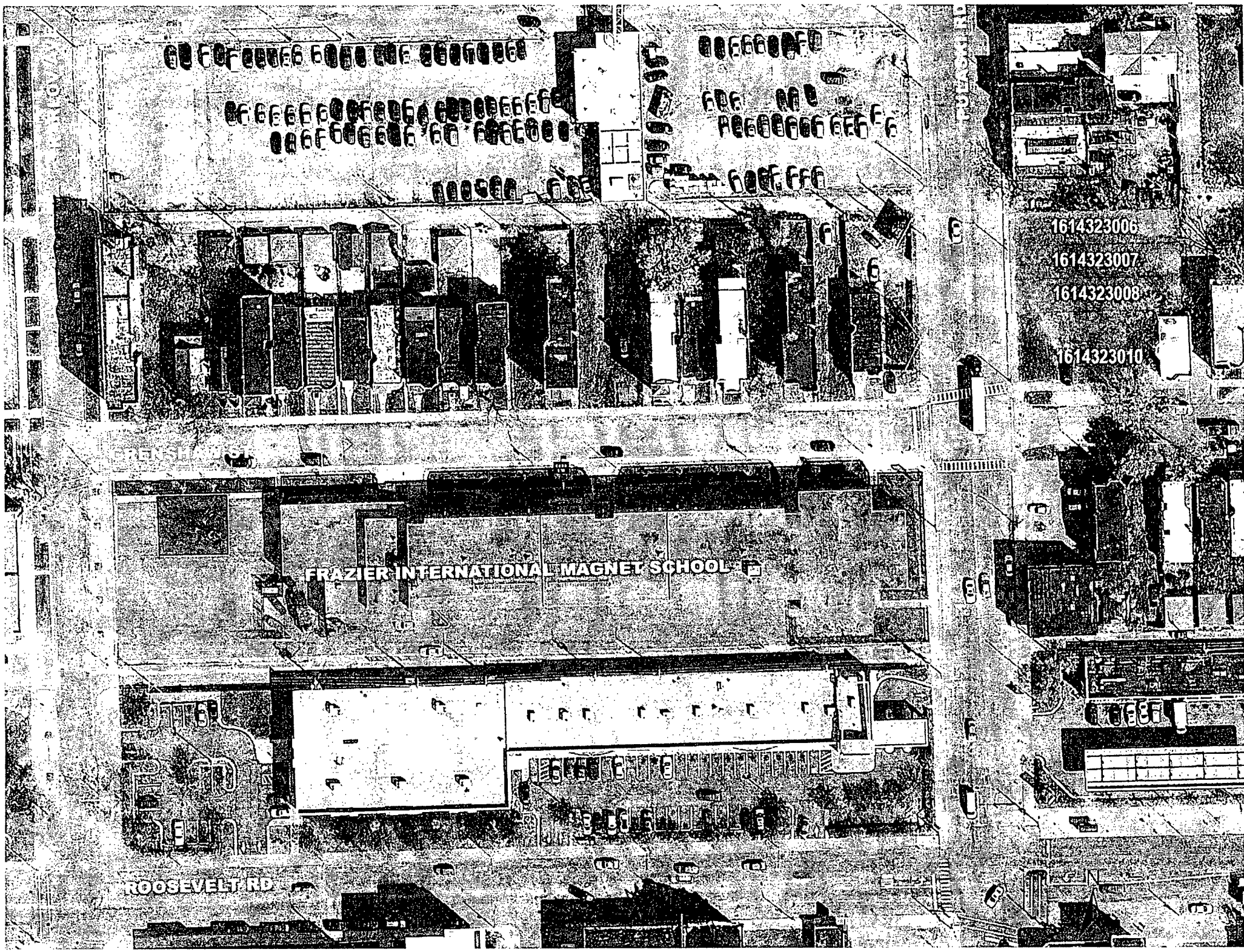
ADDRESS: 3950 WEST GRENSHAW STREET
CHICAGO, ILLINOIS 60624

PIN: 16-14-323-010

EXHIBIT B

DEPICTION OF PROPERTY

(ATTACHED)


1614323006
1614323007
1614323008
1614323010
FRAZIER INTERNATIONAL MAGNET SCHOOL
ROOSEVELT RD

City of Chicago

O2014-7942

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/10/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Intergovernmental agreement with Board of Education for Tax Increment Financing (TIF) assistance for McPherson School
Committee(s) Assignment:	Committee on Finance

FIN.

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

September 10, 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 Board of Education for TIF assistance for McPherson School.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

Rahm Emanuel

Mayor

ORDINANCE

WHEREAS, the City of Chicago (the "City") is a municipal corporation and home rule unit of government under Article VII, Section 6(a) of the 1970 Constitution of the State of Illinois; and

WHEREAS, the Board of Education of the City of Chicago (the "Board") is a body corporate and politic, organized under and existing pursuant to Article 34 of the School Code of the State of Illinois; and

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

WHEREAS, the Commission owns in trust for the Board certain real property located at 4728 North Wolcott Avenue in Chicago, Illinois (the "McPherson Property"); and

WHEREAS, the Board is rehabilitating or has rehabilitated an elementary school (the "McPherson Facility") known as McPherson Elementary school on the McPherson Property (the McPherson Facility has those general features described in Exhibit 1 to Exhibit A attached hereto and incorporated herein, and the rehabilitation of the McPherson Facility shall be known as the "McPherson Project"); and

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

WHEREAS, to induce certain redevelopment pursuant to the Act, the City Council adopted the following ordinances on January 12, 2000, published at pages 22395 through 22522 of the Journal of Proceedings of the City Council (the "Journal") for said date, as amended by ordinances adopted by the City Council on May 17, 2000 (published at pages 31610 through 31705 of the Journal for said date): "Authorization for Approval of Tax Increment Redevelopment Plan for the Western Avenue North Redevelopment Project Area"; "Designation of Western Avenue North Redevelopment Project Area as a Tax Increment Financing District"; and "Adoption of Tax Increment Financing for the Western Avenue North Redevelopment Project Area" (the aforesaid Ordinances, as the same may have heretofore been or hereinafter may be amended, are collectively referred to herein as the "Western Avenue North TIF Ordinances", the Redevelopment Plan approved by the Western Avenue North TIF Ordinances is referred to herein as the "Western Avenue North Redevelopment Plan " and the redevelopment project area created by the Western Avenue North TIF Ordinances is referred to herein as the "Western Avenue North Redevelopment Area"); and

WHEREAS, all of the McPherson Property lies wholly within the boundaries of the Western Avenue North Redevelopment Area; and

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

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

WHEREAS, the Western Avenue North Redevelopment Plan contemplates that tax increment financing assistance would be provided for public improvements, such as the McPherson Project, within the boundaries of the Western Avenue North Area; and

WHEREAS, the City desires to use a portion of the Western Avenue North Increment (the "McPherson City Funds") for the McPherson Project; and

WHEREAS, the City agrees to use the McPherson City Funds in an amount not to exceed $400,000 to reimburse the Board for a portion of the costs of the McPherson TIF-Funded Improvements (as defined in Article Three, Section 3 of Exhibit A hereto) for the McPherson Project, pursuant to the terms and conditions of this Agreement; and

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

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

SECTION 1. The above recitals are incorporated here by this reference.

SECTION 2. Subject to the approval of the Corporation Counsel as to form and legality, the Commissioner of the Department of Planning and Development or his designee is authorized to execute an agreement and such other documents as are necessary, between the City and the Board in substantially the form attached as Exhibit A (the "Agreement"). The Agreement shall contain such other terms as are necessary or appropriate.

SECTION 3. To the extent that any ordinance, resolution, rule, order or provision of the Municipal Code of Chicago, or part thereof, is in conflict with the provisions of this ordinance, the provisions of this ordinance shall control. If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this ordinance.

SECTION 4. This ordinance takes effect upon passage and approval.

EXHIBIT A

INTERGOVERNMENTAL AGREEMENT BETWEEN
THE CITY OF CHICAGO, BY AND THROUGH
ITS DEPARTMENT OF PLANNING AND DEVELOPMENT,
AND THE BOARD OF EDUCATION OF THE CITY OF CHICAGO
REGARDING MCPHERSON ELEMENTARY SCHOOL

This Intergovernmental Agreement (this "Agreement") is effective as of the _____ day of _____, 2014 (the "Effective Date") by and between the City of Chicago (the "City"), a municipal corporation and home rule unit of government under Article VII, Section 6(a) of the 1970 Constitution of the State of Illinois, by and through its Department of Planning and Development (the "Department"), and the Board of Education of the City of Chicago (the "Board"), a body corporate and politic, organized under and existing pursuant to Article 34 of the School Code of the State of Illinois.

RECITALS

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

WHEREAS, the Commission owns in trust for the Board certain real property located at 4728 North Wolcott Avenue in Chicago, Illinois (the "McPherson Property"); and

WHEREAS, the Board is rehabilitating or has rehabilitated an elementary school (the "McPherson Facility") known as McPherson Elementary school on the McPherson Property (the McPherson Facility has those general features described in Exhibit 1 attached hereto and incorporated herein, and the rehabilitation of the McPherson Facility shall be known as the "McPherson Project"); and

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

WHEREAS, to induce certain redevelopment pursuant to the Act, the City Council adopted the following ordinances on January 12, 2000, published at pages 22395 through 22522 of the Journal of Proceedings of the City Council (the "Journal") for said date, as amended by ordinances adopted by the City Council on May 17, 2000 (published at pages 31610 through 31705 of the Journal for said date): "Authorization for Approval of Tax Increment Redevelopment Plan for the Western Avenue North Redevelopment Project Area"; "Designation of Western Avenue North Redevelopment Project Area as a Tax Increment Financing District"; and "Adoption of Tax Increment Financing for the Western Avenue North Redevelopment Project Area" (the aforesaid Ordinances, as the same may have heretofore been or hereinafter may be amended, are collectively referred to herein as the "Western Avenue North TIF Ordinances", the Redevelopment Plan approved by the Western Avenue North TIF Ordinances is referred to herein as the "Western Avenue North Redevelopment Plan " and the redevelopment project area created by the Western Avenue North TIF Ordinances is referred to herein as the "Western Avenue North Redevelopment Area"); and

WHEREAS, all of the McPherson Property lies wholly within the boundaries of the Western Avenue North Redevelopment Area; and

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

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

WHEREAS, the Western Avenue North Redevelopment Plan contemplates that tax increment financing assistance would be provided for public improvements, such as the McPherson Project, within the boundaries of the Western Avenue North Area; and

WHEREAS, the City desires to use a portion of the Western Avenue North Increment (the "McPherson City Funds") for the McPherson Project; and

WHEREAS, the City agrees to use the McPherson City Funds in an amount not to exceed $400,000 to reimburse the Board for a portion of the costs of the McPherson TIF-Funded Improvements (as defined in Article Three, Section 3 below) for the McPherson Project, pursuant to the terms and conditions of this Agreement; and

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

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

Article One: Incorporation of Recitals

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

Article Two: The McPherson Project

The Board covenants, represents and warrants that the plans and specifications for the McPherson Project at a minimum meet the general requirements for the McPherson Facility as set forth in Exhibit 1 hereof. The Board covenants, represents and warrants that it has complied and shall comply with all applicable federal, state and local laws, statutes, ordinances, rules, regulations, codes and executive orders, as well as all policies, programs and procedures of the Board, all as may be in effect or as amended from time to time, pertaining to or affecting the McPherson Project or the Board as related thereto. The Board shall include a certification of such compliance with each request for City Funds hereunder. The City shall be entitled to rely on this certification without further inquiry. Upon the City's request, the Board shall provide evidence satisfactory to the City of such compliance.

Article Three: Funding

1. Upon the execution hereof, the Board shall provide the Department with a Requisition Form, in the form of Exhibit 2 hereto, along with: (i) a cost itemization of the applicable portions of the budget attached as Exhibit 3 hereto; (ii) evidence of the expenditures upon McPherson TIF-Funded Improvements for which the Board seeks reimbursement; and (iii) all other documentation described in Exhibit 2. Requisition for reimbursement of McPherson TIF-Funded Improvements out of the McPherson City Funds shall be made not more than four (4) times per year (or as otherwise permitted by the Department). The City shall disburse the McPherson City Funds to the Board within fifteen (15) days after the City's approval of a Requisition Form. The Board will only request disbursement of City Funds and the City will only disburse City Funds for the costs of the McPherson Project, to the extent that such costs are TIF-Funded Improvements.

2. The cost of the McPherson Project is $800,000. The Board has delivered to the Commissioner, and the Commissioner hereby approves, a detailed project budget for the McPherson Project, attached hereto and incorporated herein as Exhibit 3. The Board agrees that the City will only contribute the McPherson City Funds to the McPherson Project and that all costs of completing the McPherson Project over the McPherson City Funds shall be the sole responsibility of the Board.

3. Attached as Exhibit 4 and incorporated herein is a list of capital improvements, land assembly costs, relocation costs and other costs, if any, recognized by the City as being eligible redevelopment project costs under the Act with respect to the McPherson Project, to be paid for out of McPherson City Funds ("McPherson TIF-Funded Improvements"); and to the extent the McPherson TIF-Funded Improvements are included as taxing district capital costs under the Act, the Board acknowledges that the McPherson TIF-Funded Improvements are costs for capital improvements and the City acknowledges it has determined that these McPherson TIF-Funded Improvements are necessary and directly result from the Western Avenue North Redevelopment Plan. All McPherson TIF-Funded Improvements shall (a) qualify as redevelopment project costs under the Act, (b) qualify as eligible costs under the Western Avenue North Redevelopment Plan ; and (c) be improvements that the Commissioner has agreed to pay for out of Western Avenue North Increment, subject to the terms of this Agreement.

4. [intentionally omitted]

5. If requested by the City, the Board shall provide to the City reasonable access to its books and records relating to the McPherson Project.

6. Commencing with the first State fiscal year (July 1-June 30) beginning after the execution of this Agreement and for each State fiscal year thereafter until and including State fiscal year [ ], the Board shall annually notify the City of (i) the amount of the actual, final award that it receives from the Illinois Capital Development Board pursuant to the Illinois School Construction Law (5 ILCS 230/5-1), and (ii) any available "Excess Amount" (as defined in the following sentence). In the event that such an award in any particular State fiscal year exceeds 130% of $114,914,131, as adjusted every January 31, beginning January 31, 2005, by the Consumer Price Index for All Urban Consumers for all items published by the United States Department of Labor for the preceding calendar year period (the "Base Amount"), the Board shall provide the City with value equivalent to an amount that is equal to 50% of the grant amount that the Board receives that is in excess of 130% of the Base Amount (the "Excess Amount"). For example, if the Base Amount was $100.00 and if the Board was awarded a grant of $150.00 in a particular State fiscal year, $20.00 of this award would qualify as Excess Amount; therefore, the Board would provide the City with value equivalent to $10.00, which is 50% of the Excess Amount. After receipt by the City of the notice required under this paragraph and if an Excess Amount exists in any particular fiscal year, the Board and the City shall determine, by mutual agreement, what the equivalent value should be, if any, and the City shall inform the Board whether it wishes to receive such value by (i) having the Board pay the City, for its application, as determined by the City, an amount equal to the Excess

Amount, or (ii) applying a reduction or credit (equal to the Excess Amount), in whole or in part, to some future assistance that the City is providing to the Board through one or more tax increment financing agreements. The City and the Board shall cooperate to establish a mutually agreeable process under which the Board will provide the requisite value to the City. It is acknowledged between the Board and City that a similar undertaking of the Board may be contained in other agreements between the City and the Board pursuant to which the City provides tax increment financing assistance for capital projects of the Board. Accordingly, the City shall have the sole and exclusive right to determine how to deal with the Excess Amount within the context of the several agreements that may be outstanding or contemplated from time to time that address the City's rights regarding any such Excess Amount.

7. During the Term hereof the Board shall not sell, transfer, convey, lease or otherwise dispose (or cause or permit the sale, transfer, conveyance, lease or other disposal) of all or any portion of (a) the McPherson Property or any interest therein, or (b) the McPherson Facility or any interest therein (each a "Transfer"), or otherwise effect or consent to a Transfer, without the prior written consent of the City. The City's consent to any Transfer may, in the City's sole discretion, be conditioned upon (among other things) whether such a Transfer would conflict with the statutory basis for the provision of the McPherson City Funds hereunder pursuant to the Act. Subject to applicable law, the Board shall pay any proceeds of any Transfer to the City. Nothing contained in this Article Three, Section 7 shall be construed as prohibiting the Commission from holding title to the McPherson Property or the McPherson Facility for the benefit of the Board as may be permitted or required by law or the City from holding title to the McPherson Property or the McPherson Facility in trust for the use of schools as may be permitted or required by law.

Article Four: Term

The Term of the Agreement shall commence effective as of the Effective Date and shall expire on the date on which the Western Avenue North Redevelopment Area is no longer in effect (through and including December 31, 2024).

Article Five: Indemnity; Default

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

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

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

thirty (30) day period and thereafter diligently and continuously prosecutes the cure of such default until the same has been cured.

3. The failure of the City to perform, keep or observe any of the covenants, conditions, promises, agreements or obligations of the City under this Agreement or any other agreement directly related to this Agreement shall constitute an "Event of Default" by the City hereunder. Upon the occurrence of an Event of Default, the Board may terminate this Agreement and any other agreement directly related to this Agreement. The Board may, in any court of competent jurisdiction by any action or proceeding at law or in equity, pursue and secure injunctive relief or the specific performance of the agreements contained herein.

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

Article Six: Consent

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

Article Seven: Notice

Notice to Board shall be addressed to:

Chief Financial Officer
Board of Education of the City of Chicago
125 South Clark Street, 14th Floor
Chicago, Illinois 60603
FAX: (773) 553-2701

and

General Counsel
Board of Education of the City of Chicago
125 South Clark Street, 7th Floor
Chicago, Illinois 60603
FAX: (773) 553-1702

Notice to the City shall be addressed to:

Commissioner
City of Chicago
Department of Planning and Development
121 North LaSalle Street, Room 1000
Chicago, Illinois 60602
FAX: (312) 744-2271

and

Corporation Counsel

City of Chicago
Department of Law
121 North LaSalle Street, Room 600
Chicago, Illinois 60602
Attention: Finance and Economic Development Division
FAX: (312) 744-8538

Unless otherwise specified, any notice, demand or request required hereunder shall be given in writing at the addresses set forth above, by any of the following means: (a) personal service; (b) electric communications, whether by telex, telegram, telecopy or facsimile (FAX) machine; (c) overnight courier; or (d) registered or certified mail, return receipt requested.

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

Article Eight: Assignment; Binding Effect

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

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

Article Nine: Modification

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

Article Ten: Compliance With Laws

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

Article Eleven: Governing Law And Severability

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

Article Twelve: Counterparts

This Agreement may be executed in counterparts, each of which shall be deemed an original.

Article Thirteen: Entire Agreement

This Agreement constitutes the entire agreement between the parties.

Article Fourteen: Authority

Execution of this Agreement by the City is authorized by an ordinance passed by the City Council of the City on _____, 2014. Execution of this Agreement by the Board is authorized by Board Resolution 01-0725-R52. The parties represent and warrant to each other that they have the authority to enter into this Agreement and perform their obligations hereunder.

Article Fifteen: Headings

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

Article Sixteen: Disclaimer of Relationship

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

Article Seventeen: Construction of Words

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

Article Eighteen: No Personal Liability

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

Article Nineteen: Representatives

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

For the Board:
Patricia L. Taylor, Chief Facility Officer
Board of Education of the City of Chicago
125 South Clark Street, 17th Floor
Chicago, Illinois 60603
Phone: 773-553-2900
Fax: 773-553-2912

For the City:
Michelle Nolan, Coordinator of Economic Development
City of Chicago, Department of Planning and Development
121 North LaSalle Street, Room 1003
Chicago, Illinois 60602
Phone: 312-744-4477
Fax: 312-744-5892

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

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

CITY OF CHICAGO, ILLINOIS, by and through the Department of Planning and Development

By: _____
Commissioner
Department of Planning and Development

THE BOARD OF EDUCATION
OF THE CITY OF CHICAGO

By: _____
President

Attest: By: _____
Secretary

Board Resolution No.: 01-0725-RS2

Approved as to legal form:

_____
General Counsel

EXHIBIT 1

FEATURES OF THE MCPHERSON FACILITY

This project includes the costs associated with the planning, design, and construction a three phased master plan for the McPherson Elementary School campus. Friends of McPherson and the school's principal have been working in conjunction with Openlands to create the master plan. Development activities include parking, playground improvements, artificial turf field, walkways, native plantings and gardens, lighting and site furnishings, drainage, utility improvements and accessibility enhancements. The complete development program for the master plan is as follows. CPS is requesting TIF funds to support Phase 1 and Phase 3 of the master plan. An Illinois Green Infrastructure Grant has been applied for by Friends of McPherson and is anticipated to cover costs associated with Phase 2 of the plan.

Phase 1 - Playground, walkways and landscaping
Phase 2 - Parking, artificial turf, basketball courts, walkways, landscape and edible garden
Phase 3 - Gardens on the north, east, and south side of building.

These improvements will enhance the campus environment and present an attractive and accessible asset for the community at large.

McPherson is a neighborhood school, with grades PreK-8th grade. It is located at 3030 4728 N. Wolcott Avenue in the Lincoln Square neighborhood. The current school enrollment is 816 students. The student enrollment is 71.2% Hispanic and primarily low income.

McPherson offers the IBMYP, which provides a framework of academic challenges and life skills for students in Grades 6-8. Additionally, the school offers Spanish language instruction in Grades K-8. McPherson includes a computer lab, science labs, skills labs, and Internet access in classrooms. Parents provide support for programs such as the Bilingual Advisory and LSC.

Phase 1 of the project is scheduled to be completed by end of Summer 2014, and will be constructed by CPS.

EXHIBIT 2

REQUISITION FORM

State of Illinois)
) SS
County of Cook)

The affiant, _____, _____ of the Board of Education of the City of Chicago, a body corporate and politic (the "Board"), hereby certifies that with respect to that certain Intergovernmental Agreement between the Board and the City of Chicago dated _____, 2014 regarding McPherson Elementary school (the "Agreement"):

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

TOTAL: $_____

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

$_____

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

$_____

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

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

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

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

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

F. Attached hereto are: (1) a cost itemization of the applicable portions of the budget attached as Exhibit 3 to the Agreement; and (2) evidence of the expenditures upon TIF-Funded Improvements for which the Board hereby seeks reimbursement

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

the Agreement.

THE BOARD OF EDUCATION
OF THE CITY OF CHICAGO, a body corporate and politic

By: _____
Name: _____
Title: _____

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

_____
My commission expires: _____

Agreed and accepted:
CITY OF CHICAGO
DEPARTMENT OF PLANNING AND DEVELOPMENT

By: _____
Name: _____
Title: _____

EXHIBIT 3

PROJECT BUDGET

Task	Project Estimate
Design	$ 54,000
Construction	$603,400
Environ Remediation	$ 42,235
Administration	$ 39,221
FF&E	$-
Contingencies	$ 61,144
Total	$800,000

EXHIBIT 4

MCPHERSON PROJECT TIF-FUNDED IMPROVEMENTS

Task	Project Estimate
Design	$ 54,000
Construction	$603,400
Environ Remediation	$ 42,235
Administration	$ 39,221
FF&E	$-
Contingencies	$ 61,144
Total	$800,000

City of Chicago

O2014-7194

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/10/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	First amendment to redevelopment agreement with Blommer Chocolate Company for sale and redevelopment of property in vicinity of W Kinzie St and N Desplaines St
Committee(s) Assignment:	Committee on Finance

FIN.

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

September 10, 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 amending a 2006 redevelopment agreement with the Blommer Chocolate Company.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

Rahm Emanuel

Mayor

S:\SHARED\Finance\Nyberg\Blommer Chocolates\Ordinance\Blommer Chocolates Ordinance for the First Amendment September 4, 2014.doc

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 as such may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the City, through its Department of Planning and Development (**"DPD"**) and Blommer Chocolate Company, a Delaware corporation (**"Developer"**) as of June 7, 2006 entered into that certain Blommer Chocolate Company Redevelopment Agreement (the **"Redevelopment Agreement"**) pertaining to property located in the River West Redevelopment Project Area in the vicinity of West Kinzie Street and North Des Plaines Street in Chicago; and

WHEREAS the parties desire to enter into a first amendment (**"First Amendment"**) to the Redevelopment Agreement to increase the amount of City Funds available under the Redevelopment Agreement, now therefore,

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

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

Section 2. Authority. Subject to the approval of the Corporation Counsel, the Commissioner of DPD (the **"Commissioner"**) or a designee of the Commissioner are each hereby authorized to execute and deliver First Amendment to Blommer Chocolate Company Redevelopment Agreement (the **"First Amendment"**) in substantially the form attached hereto as Exhibit A, with such changes, deletions and insertions thereto as the Commissioner or the Commissioner's designee shall approve (execution of the Agreement by the Commissioner or the Commissioner's designee 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 implementation of the First Amendment.

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

Section 4. Superseder. All ordinances, resolutions, motions or orders in conflict will this ordinance are hereby repealed to the extent of such conflict.

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

ORDINANCE
A

S:\SHARED\Finance\Nyberg\Blommer Chocolates\Blommer Chocolates First Amendment June 16, 2014.wpd

This Amendment was prepared by and
after recording return to:
William A. Nyberg, Esq.
City of Chicago Law Department
121 North LaSalle Street, Room 600
Chicago, IL 60602

This space reserved for Recorder's use only

FIRST AMENDMENT
TO
BLOMMER CHOCOLATE COMPANY
REDEVELOPMENT AGREEMENT

This First Amendment to the Blommer Chocolate Company Redevelopment Agreement (the **"First Amendment"**) is made and entered into as of this _____ day of _____, 2014 (the "**Effective Date**") by and between the City of Chicago, an Illinois municipal corporation (the **"City"**), through its Department of Planning and Development (**"DPD"**), and Bloomer Chocolate Company, a Delaware corporation (**"Developer"**).

RECITALS:

A. As of June 7, 2006 (the "**Original Agreement Closing Date**") the City and Developer entered into that certain Blommer Chocolate Company Redevelopment Agreement, which was recorded on June 8, 2006 in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 0615933206, as authorized by ordinance approved by the City Council of the City on February 8, 2006, (the "**Redevelopment Agreement**") pertaining to property located in the River West Redevelopment Project Area in the vicinity of West Kinzie Street and North Des Plaines Street in Chicago and legally described in Exhibit A to this First Amendment.

B. As of June 7, 2006, the City and Developer also entered into that certain Agreement for the Sale and Development of Land, which was recorded on June 8, 2006 in the office of the Recorder as Document No. 0615933207 (the "**Agreement for the Sale and Development of Land**"). Under the Agreement for the Sale and Development of Land, the City agreed to acquire, through negotiated settlement and use of its eminent domain powers, certain parcels of land identified therein and to convey those parcels to Developer so that

Developer could construct the Project thereon. Developer agreed to acquire such parcels on the terms and subject to the conditions contained in the Agreement for the Sale and Development of Land.

C. Developer's redevelopment work as contemplated in the Redevelopment Agreement and the Agreement for the Sale and Development of Land was divided into a "**Phase I / Minimum Project**" as defined in Redevelopment Agreement Section 3.01 and expanded redevelopment phases which are also described in Redevelopment Agreement Section 3.01. Together, all redevelopment phases undertaken by Developer are defined as the: "**Project**".

D. In the Redevelopment Agreement at Section 4.03(b), the City agreed to provide City Funds as follows: the lesser of $6.5 million or 20% of the actual costs of the Project or if the lesser amount was the total certified TIF-eligible costs for acquisition and site preparation hard construction costs, then that lesser amount.

E. The parties also agreed to an optional additional amount of City Funds in support of the Phase I / Minimum Project. In Redevelopment Agreement Section 4.03(b), the City at its sole and absolute discretion could increase the amount of City Funds by $1,500,000 to a total City Funds Amount of $8,000,000.

F. Because of current business conditions and circumstances, the parties have agreed to amend the Redevelopment Agreement to increase the amount of City Funds subject to the City's discretion by $1,000,000 to a total possible City Funds amount of $9,000,000. Additionally, the parties have agreed to update budget exhibits and budget references in the Redevelopment Agreement.

G. The amendment hereby proposed is within the scope of Redevelopment Agreement Section 18.01 as a "material" amendment and as such requires authorization by an ordinance duly adopted by the City Council.

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements contained in this First Amendment, and for other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged, the Developer and the City hereby agree as follows:

AGREEMENT:

ARTICLE ONE: INCORPORATION OF RECITALS AND EXHIBITS

The recitals stated above and the exhibits attached hereto are an integral part of this First Amendment and are hereby incorporated into this First Amendment by reference and made a part of this First Amendment.

ARTICLE TWO: CAPITALIZED TERMS

Capitalized terms used in this First Amendment shall have the meanings set forth herein. Capitalized terms used in this First Amendment not defined herein shall have the meanings given in the Redevelopment Agreement.

ARTICLE THREE: BUDGET REFERENCES

The following budget and cost references are hereby amended as follows:

a. Project Budget stated at Section 3.03 is increased from $37,109,580 to $59,800,000. Also, existing Exhibit D-1-Project Budget is deleted in its entirety and replaced with Amended Exhibit D-1-Amended Project Budget which is Exhibit B to this First Amendment.

Also, the definition section of Schedule A for "Project Budget" is changed as follows:

"Project Budget" means the budget stated in Exhibit D-1 (and any amended Project Budget agreed to by the parties), showing the total costs of the Project by line item, as furnished by Developer to DPD, in accordance with Section 3.03.

b. The number $37,109,580 appearing in Section 4.01 is, in each instance, deleted, and replaced by the number $59,800,000.

c. Exhibit E to the Redevelopment Agreement captioned: "**TIF Funded Improvements**" is replaced with Exhibit C to this First Amendment, and is re-captioned "**Amended Exhibit E**," and the related text in the definition section of Schedule A for "**TIF Funded Improvements**" is changed in pertinent part to read "**Amended Exhibit E**".

ARTICLE FOUR: CITY FUNDS

That relevant part of Redevelopment Agreement Section 4.03(b)(i) captioned "Amount" is hereby amended as follows:

* * *

Notwithstanding the foregoing, the City may, but need not, elect its sole and absolute discretion without regard to the Project status or any other facts and circumstances, to increase the amount of City Funds by $2,500,000 to a total of $9,000,000. In making its election, the City may consider such facts and circumstances as it deems necessary or appropriate or desirable in the circumstances, including the availability of funds in the Redevelopment Area, the costs of each parcel acquired by Developer, and other matters, and

or "**course of dealing**" or "**usage of trade**" or "**standard of precedent**". Developer expressly acknowledges that there has been no representations or warranties or guarantees or assurances, express or implied, by the City that all or any part of the additional $2,500,000 in City Funds will be made available to Developer at any time. Developer agrees to make no verbal or written representations to anyone to the contrary. Developer has not made its plans for the Project; secured Lender Financing, if any; entered into this Agreement, or otherwise changed its position in reliance on the possibility that $2,500,000 in additional City Funds will be made available to it.

Notwithstanding anything to the contrary contained in this Agreement or in the Land Acquisition Agreement, in no event shall the Developer be required to purchase any Acquisition Parcel if such purchase would, alone or in the aggregate, exceed the amount of City Funds payable to Developer under this Agreement.

ARTICLE FIVE: ADDITIONAL PROVISIONS

5.01 Authority of Developer. Developer represents, warrants, and covenants, as of the Effective Date of this First Amendment, that:

(a) Developer has the right, power and authority to enter into, execute and deliver this First Amendment, and to perform the Redevelopment Agreement, as amended by this First Amendment;

(b) the execution and delivery of this First Amendment, and the performance of the Redevelopment Agreement, as amended by this First Amendment, have been duly authorized by all necessary corporate company action, and does not and will not violate its Certificate of Organization as amended and supplemented, its by-laws, any applicable provision of law, or constitute a breach of, default under or require any consent under any agreement, instrument or document to which Developer is now a party or by which Developer or any of is assets is now or may become bound.

5.02 Authority of City. This First Amendment by the City is authorized by an ordinance adopted by the City Council on _____, 2014. The City represents it has authority to execute and deliver this First Amendment and to perform its obligations under the Redevelopment Agreement, as amended by this First Amendment.

5.03 Full Force and Effect. Except as amended hereby, the Redevelopment Agreement shall remain in full force and effect, and the terms of such Redevelopment Agreement are incorporated by reference, as if fully set forth herein.

5.04 Miscellaneous. In the event of any inconsistency between the terms of this First Amendment and the Redevelopment Agreement, this First Amendment shall govern and control in all instances.

5.05 Counterparts. This First Amendment may be executed in counterparts, each of which shall be deemed an original and all of which, taken together, shall constitute one and the same agreement.

[Signature Page Follows]

IN WITNESS WHEREOF, the parties hereto have caused this First Amendment to be signed on or as of the Effective Date first above written.

BLOMMER CHOCOLATE COMPANY

By: _____

Printed
Name: _____

Title: _____

CITY OF CHICAGO

By: _____
Commissioner
Department of Planning and Development

STATE OF ILINOIS)
) SS
COUNTY OF COOK)

I, _____, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that _____, personally known to me to be the _____ _____ of Blommer Chocolate Company ("Developer"), a Delaware corporation, and personally know to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered said instrument, pursuant to the authority given to him/her by the Developer as his/her free and voluntary act and as the free and voluntary as of the Developer, for the uses and purposed therein set forth.

GIVEN under my hand and official seal this _____ day of _____, 2014.

_____
Notary Public

My Commission Expires
_____

(SEAL)

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, William A. Nyberg, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that _____ _____, personally known to me to be the _____ Commissioner of the Department of Planning and Development of the City of Chicago (the "**City**") and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed, and delivered said instrument, pursuant to the authority given to him/her by the City, as his/her free and voluntary act and as the free and voluntary act of the City, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this ___ day of _____, 2014.

_____
Notary Public

My Commission Expires

_____

(SEAL)

EXHIBIT

A

LEGAL DESCRIPTION OF THE EXISTING BLOMMER SITE

PARCEL 1:

LOTS 5 TO 8, BOTH INCLUSIVE, IN BLOCK 60 IN RUSSELL, MATHER AND ROBERT'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THAT PART THEREOF LYING SOUTH OF A STRAIGHT LINE EXTENDING FROM A POINT ON THE WEST LINE OF SAID LOT 8, A DISTANCE OF 16.40 FEET NORTH OF THE SOUTH LINE THEREOF, SOUTHEASTERLY TO A POINT ON THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 45.89 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 8), IN COOK COUNTY, ILLINOIS

PARCEL 2:

THAT PART (EXCEPT THE NORTH 10.00 FEET OF THE EAST 55.00 FEET THEREOF) OF BLOCK 59 IN RUSSELL, MATHER AND ROBERT'S ADDITION TO CHICAGO IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTH LINE OF THE SOUTH 32.00 FEET OF LOT 4 IN SAID BLOCK 59 AND SOUTH OF THE WESTERLY EXTENSION OF SAID NORTH LINE, IN COOK COUNTY, ILLINOIS.

PINs: 17-09-107-007
17-09-107-008
17-09-107-009
17-09-107-010
17-09-111-008
17-09-111-009
17-09-111-015
17-09-111-016

EXHIBIT
B

AMENDMENT
EXHIBIT B

AMENDED EXHIBIT D-1
AMENDED PROJECT BUDGET

Estimated Site Costs / Prep / Acquisition	$ 9,000,000[1]
Construction	$ 600,000[1]
Equipment	$50,000,000[1]
Soft Costs	$ 200,000[1]
TOTAL BUDGET	$59,800,000[1]

[1]Final numbers are subject to adjustment bases on the scope of the contemplated Project as set forth in Section 3.01.

EXHIBIT

C

AMENDMENT
EXHIBIT C

AMENDED EXHIBIT E
TIF FUNDED IMPROVEMENTS

Estimated Site Costs / Prep / Acquisition	$9,000,000
TOTAL BUDGET	$9,000,000[1]

[1]Final numbers are subject to adjustment bases on the scope of the contemplated Project as set forth in Section 3.01.

City of Chicago

O2014-7280

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/10/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Amendment of Year XL CDBG Adjustment
Committee(s) Assignment:	Committee on Budget and Government Operations

BUDG.

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

September 10, 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 an ordinance authorizing a Year XL CDBG adjustment.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

Rahm Emanuel

Mayor

ORDINANCE

WHEREAS, on November 26, 2013 the City Council of the City of Chicago adopted an ordinance entitled "Submission of Final Statement of Objectives and Projected Use of Funds for Community Development Block Grant Year XL, as Amended" (the "Year XL CDBG Ordinance"); and

WHEREAS, The City, through the Mayor's Office For People With Disabilities, desires to reallocate $37,000 in funding under Independent Living for Disabled Persons that was originally awarded to Help At Home, Inc. an Illinois not-for-profit corporation, and reallocate it to Salvation Army Family & Community Services, an Illinois not-for-profit corporation; now, therefore,

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

SECTION 1. The above recitals are expressly incorporated in and made a part of this ordinance.

SECTION 2. The Year XL CDBG Ordinance, as amended, is hereby further amended by striking the words and figures and adding the words and figures indicated in Exhibit A attached hereto.

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

Exhibit A
AMENDMENT TO COMMUNITY DEVELOPMENT BLOCK GRANT (0K40)

	Strike Amount	Add Amount
APPROPRIATION ORDINANCE		
Community Development Block Grant (0K40)		
(48) -Mayor's Office For People With Disabilities		
Independent Living For Disabled Persons (2510)		
.0135 Delegate Agencies	**$ 599,932**	**$ 599,932**
Help At Home, Inc.	**$ 150,000**	**$ 113,000**
Salvation Army Family & Community Services	**$ 160,000**	**$ 197,000**
Overall Department Total	**$ 2,926,048**	**$ 2,926,048**

City of Chicago

O2014-7554

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/10/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Establishment of Enterprise Zone 1 for development of substantial employment opportunities
Committee(s) Assignment:	Committee on Finance

FIN.

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

September 10, 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 authorizing the reestablishment of various Illinois Enterprise Zones.

Your favorable consideration of these ordinances will be appreciated.

Very truly yours,

Rahm Emanuel

Mayor

ORDINANCE

WHEREAS, the City of Chicago is permitted under the Illinois Enterprise Zone Act, 20 ILCS 655/1 et seq. ("Illinois Enterprise Zone Act") to designate area of the City as proposed enterprise zones in order to apply for certification by the State of Illinois (the "State") through its Department of Commerce and Economic Opportunity ("DCEO") that such areas qualify for State enterprise zone status; and

WHEREAS, the City of Chicago has determined that the area selected herein meets the qualification requirements of a State enterprise zone pursuant to the Illinois Enterprise Zone Act; and

WHEREAS, all required procedures have been followed in the selection and designation of this area as a proposed enterprise zone as required under the Illinois Enterprise Zone Act and the Chicago Enterprise Zone Ordinance, Chapter 16-12 of the Municipal Code of Chicago (the "Chicago Enterprise Zone Ordinance"); now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO, AS FOLLOWS:

SECTION 1. The preambles of this Ordinance are hereby incorporated into this Ordinance by this reference.

SECTION 2. The area, described as follows and referred to hereinafter as 'Zone 1,' is hereby designated a proposed enterprise zone. The area boundaries shall be as legally described and depicted in the map shown on Exhibit A attached hereto and made a part hereof and hereby approved.

SECTION 3. That Zone 1 meets the qualification requirements of Section 4 of the Illinois Enterprise Zone Act, in that:

1. It is a contiguous area entirely within the City of Chicago;

2. It comprises 10.87 square miles, which is within the range allowed by the Illinois Enterprise Zone Act;

3. It meets the following three criteria:

   (i) the designation will result in the development of substantial employment opportunities by creating or retaining a minimum aggregate of 1,000 full-time equivalent jobs due to an aggregate investment of $100,000,000 or more, and will help alleviate the effects of poverty and unemployment within the local labor market area;

   (ii) all or part of the local labor market area has a poverty rate of at least 20% according to the latest federal decennial census, 50% or more of children in the local labor market area participate in the federal free lunch program according to reported statistics from the State board of education, or 20% or more households in the local

labor market area receive food stamps according to the latest federal decennial census; and

(iii) the local labor market area contains a presence of large employers that have downsized over the years, the labor market area has experienced plant closures in the 5 years prior to the date of application affecting more than 50 workers, or the local labor market area has experienced State or federal facility closures in the 5 years prior to the date of application affecting more than 50 workers.

4. It satisfies all other additional qualification requirements established to date by regulation of the Illinois Department of Commerce and Economic Opportunity.

SECTION 4. Zone 1 shall be entitled to all tax and regulatory incentives as provided in the Chicago Enterprise Zone Ordinance, upon its certification as an enterprise zone by the State. Those tax and regulatory incentives are hereby incorporated into this Ordinance for the benefit of this Zone.

SECTION 5. The Zone Administrator shall be the Commissioner of the Department of Planning and Development of City of Chicago, as stated in the Chicago Enterprise Zone Ordinance, Section 16-12-060(c).

SECTION 6. This Ordinance and the zone designation hereunder shall be subject to all of the provisions of the Chicago Enterprise Zone Ordinance, unless otherwise provided herein.

SECTION 7. Zone 1 shall remain a proposed Zone until certified by DCEO in accordance with the Illinois Enterprise Zone Act.

SECTION 8. The duration or term of Zone 1 shall be 15 years commencing on January 1, 2016. After the 13th year, Zone 1 is subject to review by the Enterprise Zone Board, as described in the Illinois Enterprise Zone Act, for an additional 10-year designation beginning on the expiration of Zone 1.

SECTION 9. The Commissioner, as Zone Administrator for the City of Chicago or a designee of the Commissioner, is hereby authorized to make a formal written application to DCEO and to supply other information as needed to have Zone 1 designated, approved and certified by the State.

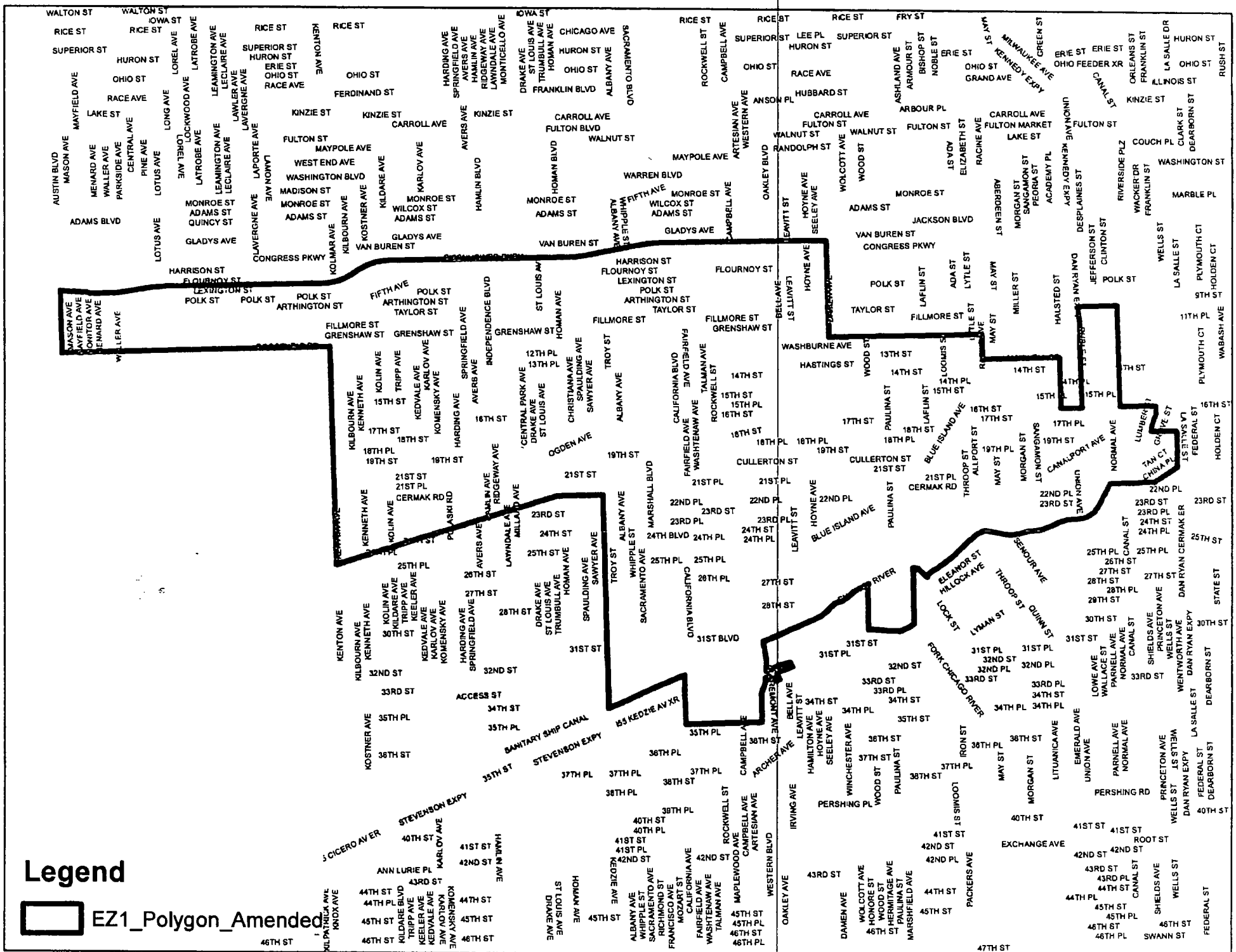
SECTION 10. This ordinance shall be effective from and after its passage and approval.

Exhibit A

Enterprise Zone 1 Legal Description and Map

Starting at the Corporate Limits and the Eisenhower Expressway; then running east on the Eisenhower Expressway to Damen Avenue; then running south on Damen Avenue to Roosevelt Road; thence running east on Roosevelt Road to Racine Avenue; then running south on Racine Avenue to Maxwell Street; then running east on Maxwell Street to Halsted Street; then running south on Halsted Street to 16th Street; then running east on 16th Street to the east line of the Dan Ryan Expressway (Interstate 90 /94); then north along the east line of the Dan Ryan Expressway (Interstate 90/94) to the south line of Taylor Street (as widened) then east along the south line of Taylor Street (as widened) to the west line of Canal Street then south along the west line of Canal Street to the north line of 16th Street: then east on the north line of 16th Street to the south branch of the Chicago River: then running southwest along the river to 18th Street; then east on 18th Street to Wentworth Avenue extended; then south on Wentworth Avenue extended to Archer Avenue; then southwest on Archer Avenue to Cermak Road; then west on Cermak Road to the centerline of the south branch of the Chicago River; then southwesterly along said centerline to its intersection with the east line of South Ashland Avenue; then south along the east line of Ashland Avenue to the intersection with the northerly line of the Illinois Central Gulf Railroad right-of-way; then southwesterly and westerly along said northerly right-of-way to the intersection with the centerline of the Santa Fe slip extended southerly to said north right-of-way line; then northerly along said extended centerline of the Santa Fe slip to the intersection with the centerline of the west fork of the south branch of the Chicago River; then southwesterly along the centerline of said river to Western Avenue; then south along the east line of South Western Avenue to the southerly right-of-way of the Illinois and Michigan Canal, said right-of-way line also being the southerly line of the Adlai E. Stevenson Expressway; then northeasterly along said right-of-way 603.35 feet, more or less; then southeasterly 20 feet; then northeasterly parallel with the southerly right-of-way line aforesaid 160 feet; then southeasterly 20 feet; then northeasterly parallel with the southerly right-of-way line aforesaid 99.5 feet; then continuing northeasterly along the arc of a circle having a radius of 408.02 feet and convex southerly a distance of 25.52 feet; then southeasterly 160.80 feet to the northerly line of West Bross Avenue; then southwesterly along the northerly line of said West Bross Avenue. to its intersection with the northwesterly extension of the westerly line of South Oakley Avenue; then southeasterly along said northwesterly extension of the westerly line of South Oakley Avenue 230 feet, more or less, to the northerly line of the northeasterly/southwesterly 20 foot public alley southerly of West Bross Avenue; thence southwesterly along the northerly line of said alley 125 feet; then northwesterly parallel with the westerly line of South Oakley Avenue aforesaid 100 feet; then southwesterly along a line 50 feet southeasterly of and parallel with the southerly line of West Bross Avenue 130.5 feet to the easterly line of South Claremont Avenue; then northwesterly along the northerly extension of the easterly line of South Claremont Avenue to the northerly line of said West Bross Avenue to South Western Avenue; then running south on South Western Avenue to West 35th Street; then running west on 35th Street to California Avenue; then running north on South California Avenue to the south branch of the Chicago River; then running southwest along the river to South Kedzie Avenue; then running north on South Kedzie Avenue to West Cermak Road; then running west on West Cermak Road to the Burlington railroad tracks; then running

southwest along the Burlington railroad tracks to the Corporate Limits; then running north along the Corporate Limits to West Roosevelt Road; then running west on West Roosevelt Road to the Corporate Limits; then running north along the Corporate Limits to the Eisenhower Expressway to the point of beginning. The aforementioned area shall exclude Douglas Park.


Legend
EZ1_Polygon_Amended

City of Chicago

O2014-7561

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/10/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Establishment of Enterprise Zone 2 for development of substantial employment opportunities
Committee(s) Assignment:	Committee on Finance

FW.

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

September 10, 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 authorizing the reestablishment of various Illinois Enterprise Zones.

Your favorable consideration of these ordinances will be appreciated.

Very truly yours,

Rahm Emanuel

Mayor

ORDINANCE

WHEREAS, the City of Chicago is permitted under the Illinois Enterprise Zone Act, 20 ILCS 655/1 et seq. ("Illinois Enterprise Zone Act") to designate area of the City as proposed enterprise zones in order to apply for certification by the State of Illinois (the "State") through its Department of Commerce and Economic Opportunity ("DCEO") that such areas qualify for State enterprise zone status; and

WHEREAS, the City of Chicago has determined that the area selected herein meets the qualification requirements of a State enterprise zone pursuant to the Illinois Enterprise Zone Act; and

WHEREAS, all required procedures have been followed in the selection and designation of this area as a proposed enterprise zone as required under the Illinois Enterprise Zone Act and the Chicago Enterprise Zone Ordinance, Chapter 16-12 of the Municipal Code of Chicago (the "Chicago Enterprise Zone Ordinance"); now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO, AS FOLLOWS:

SECTION 1. The preambles of this Ordinance are hereby incorporated into this Ordinance by this reference.

SECTION 2. The area, described as follows and referred to hereinafter as 'Zone 2,' is hereby designated a proposed enterprise zone. The area boundaries shall be as legally described and depicted in the map shown on Exhibit A attached hereto and made a part hereof and hereby approved.

SECTION 3. That Zone 2 meets the qualification requirements of Section 4 of the Illinois Enterprise Zone Act, in that:

1. It is a contiguous area entirely within the City of Chicago;

2. It comprises 12 square miles, which is within the range allowed by the Illinois Enterprise Zone Act;

3. It meets the following three criteria:

   (i) the designation will result in the development of substantial employment opportunities by creating or retaining a minimum aggregate of 1,000 full-time equivalent jobs due to an aggregate investment of $100,000,000 or more, and will help alleviate the effects of poverty and unemployment within the local labor market area;

   (ii) all or part of the local labor market area has a poverty rate of at least 20% according to the latest federal decennial census, 50% or more of children in the local labor market area participate in the federal free lunch program according to reported statistics from the State board of education, or 20% or more households in the local

labor market area receive food stamps according to the latest federal decennial census; and

(iii) the local labor market area contains a presence of large employers that have downsized over the years, the labor market area has experienced plant closures in the 5 years prior to the date of application affecting more than 50 workers, or the local labor market area has experienced State or federal facility closures in the 5 years prior to the date of application affecting more than 50 workers.

4. It satisfies all other additional qualification requirements established to date by regulation of the Illinois Department of Commerce and Economic Opportunity.

SECTION 4. Zone 2 shall be entitled to all tax and regulatory incentives as provided in the Chicago Enterprise Zone Ordinance, upon its certification as an enterprise zone by the State. Those tax and regulatory incentives are hereby incorporated into this Ordinance for the benefit of this Zone.

SECTION 5. The Zone Administrator shall be the Commissioner of the Department of Planning and Development of City of Chicago, as stated in the Chicago Enterprise Zone Ordinance, Section 16-12-060(c).

SECTION 6. This Ordinance and the zone designation hereunder shall be subject to all of the provisions of the Chicago Enterprise Zone Ordinance, unless otherwise provided herein.

SECTION 7. Zone 2 shall remain a proposed Zone until certified by DCEO in accordance with the Illinois Enterprise Zone Act.

SECTION 8. The duration or term of Zone 2 shall be 15 years commencing on January 1, 2016. After the 13th year, Zone 2 is subject to review by the Enterprise Zone Board, as described in the Illinois Enterprise Zone Act, for an additional 10-year designation beginning on the expiration of Zone 2.

SECTION 9. The Commissioner, as Zone Administrator for the City of Chicago or a designee of the Commissioner, is hereby authorized to make a formal written application to DCEO and to supply other information as needed to have Zone 2 designated, approved and certified by the State.

SECTION 10. This ordinance shall be effective from and after its passage and approval.

Exhibit A
Enterprise Zone 2 Legal Description and Map

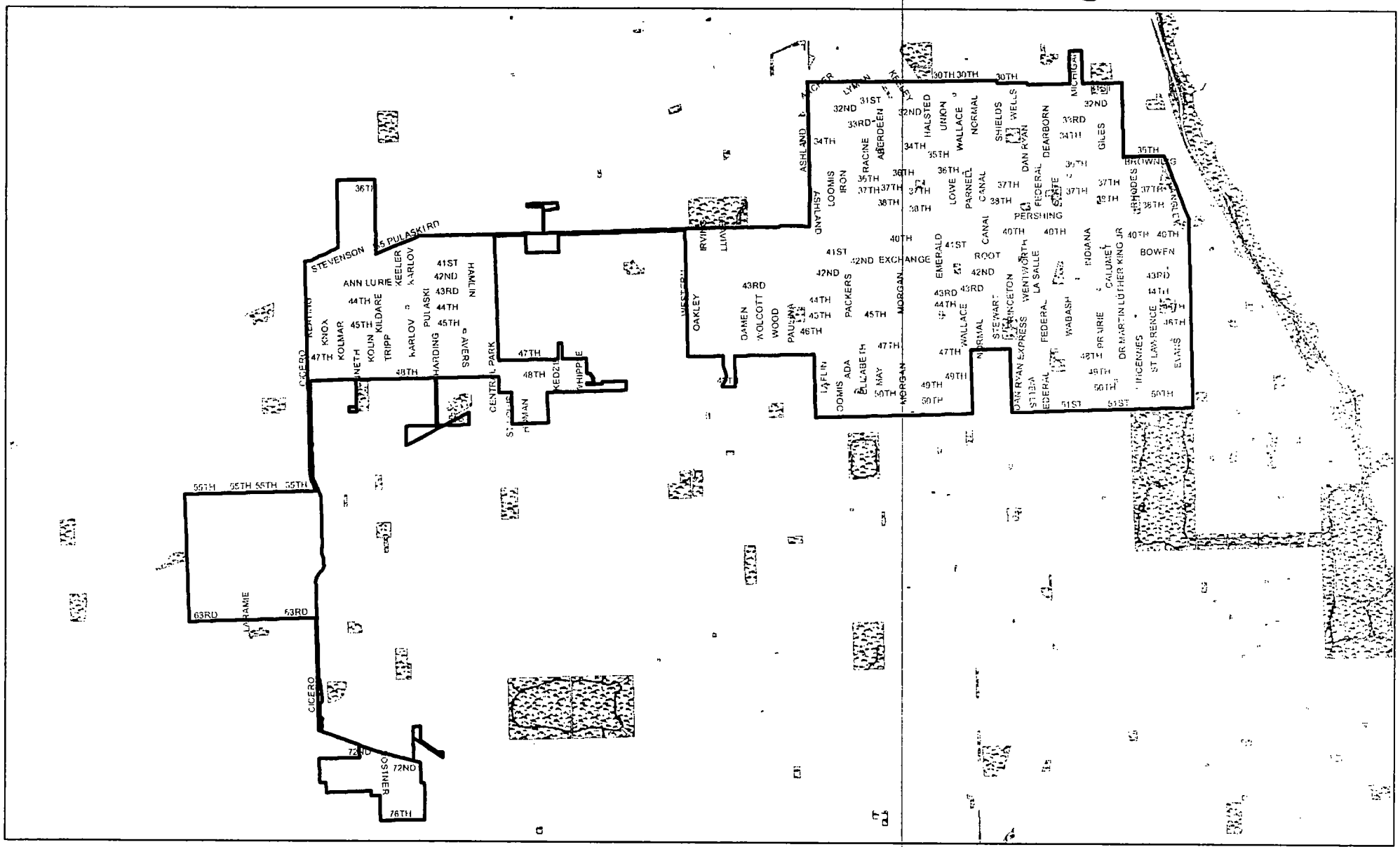
Beginning at the intersection of Western Avenue and the north side of Pershing Road; then running east on the north side of Pershing Road to Ashland Avenue; then running north on Ashland Avenue to 30th Street; then running east on 30th Street to Wabash Avenue; then running north on Wabash Avenue to 28th Street; then running east on 28th Street to Michigan Avenue; then running south on Michigan Avenue to 30th Street; then running east on 30th Street to Dr. Martin Luther King, Jr. Drive; then running south on Dr. Martin Luther King, Jr. Drive to 35th Street; then running east on 35th Street to Cottage Grove Avenue; then running south on Cottage Grove Avenue to 51st Street; then running west on 51st Street to the centerline of Shields Avenue; then north on said centerline of Shields Avenue to the centerline of 47th Street; then west along the centerline of 47th Street to the centerline of Wallace Street; then south on the centerline of Wallace Street to 49th Street; then continue south on vacated Wallace Street right-of-way to 51st Street; then west along 51st Street to Ashland Avenue; then running north on Ashland Avenue to the south line of 47th Street; then running west on the south line of 47th Street to the west line of Hoyne Avenue; then running south on the west line of Hoyne Avenue to 49th Street; then west along 49th Street to the east berm of the Conrail Railroad line; then north along the east berm of the Conrail Railroad line to the south line of 47th Street; then running west on the south line of 47th Street to Western Avenue; then running north on Western Avenue to the south line of Pershing Road; then west along the south line of Pershing Road to Kedzie Avenue; then south along Kedzie Avenue a distance of 742.84 feet, more or less; then due west to the east boundary of the Santa Fe Railway property (Homan Avenue extended); then north along the east boundary of the Santa Fe Railway property (Homan Avenue extended) to the south line of Pershing Road; then west along the south line of Pershing Road to Central Park Avenue extended; then south on Central Park Avenue extended to 47th Street; then east on 47th Street to the first alleyway west of Kedzie Avenue; then north along said alleyway to 46th Street; then east along 46th Street to Kedzie Avenue; then south on Kedzie Avenue to 47th Street; then east on 47th Street to the east line of Whipple Street; then south along the east line of Whipple Street to a line drawn 583 feet south of and parallel with the south line of 47th Street; then east along said parallel line 157.14 feet; then southeasterly along the arc of a circle, convex to the southeast and having a radius of 279 feet, a distance of 167.43 feet to a said point being 756.52 feet south of the south line of 47th Street and 231.06 feet east of the east line of Whipple Street; then west 28 feet, more or less, to a point of reverse curve; then southeasterly along the arc of a circle, convex to the northeast, tangent to the last described course, having a radius of 261 feet, a distance of 124.45 feet to a point on an arc of a circle; then southwesterly along the arc of a circle, convex to the southeast and having a radius of 241 feet, a distance of 108. 3 feet to the point of intersection with a line drawn 984.78 feet south of and parallel with the south line of 47th Street; then west, along said parallel line 209.08 feet, more or less, to the point of intersection with the east line of Whipple Street; then south on the east line of Whipple Street to 48th Place; then east along 48th Place extended to the center line of Richmond Avenue extended south; then north along said center line to the center line of 48th Place; then east along 48th

Place to California Avenue; then south on California Avenue to 49th Street extended; then west on 49th Street extended to Spaulding Avenue extended; then south on Spaulding Avenue extended to 51st Street; then west along 51st Street to a line which is 155 feet west of and parallel to the center line of St. Louis Avenue; then north along said line to 49th Street extended; then west along 49th Street extended to Central Park Avenue; then north on Central Park Avenue to 48th Street extended; then west on 48th Street extended to the east line of Pulaski Road; then south along the east line of Pulaski Road to a line 1.5 feet north of the centerline of 51st Street; then east along said line to the south boundary line of the Chicago Union Transfer Railroad (Belt); then northeast along the south boundary line of the Chicago Union Transfer Railroad (Belt) to the east side of Hamlin Avenue extended; then south along the east side of Hamlin Avenue extended to the centerline of 51st Street; then west along said centerline of 51st Street to the south boundary line of the Chicago Union Transfer Railroad (Belt); then southwest along said boundary line to the east side of Keeler Avenue; then north along the east side of Keeler Avenue to the centerline of 51st Street; then east along 51st Street to the centerline of Pulaski Road; then north along the centerline of Pulaski Road to 48th Street; then west along 48th Street to its intersection with a line 3 feet east of and parallel with the centerline of Kilbourn Avenue, said centerline also being the east line of the west half of the east half of the northwest quarter of Section 10, Township 38 North, Range 13 East of the Third Principal Meridian; then south along said parallel line to its intersection with a line 650 feet north of the south line of the northwest quarter of said Section 10, said south line of the northwest quarter also being the westerly extension of the centerline of 51st Street; then west parallel with the south line of the northwest quarter of said Section 10 to the east line of the west 333 feet to the west half of the east half of the northwest quarter of said Section 10; then north along the east line of the west 333 feet to its intersection with a line 850 feet north of the south line of the northwest quarter of said Section 10; then east parallel with the south line of the northwest quarter of said Section 10 to the centerline of said Kilbourn Avenue as occupied; then north along the centerline of Kilbourn Avenue to 48th Street; then west along 48th Street to the east line of Cicero Avenue; then south on the east line of Cicero Avenue to the south boundary of the Chicago Belt Line Railroad property; said boundary being 551 feet more or less north of the center line of 71st Street extended; then southeasterly along the south boundary of the Chicago Belt Railroad property to a point in the northeast quarter of Section 27, Township 38 North, Range 13 East of the Third Principal Meridian, said point being a concrete monument with a bronze rod located at an approximate distance of 3,536 feet east of the west line of Section 27; then continuing southeasterly to its intersection with the west line of the east half of the northeast quarter of Section 27, Township 38 North, Range 13 East of the Third Principal Meridian; then north along the west line of the east half of the northeast quarter of Section 27 aforesaid and its northerly extension to its intersection with the south line of Hannibal Heights; then east along the westerly extension of the centerline of 70th Street, 318.94 feet, more or less; then south along a said line, 577.97 feet to its intersection with a line 93.95 feet northeasterly of and parallel with the northeasterly line of the Chicago Belt Railway property; then southeasterly along said parallel line 891.13 feet more or less; then east 212.13 feet more or less to the west line of Pulaski Road as widened; then south along the west line of Pulaski Road aforesaid 242.20 feet more or less to the northeasterly line of the

Chicago Belt Railway property; then northwesterly along said northeasterly line of the Chicago Belt Railway property 1,525 feet more or less to its intersection with a line 3 feet east of and parallel with the northerly extension of the west line of the east half of the northeast quarter of Section 27 aforesaid; then southerly along said parallel line to its intersection with the southwesterly line of the Chicago Belt Railway property; then southeasterly along the southwesterly line of the Chicago Belt Railway property 295 feet more or less; then south a distance of 840.06 feet; then southeasterly a distance of 56.57 feet; then east along a line a distance of 110 feet; south to 76th Street extended; then west along 76th Street extended a distance of 1,903 feet to the east line of Kostner Avenue extended; then north along the east line of Kostner Avenue extended to a point which is approximately 196.07 feet south of the southern boundary of the Ford City Shopping Center; then west a distance of approximately 370 feet; then north to the southern boundary of the Ford City Shopping Center; then west along the southern boundary of the Ford City Shopping Center to a point which is approximately 190.30 feet east of Cicero Avenue; then north a distance of 420.18 feet; then west to the centerline of Cicero Avenue; then north along Cicero Avenue to the north line of 72nd Street; then east along 72nd Street a distance of approximately 1,697.04 feet; then north a distance of approximately 529.83 feet more or less to a point which is 3 feet southwesterly of the south boundary of the Chicago Belt Line Railroad property; then running parallel to the south boundary of the Chicago Belt Line Railroad property on a northwesterly direction to the median of Cicero Avenue; then running north along Cicero Avenue to 63rd Street; then west on 63rd Street to Central Avenue; then north on Central Avenue to 55th Street; then east on 55th Street to the west line of Cicero Avenue; then north on the west line of Cicero Avenue to the Sanitary and Ship Canal of Chicago; then northeasterly along the Sanitary and Ship Canal of Chicago to the west line of the Belt Railroad line; then north along the Belt Railroad line and the City boundary to 35th Street extended to Kolin Avenue extended; then south along Kolin Avenue extended to the center line of Stevenson Expressway; then northeast along the Stevenson Expressway to the north line of Pershing Road; then east along the north line of Pershing Road extended to its intersection with a line 3 feet west of and parallel with the southerly extension of the east line of Spaulding Avenue; then north along said parallel line to its intersection with said parallel line also being the easterly extension of the north line of Lot 9 in Bartley's 38th Street Addition in Blocks 14 & 15 in J. H. Rees' Subdivision; then west along said parallel line to the east line of Homan Avenue; then north along the east line of Homan Avenue 121.90 feet, more or less, to the centerline of vacated 37th Street, said centerline also being a line 20 feet south of the south right of-way line of the Gulf, Mobile and Ohio Railroad; then east along the centerline of vacated 37th Street to the west line of Kedzie Avenue; then south along the west line of Kedzie Avenue to the north line of 37th Place; then west along the north line of 37th Place to its intersection with a line 300.63 feet, more or less, east of and parallel with the east line of Spaulding Avenue; then south along said parallel line 49 feet, more or less, to its intersection with a line 283 feet, more or less, north of and parallel with the north line of 38th Street; then west along said parallel line, 300.63 feet, more or less, to the east line of Spaulding Avenue; then south along the east line of Spaulding Avenue to the north line of Pershing Road; then east along the north line of Pershing Road to Western Avenue and the place of beginning.

ENTERPRISE ZONE 2

DPD



City of Chicago

O2014-7566

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/10/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Establishment of Enterprise Zone 3 for development of substantial employment opportunities
Committee(s) Assignment:	Committee on Finance

FIN.

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

September 10, 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 authorizing the reestablishment of various Illinois Enterprise Zones.

Your favorable consideration of these ordinances will be appreciated.

Very truly yours,

Rahm Emanuel

Mayor

ORDINANCE

WHEREAS, the City of Chicago is permitted under the Illinois Enterprise Zone Act, 20 ILCS 655/1 et seq. ("Illinois Enterprise Zone Act") to designate area of the City as proposed enterprise zones in order to apply for certification by the State of Illinois (the "State") through its Department of Commerce and Economic Opportunity ("DCEO") that such areas qualify for State enterprise zone status; and

WHEREAS, the City of Chicago has determined that the area selected herein meets the qualification requirements of a State enterprise zone pursuant to the Illinois Enterprise Zone Act; and

WHEREAS, all required procedures have been followed in the selection and designation of this area as a proposed enterprise zone as required under the Illinois Enterprise Zone Act and the Chicago Enterprise Zone Ordinance, Chapter 16-12 of the Municipal Code of Chicago (the "Chicago Enterprise Zone Ordinance"); now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO, AS FOLLOWS:

SECTION 1. The preambles of this Ordinance are hereby incorporated into this Ordinance by this reference.

SECTION 2. The area, described as follows and referred to hereinafter as 'Zone 3,' is hereby designated a proposed enterprise zone. The area boundaries shall be as legally described and depicted in the map shown on Exhibit A attached hereto and made a part hereof and hereby approved.

SECTION 3. That Zone 3 meets the qualification requirements of Section 4 of the Illinois Enterprise Zone Act, in that:

1. It is a contiguous area entirely within the City of Chicago;

2. It comprises 11.66 square miles, which is within the range allowed by the Illinois Enterprise Zone Act;

3. It meets the following three criteria:

   (i) the designation will result in the development of substantial employment opportunities by creating or retaining a minimum aggregate of 1,000 full-time equivalent jobs due to an aggregate investment of $100,000,000 or more, and will help alleviate the effects of poverty and unemployment within the local labor market area;

   (ii) all or part of the local labor market area has a poverty rate of at least 20% according to the latest federal decennial census, 50% or more of children in the local labor market area participate in the federal free lunch program according to reported statistics from the State board of education, or 20% or more households in the local

labor market area receive food stamps according to the latest federal decennial census; and

(iii) the local labor market area contains a presence of large employers that have downsized over the years, the labor market area has experienced plant closures in the 5 years prior to the date of application affecting more than 50 workers, or the local labor market area has experienced State or federal facility closures in the 5 years prior to the date of application affecting more than 50 workers.

4. It satisfies all other additional qualification requirements established to date by regulation of the Illinois Department of Commerce and Economic Opportunity.

SECTION 4. Zone 3 shall be entitled to all tax and regulatory incentives as provided in the Chicago Enterprise Zone Ordinance, upon its certification as an enterprise zone by the State. Those tax and regulatory incentives are hereby incorporated into this Ordinance for the benefit of this Zone.

SECTION 5. The Zone Administrator shall be the Commissioner of the Department of Planning and Development of City of Chicago, as stated in the Chicago Enterprise Zone Ordinance, Section 16-12-060(c).

SECTION 6. This Ordinance and the zone designation hereunder shall be subject to all of the provisions of the Chicago Enterprise Zone Ordinance, unless otherwise provided herein.

SECTION 7. Zone 3 shall remain a proposed Zone until certified by DCEO in accordance with the Illinois Enterprise Zone Act.

SECTION 8. The duration or term of Zone 3 shall be 15 years commencing on January 1, 2016. After the 13th year, Zone 3 is subject to review by the Enterprise Zone Board, as described in the Illinois Enterprise Zone Act, for an additional 10-year designation beginning on the expiration of Zone 3.

SECTION 9. The Commissioner, as Zone Administrator for the City of Chicago or a designee of the Commissioner, is hereby authorized to make a formal written application to DCEO and to supply other information as needed to have Zone 3 designated, approved and certified by the State.

SECTION 10. This ordinance shall be effective from and after its passage and approval.

Exhibit A

Enterprise Zone 3 Legal Description and Map

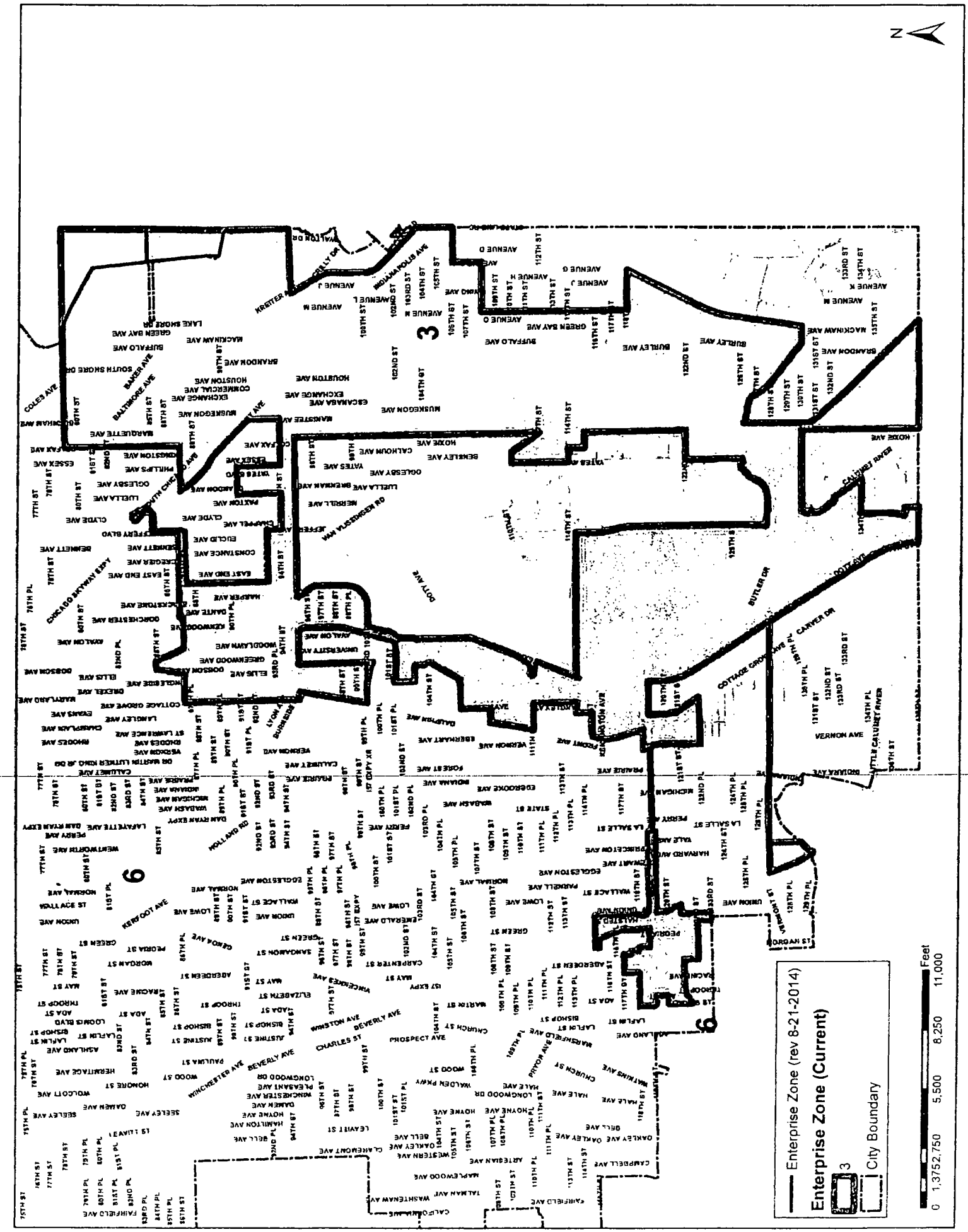
The outer perimeter will begin at the intersection of East 119th Street extended; and the west line of the Calumet Expressway, said also being Interstate Highway 94; thence west along 119th Street extended; the west boundary of the Pullman Railroad tracks; thence south along the west boundary of the Pullman Railroad tracks to its intersection with Cottage Grove Avenue; thence south along Cottage Grove Avenue to 122nd Place extended; thence west along 122nd Place extended; to the east boundary of the Chicago and Western Indiana Railroad line; thence north along the east boundary of the Chicago and Western Indiana Railroad line to the centerline of 119th Street; thence west along 119th Street to the east line of Wentworth Avenue; thence south along said east line to the first alley south of 119th Street; thence west to the centerline of Wentworth Avenue: thence north along the centerline of Wentworth Avenue to the easterly extension of the alley first south of 119th Street; thence west along said alley to the west line of Emerald Avenue; thence south along said west line to the northeasterly line of Pennsylvania Railroad; thence south along said northeasterly line to the north line of the Illinois Central Railroad; thence west along said north line to the first alley east of Halsted Street; thence south along said alley to the north line of 123d Street; thence west along said north line to the first alley west of Halsted Street; thence north along said alley to the south line of 122nd Street; thence west along said south line to the east line of Aberdeen Street; thence north along said east line to the south line of the Illinois Central Railroad; thence west along said south line and curve to the west line of Loomis Street; thence north along said west line to the north line of 120th Street; thence east along said north line to a point 400 feet east of the east line of said Loomis Street; thence north along a line 400 feet east of the east line of Loomis Street to a point 55 feet south of the south line of 119th Street; thence west along a line 55 feet south of said south line to the centerline of Loomis Street; thence north along said centerline to the south line of 119th Street; thence west along said south line to the west line of Loomis Street; thence north along said west line to the north line of 118th Street; thence east along the north line of 118th Street to the west line of the first alley east of Racine Avenue; thence north along said west line to the north line of 117th Street; thence east along said north line to the east line of Carpenter Street; thence south along said east line to the northwest corner of Lot 61 in Stanley Matthew's Subdivision; thence east along the north line of said Lot 61and its extension to the east line of the first alley east of Carpenter Street; thence south along said east line to the north line of 118th Street; thence east along said north line to the east line of Morgan Street; thence south along said east line to the northwest comer of Lot 19 in Placerdale Subdivision; thence east along the north line of said Lot 19 and its extension to the east line of Sangamon Street; thence

south of said east line to the north line of the first alley north of 119th Street; thence east along said alley to the west line of vacated Green Street; thence north along said west line to the center line of 118th Street; thence west along said center line and to the west line of the first alley east of Peoria Street extended south; thence north along said west line to the south line of 117th Street; thence east along said south line to the southwesterly line of the Pennsylvania Railroad; thence northwesterly along said southwesterly line to the north line of the first alley south of 115th Street; thence west along said alley to the east line of Morgan Street; thence north along said east line to the north line of 115th Street; thence east along said north line to the east line of the first alley east of Halsted Street; thence south along said alley to the south line of 118th Street; thence west along said south line to said first alley east of Halsted Street; thence south along said alley to the north line of 118th Place; thence east along said north line to the east line of Emerald Avenue; thence south along said east line to the first alley north of 119th Street; thence east along said alley to the center line of Normal Avenue; thence north along said centerline to the first alley north of 119th Street; thence east along said alley to the centerline of Eggleston Avenue; thence south along said centerline to the first alley north of 119th Street; thence east along said alley to the centerline of Stewart Avenue; thence north along said centerline of the first alley north of 119th Street; thence east along said alley to the centerline of Harvard Avenue; thence south along said centerline to the first alley north of 119th Street; thence east along said alley to the east line of Wentworth Avenue; thence south along said east line to a point 3 feet north of the centerline of 119th Street; thence east along 119th Street to the east boundary of the Chicago and Western Indiana Railroad line; thence north along the east boundary of the Chicago and Western Indiana Railroad line to 118th Place extended; thence east along 118th Place extended to Cottage Grove Avenue; thence north along Cottage Grove Avenue to 115th Street; thence east along 115th Street to Champlain Avenue; thence north along Champlain Avenue to 114th Street; thence east along 114th Street to its intersection with the Rock Island Railroad right-of-way; thence north along said railroad right-of-way to 111th Street; thence west along 111th Street to Cottage Grove Avenue; thence north along Cottage Grove Avenue to 108th Street; thence east along 108th Street to Langley Avenue; thence north along Langley Avenue to 106th Street; thence east along 106th Street to its intersection with the Rock Island Railroad right-of-way; thence northeasterly along said railroad right-of way to a rail spur located approximately 186 feet, more or less, south of the centerline of street, said spur being also a parcel of land bearing the Permanent Identification Number 25-14-100-039; thence following said spur in a northwesterly direction to its intersection with the west line of said parcel; thence north along said line to 103rd Street; thence west along 103rd Street to the east line of Gately Park; thence north along said east line to the north property line of the parcels of land bearing the Permanent Identification Numbers 25-11-300-006, 25-11-300-009, 25-11-300-029 and 25-11-300-037; thence

east along said north property line to its intersection with the west line of the Rock Island Railroad right-of-way; thence north along said railroad right-of-way to 95th Street; thence west along 95th Street to Dobson Avenue; thence south on Dobson Avenue extended to the north line of the Calumet Expressway (Bishop Ford); thence west along the north line of the Calumet Expressway to 95th Street; thence west on 95th Street to Cottage Grove Avenue, thence north on Cottage Grove Avenue to 87th Street; thence proceeding east on 87th Street to the east line of the Illinois Central Gulf Railroad right-of-way; thence north along the east line of the Illinois Central Gulf Railroad right-of-way to 85th Street extended; thence east along 85th Street extended to the west line of the New York, Chicago and St. Louis Railroad right-of-way; thence southeast along said right-of- way to 87th Street; thence east on 87th Street to Dorchester Avenue; thence north on Dorchester Avenue to the south line of the first alleyway north of 87th Street; thence east along said alleyway or north lot lines of contiguous properties fronting on 87th Street to the east line of the first alley west of Stony Island Avenue, thence east along the north line of Lot 6 in Cepek's Subdivision to the west line of Stony Island Avenue, thence east along the north line of Lot 21 in Archibald's Stony Island Manor Subdivision, thence east along the south line to the first alley north of 87th Street to the centerline of Cregier Avenue; thence south along the said centerline to the south line of the first alley north of 87th Street; thence east along said alley to the centerline of Constance Avenue; thence south along said centerline to the westerly extension of Lot 28 and 21 in the Subdivision of Blocks 12 and 15 of Constance, a subdivision by Wallace C. Clement; thence east along said subdivision to the south line of the first alley north of 87th Street; thence east along Lots 28 and 21 in George & Wanner's Resubdivision of Blocks 10 & 17 of Constance to the west line of Jeffery Boulevard; thence north of the west side of Jeffery Boulevard to the north line of 85th Street; thence east on the north line of 85th Street extended to the northwest corner of South Chicago Avenue; thence north on the west line of South Chicago Avenue to Clyde Avenue; thence northeast on Clyde Avenue to the first alleyway northeast of South Chicago Avenue; thence southeast on said alleyway to the first alley west of Merrill Avenue; thence south on said alleyway to the first alleyway northeast of South Chicago Avenue; thence southeast along the first alleyway to the west line of Merrill Avenue; thence south on the west line of Merrill Avenue to the northeast corner of South Chicago Avenue; thence southeast on the northeasterly line of South Chicago Avenue to the southeast corner of 85th Street; thence west on the south line of 85th Street to the east line of Jeffery Boulevard; thence south on Jeffery Boulevard; thence to the north line of the first alley south of 87th Street extended; thence west along said north line to the west line of the alleyway first east of Stony Island Avenue; thence south along said alleyway and through to the south line of the parcel bearing Permanent Identification Number 25-01-102-

024; thence west to the west line of the alleyway first east of Stony Island Avenue; thence south along said west line and through parcels of land bearing the Permanent Identification Numbers 25-01-302-003, 25-01-302-004 and 25-01-308-025 to the west line of the alleyway first east of Stony Island Avenue; thence south along said west line to 93rd Street; thence east along 93rd Street to Jeffery Avenue; thence south along Jeffery Avenue to 94th Street; thence east along 94th Street to Luella Avenue; thence north on Luella Avenue to 91st Street; thence east along 91st Street to Phillips Avenue; thence south along Phillips Avenue to 94th Street; thence east along 94th Street to Manistee Avenue; thence north along Manistee Avenue to Anthony Street; thence northwesterly along Anthony Street to 87th Street; thence proceeds east on 87th Street to Colfax Avenue; thence north on Colfax Avenue to 79th Street; thence east on 79th Street extended to the lakefront lands; thence south along the contour of the lakefront lands to 95th Street extended and its intersection with the Illinois-Indiana State Line; thence proceeds west on 95th Street to Elgin, Joliet and Eastern Railway tracks; thence the boundary proceeds southeasterly along the Elgin, Joliet and Eastern Railway tracks including the right-of-way to the state line; thence south along the state line to 106th Street; thence west on 106th Street to Avenue F; thence south on Avenue F to 108th Street; thence west on 108th Street to Avenue N to 114th Street and through the parcels bearing Permanent Identification Numbers 26-20-100-002 and 26-20-100-003 to 116th Street; thence south on Avenue N extended to 118th Street; thence east on 118th Street to Pennsylvania Railroad tracks including right-of-way; thence southwest on the Pennsylvania Railroad track to 130th Street; thence west on 130th Street to the west spur of the Pennsylvania Railroad; thence proceeds northwest along the Penn Central Railroad tracks to Saginaw Avenue extended; thence south on Saginaw Avenue extended to Brainard Avenue; thence southeast along Brainard Avenue to 138th Street extended, said being also the southern City Limits; thence west along 138th Street extended to Torrence Avenue; thence north along Torrence Avenue to 130th Street; thence west on 130th Street to the west bank of the Calumet River; thence southeast along the Calumet River to where the Calumet River intersects with 134th Street extended; thence west on 134th Street extended and 134th Street to Jeffery Avenue; thence south on Jeffery Avenue to 137th Street; thence east on 137th Street extended; thence south along the west line of Chappel Avenue extended; thence to 138th Street; thence west along 138th Street and 138th Street extended (City limit line) to the west line of the Calumet Expressway; thence north along the west line of the Calumet Expressway to its intersection with the south line of 127th Street extended; thence west along the south line of 127th Street extended to the centerline of Princeton Avenue extended; thence south along the centerline of Princeton Avenue extended to the north bank of the Little Calumet River; thence southwesterly along the north bank of the Little Calumet River to the westerly line of the Pittsburgh, Cincinnati, Chicago and St. Louis Railroad right-of-way; thence northwesterly along the westerly right-of-way line to its

intersection with a line drawn 3 feet north of and parallel with the south line of 127th Street extended; thence east along a line drawn 3 feet north of and parallel with the south line of 127th Street extended to the west line of the Calumet Expressway; thence northerly along the west line of the Calumet Expressway to 119th Street, the place of beginning. The inner perimeter of the area will begin at 114th Street extended at the Calumet Expressway; thence north along the Calumet Expressway (Interstate Highway 94) to 111th Street; thence west along 111th Street to Doty Avenue; thence northeasterly along Doty Avenue to Woodlawn Avenue; thence north along Woodlawn Avenue to its intersection with the Calumet Expressway (Interstate Highway 94) westbound access; thence east along said access to the intersection with Stony Island Avenue; thence north along Stony Island Avenue to the west line of the New York Chicago & St. Louis Railroad right-of-way; thence northwesterly along said right-of-way to 95th Street; thence east on 95th Street to Torrence Avenue; thence south on Torrence Avenue to 112th Street; thence proceeds northwest along the New York, Chicago and St. Louis Railroad including the right-of-way to 110th Street; thence proceeds west on 110th Street to the New York, Chicago & St. Louis Railroad tracks; thence proceeds south along the New York, Chicago & St. Louis Railroad tracks 2,610.2 feet; thence proceeds due east along an imaginary line 650 feet; thence proceeds due south along an imaginary line 750 feet; thence proceeds due east along an imaginary line to Torrence Avenue; thence south on Torrence Avenue to 122nd Street; thence west on 122nd Street to the New York, Chicago and St. Louis Railroad tracks; thence continuing south along said tracks to the north bank of the Calumet River; thence continuing southwesterly along the north bank of the Calumet River to Stony Island Avenue; thence north along Stony Island Avenue to 114th Street extended; thence west along 114th Street extended to the Calumet Expressway, the place of beginning. Only areas inside the outer perimeter and outside the inner perimeter are included in this Zone 3. The aforementioned area excludes lakes and waterways.


N
Enterprise Zone (rev 8-21-2014)
Enterprise Zone (Current)
3
City Boundary
Feet
0 1,3752,750 5,500 8,250 11,000

City of Chicago

O2014-7569

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/10/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Establishment of Enterprise Zone 4 for development of substantial employment opportunities
Committee(s) Assignment:	Committee on Finance

FIN.

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

September 10, 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 authorizing the reestablishment of various Illinois Enterprise Zones.

Your favorable consideration of these ordinances will be appreciated.

Very truly yours,

Rahm Emanuel

Mayor

ORDINANCE

WHEREAS, the City of Chicago is permitted under the Illinois Enterprise Zone Act, 20 ILCS 655/1 et seq. ("Illinois Enterprise Zone Act") to designate area of the City as proposed enterprise zones in order to apply for certification by the State of Illinois (the "State") through its Department of Commerce and Economic Opportunity ("DCEO") that such areas qualify for State enterprise zone status; and

WHEREAS, the City of Chicago has determined that the area selected herein meets the qualification requirements of a State enterprise zone pursuant to the Illinois Enterprise Zone Act; and

WHEREAS, all required procedures have been followed in the selection and designation of this area as a proposed enterprise zone as required under the Illinois Enterprise Zone Act and the Chicago Enterprise Zone Ordinance, Chapter 16-12 of the Municipal Code of Chicago (the "Chicago Enterprise Zone Ordinance"); now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO, AS FOLLOWS:

SECTION 1. The preambles of this Ordinance are hereby incorporated into this Ordinance by this reference.

SECTION 2. The area, described as follows and referred to hereinafter as 'Zone 4,' is hereby designated a proposed enterprise zone. The area boundaries shall be as legally described and depicted in the map shown on Exhibit A attached hereto and made a part hereof and hereby approved.

SECTION 3. That Zone 4 meets the qualification requirements of Section 4 of the Illinois Enterprise Zone Act, in that:

1. It is a contiguous area entirely within the City of Chicago;

2. It comprises 8.98 square miles, which is within the range allowed by the Illinois Enterprise Zone Act;

3. It meets the following three criteria:

   (i) the designation will result in the development of substantial employment opportunities by creating or retaining a minimum aggregate of 1,000 full-time equivalent jobs due to an aggregate investment of $100,000,000 or more, and will help alleviate the effects of poverty and unemployment within the local labor market area;

   (ii) all or part of the local labor market area has a poverty rate of at least 20% according to the latest federal decennial census, 50% or more of children in the local labor market area participate in the federal free lunch program according to reported statistics from the State board of education, or 20% or more households in the local

labor market area receive food stamps according to the latest federal decennial census; and

(iii) the local labor market area contains a presence of large employers that have downsized over the years, the labor market area has experienced plant closures in the 5 years prior to the date of application affecting more than 50 workers, or the local labor market area has experienced State or federal facility closures in the 5 years prior to the date of application affecting more than 50 workers.

4. It satisfies all other additional qualification requirements established to date by regulation of the Illinois Department of Commerce and Economic Opportunity.

SECTION 4. Zone 4 shall be entitled to all tax and regulatory incentives as provided in the Chicago Enterprise Zone Ordinance, upon its certification as an enterprise zone by the State. Those tax and regulatory incentives are hereby incorporated into this Ordinance for the benefit of this Zone.

SECTION 5. The Zone Administrator shall be the Commissioner of the Department of Planning and Development of City of Chicago, as stated in the Chicago Enterprise Zone Ordinance, Section 16-12-060(c).

SECTION 6. This Ordinance and the zone designation hereunder shall be subject to all of the provisions of the Chicago Enterprise Zone Ordinance, unless otherwise provided herein.

SECTION 7. Zone 4 shall remain a proposed Zone until certified by DCEO in accordance with the Illinois Enterprise Zone Act.

SECTION 8. The duration or term of Zone 4 shall be 15 years commencing on January 1, 2016. After the 13th year, Zone 4 is subject to review by the Enterprise Zone Board, as described in the Illinois Enterprise Zone Act, for an additional 10-year designation beginning on the expiration of Zone 4.

SECTION 9. The Commissioner, as Zone Administrator for the City of Chicago or a designee of the Commissioner, is hereby authorized to make a formal written application to DCEO and to supply other information as needed to have Zone 4 designated, approved and certified by the State.

SECTION 10. This ordinance shall be effective from and after its passage and approval.

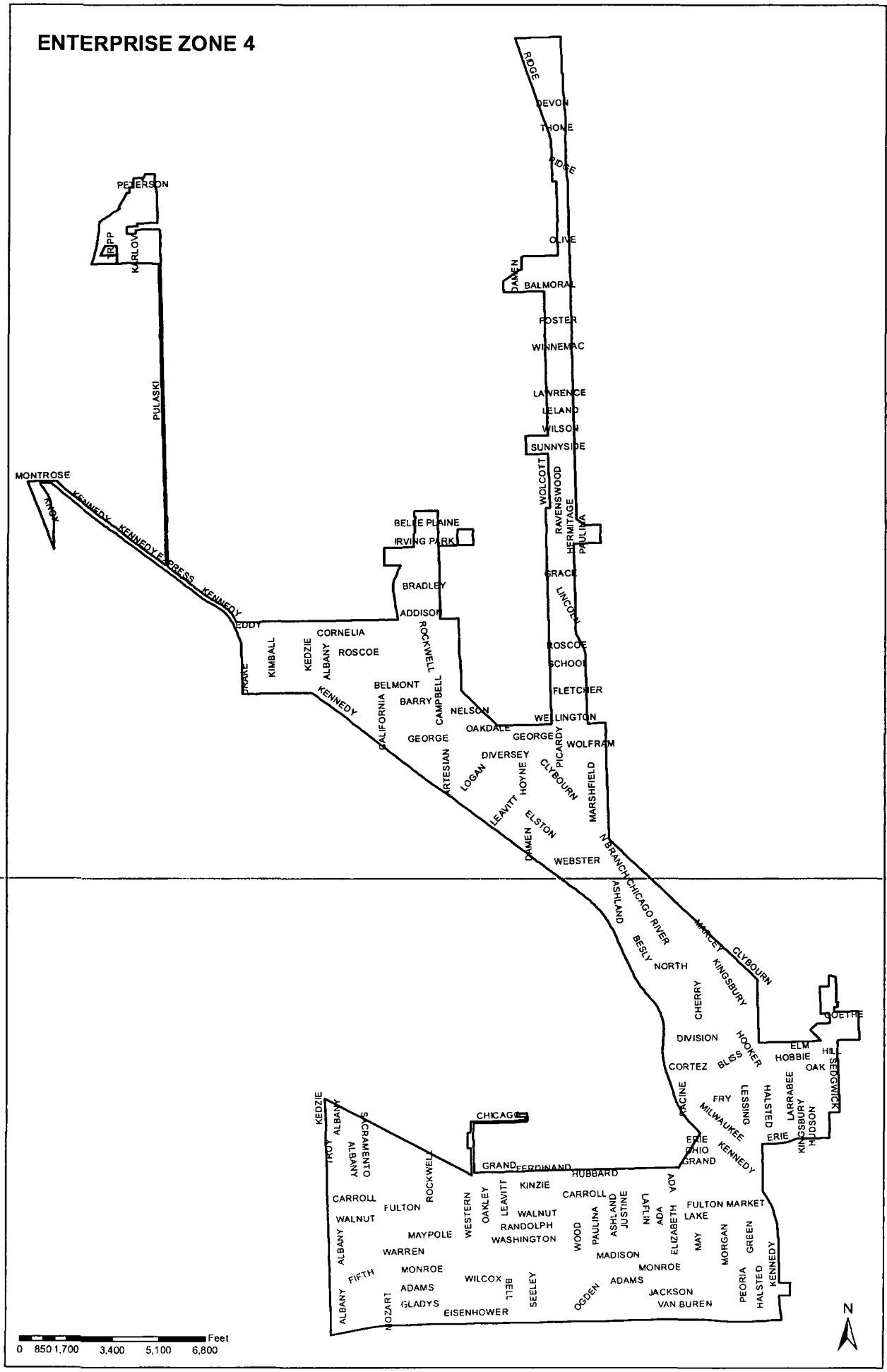
Exhibit A

Enterprise Zone 4 Legal Description and Map

Beginning at the corner of North Kedzie Avenue and West Grand Avenue; continuing southeast on West Grand Avenue to the west line of North Western Avenue; then north along the west line of North Western Avenue to the north line of West Erie Street; then west along said line to the first alleyway west of North Western Avenue; then north along said alleyway to the south line of West Superior Street; then east along the south line of West Superior Street to the west line of North Western Avenue; then north along North Western Avenue to the north line of West Chicago Avenue; then east along West Chicago Avenue to the west line of North Hoyne Avenue; then proceeding north a distance of 125 feet to a point on which is located a certain chain link fence; then proceeding west from said point to the first alleyway west of North Hoyne Avenue; then north along said alleyway to the south line of West Rice Street; then east along West Rice Street to the east line of North Hoyne Avenue; then south on North Hoyne Avenue to the south line of West Chicago Avenue; then west along the south line of West Chicago Avenue to the east line of North Western Avenue; then south along the east line of North Western Avenue to West Grand Avenue; and then east on West Grand Avenue to North Ogden Avenue; then running northeast on North Ogden Avenue to the Kennedy Expressway; then running northwest on the Kennedy Expressway to West Belmont Avenue; then running west on West Belmont Avenue to North Central Park Avenue; then running north on North Central Park Avenue to the southbound Kennedy Expressway; then running northwest on the .southbound Kennedy Expressway to the south side of West Montrose Avenue; then west along West Montrose Avenue to the west line of the Chicago and North Western Railroad line; then south along the west line of the Chicago and North Western Railroad line to its intersection with the east line of the Chicago, Milwaukee and St. Paul Railroad; then northwest along the east line to the north side of West Montrose Avenue; then east along the north side of West Montrose Avenue to the northbound Kennedy Expressway; then running said point to the first alleyway west of North Hoyne Avenue; then north along said alleyway to the south line of West Rice Street; then east along West Rice Street to the east line of North Hoyne Avenue; then south on North Hoyne Avenue to the south line of West Chicago Avenue; then west along the south line of West Chicago Avenue to the east line of North Western Avenue; then south along the east line of North Western Avenue to West Grand Avenue; and then east on West Grand Avenue to North Ogden Avenue; then running northeast on North Ogden Avenue to the Kennedy Expressway; then running northwest on the Kennedy Expressway to West Belmont Avenue; then running west on West Belmont Avenue to North Central Park Avenue; then running north on North Central Park Avenue to the southbound Kennedy Expressway; then running northwest on the southbound Kennedy Expressway to the south side of West Montrose Avenue; then west along West Montrose Avenue to the west line of the Chicago and North Western Railroad line; then south along the west line of the Chicago and North Western Railroad line to its intersection with the east line of the Chicago, Milwaukee and St. Paul Railroad; then northwest along the east line to the north side of West Montrose Avenue; then east along the north side of West Montrose Avenue to the northbound Kennedy Expressway; then running then running southeast on the northbound Kennedy Expressway to the west line of North Pulaski Road; then north along the west line of North Pulaski Road to the centerline of West Bryn Mawr Avenue; then west along said centerline 1,562.81 feet to the west line of North Tripp Avenue (a private street); then north along the west line of North Tripp Avenue 347 feet; then west 616.46 feet to the easterly line of the Chicago North Western-Railway right-of-way; then northeasterly

along said right-of-way 397.98 feet; then east, 417.05 the south line of Victoria Street feet to a point 3 feet east of the west line of North Tripp Avenue; then south parallel with the west line of said North Tripp Avenue to a point 3 feet north of the centerline of West Bryn Mawr Avenue; then east along aline parallel with said avenue to the west line of North Pulaski Road; then north along said west line of North Pulaski Road to the south line of West Victoria Street; then west along the south line of West Victoria Street, the north line of George C. Hield's Brynford Park Subdivision to the west line of the alley west of Kedvale Avenue; thence south along the west line of the alley to the north line of Bryn Mawr Avenue; thence west along the north line of Bryn Mawr Avenue to the point on a line 3 feet east of the west line of Tripp Avenue (a private road); thence north parallel with the west line of Tripp Avenue 637 feet; thence west 417.05 feet to the easterly line of the Chicago & Northwestern Railroad right-of-way; thence southwesterly along said right-of-way 397.98 feet; thence east 616.46feet to the west line of Tripp Avenue; thence south along the west line of Tripp Avenue 347 feet to the north line of Bryn Mawr Avenue; thence west along the north line of Bryn Mawr Avenue to the easterly line of that part of the Chicago & Northwestern Railroad right-of-way which is directly east of Kostner Avenue; thence northerly along said right-of-way to the southeasterly line of Rogers Avenue; thence northeasterly along the southeasterly line of Rogers Avenue to a deflection; thence northwesterly along the said deflection 71 feet to a deflection; thence northeasterly along the southeasterly line of Rogers Avenue to the south line of Peterson Avenue; thence east along the south line of Peterson Avenue to the southerly extension of the east line of Kedvale Avenue; thence north along the east line of Kedvale Avenue and its extension to the south line of the alley north of Peterson Avenue; thence east along the south line of the alley to the east line of the alley east of Kedvale Avenue; thence north along the eastline of the alley to the south line of the alley south of Glenlake Avenue; thence east along the south line of the alley and it's extension to east line of the alley west of Keystone Avenue; thence northeasterly along the east line of the alley to the south line of Glenlake Avenue; thence east along the south line of Glenlake Avenue to the west line of Pulaski Road; thence southerly along the west line of Pulaski Road to a deflection at the south" line of Rogers Avenue; thence southeasterly along the west line of Pulaski Road to a deflection at the south line of Peterson Avenue; thence south along the west line of Pulaski Road 1,130 feet to the north line of Cook's Subdivision; thence west along the north line of Cook's Subdivision 739.68 feet more or less; thence south to the north line of Lot 1 in the south 7 acres of Lot 4 in Cook's Subdivision; thence west along the north line of Lot 1 and it's extension to the west line of Lot 3 in the subdivision of the south 7 acres of Lot 4 in Cook's Subdivision; thence south along the west line of Lot 3 to the south line of Lot 3; thence east along the south line of Lot 3 to the westerly of Lot 1 in A.L.G. Subdivision; then south along the east line of North Pulaski Road to its intersection with along the east line of Lot 3 to the north line of Lot 2 in aforesaid subdivision; then east along said lot and its extension approximately 885 feet to the east line of North Pulaski Road; the northbound Kennedy Expressway; then southeast along the Kennedy Expressway to West Addison Street; then proceeding east on West Addison Street to the west side of the Chicago River; then proceeding north along the west side of the Chicago River to West Byron Street; then west on West Byron Street to North California Avenue; then north on North California Avenue to West Irving Park Road; then running east on West Irving Park Road to the east side of the Chicago River; then running north along the east side of the Chicago River to West Berteau Avenue; then east on West Berteau Avenue to North Campbell Avenue; then south on North Campbell Avenue to the northline of West Irving Park Road; then east along the northline of West Irving Park Road to the east line of North Western Avenue; then north along the east line of North Western Avenue to the south line of West Belle Plaine Avenue; then east along the south line of West Belle Plaine Avenue to the west line of North Oakley Avenue; then south on the west line of North

Oakley Avenue to a line 3 feet south of and parallel with the north line of West Irving Park Road; then west along said parallel line to North Campbell Avenue; then south on North Campbell Avenue to West Addison Street; then east on West Addison Street to North Western Avenue; then south on North Western Avenue to North Clybourn Avenue; then running southeast on North Clybourn Avenue to West Wellington Avenue; then east on West Wellington Avenue to North Wolcott Avenue; then running north on North Wolcott Avenue to West Sunnyside Avenue; then west on West Sunnyside Avenue to North Damen Avenue; then north on North Damen Avenue to West Wilson Avenue; then east on West Wilson Avenue to North Wolcott Avenue; then north on North Wolcott Avenue to West Balmoral Avenue; then west on West Balmoral Avenue to North Hoyne Avenue; then north on North Hoyne Avenue to North Bowmanville Avenue; then running northeast on North Bowmanville Avenue to North Damen Avenue; then north on North Damen Avenue to West Bryn Mawr Avenue; then east on West Bryn Mawr Avenue to North Ravenswood Avenue; then running north on North Ravenswood Avenue to North Ridge Avenue and Ridge Boulevard; then running northwest North Ridge Avenue to West Pratt Boulevard then east on West Pratt Boulevard to North Hermitage Avenue; then running south on North Hermitage Avenue extended to West Belle Plaine Avenue; then east on West Belle Plaine Avenue to North Ashland Avenue; then south on North Ashland Avenue to West Irving Park Road; then west on West Irving Park Road to North Hermitage Avenue; then south on North Hermitage Avenue to North Lincoln Avenue; then running southeast on North Lincoln Avenue to North Paulina Street; then south on North Paulina Street to West Wellington Avenue; then east on West Wellington Avenue to North Ashland Avenue; then south on North Ashland Avenue to North Clybourn Avenue; then running southeast on North Clybourn Avenue to North Halsted Street; then running south on North Halsted Street to West Division Street; then running east on West Division Street to North Clybourn Avenue; then running northwest on North Clybourn Avenue to West Goethe Street; then running east on West Goethe Street to North Sedgwick Street; then running north on North Sedgwick Street to West Evergreen Avenue; then running west on West Evergreen Avenue to North Hudson Avenue; then running north on North Hudson Avenue to West Blackhawk Street; then running east on West Blackhawk Street to North Sedgwick Street; then running north on North Sedgwick Street to the south boundary of the Chicago Transit Authority (C.T.A.) right-of-way; then following the C.T.A. right-of-way east to North Orleans Street; then south on North Orleans Street to West Schiller Street; then running east on West Schiller Street to the west boundary of the C.T.A. right-of-way; then following the C.T.A. right-of-way south to the first alleyway south of West Schiller Street; then running west and south through the alleyway to West Evergreen Avenue; then running east on West Evergreen Avenue to North Wells Street; then running south on North Wells Street to West Division Street; then running west on West Division Street to North Orleans Street; then running south on North Orleans Street to West Chicago Avenue; then running west on West Chicago Avenue to North Sedgwick Street; then running south on North Sedgwick Street to West Erie Street; then running west on West Erie Street across the north branch of the Chicago River to North Halsted Street; then running south on North Halsted Street to the northbound Kennedy Expressway; then running south on the northbound Kennedy Expressway to West Adams Street; then east on West Adams Street to North Desplaines Street; then south on North Desplaines Street to West Jackson Boulevard; then west on West Jackson Boulevard to the northbound Kennedy Expressway; then running south on the northbound Kennedy Expressway to the eastbound Eisenhower Expressway; then running west on the eastbound Eisenhower Expressway to North Kedzie Avenue; then running north on North Kedzie Avenue to the beginning point at West Grand Avenue.


ENTERPRISE ZONE 4
RIDGE
DEVON
THORNE
RIDGE
PETERSON
KARLOV
KIPP
OLIVE
DAMEN
BALMORAL
FOSTER
WINNEMAC
LAWRENCE
LELAND
WILSON
SUNNYSIDE
PULASKI
WOLCOTT
RAVENSWOOD
HERMITAGE
PAULINA
MONTROSE
KENNEDY EXPRESS
KENNEDY
BELLE PLAINE
IRVING PARK
GRACE
LINCOLN
BRADLEY
ADDISON
EDDY
CORNELIA
ROSCOE
SCHOOL
KIMBALL
KEDZIE
ALBANY
DRAKE
ROCKWELL
CAMPBELL
BELMONT
BARRY
FLETCHER
KENNEDY
CALIFORNIA
NELSON
WELLINGTON
OAKDALE
GEORGE
GEORGE
WOLFRAM
DIVERSEY
ARTESIAN
LOGAN
HOYNE
CLYBOURN
PICARDY
MARSHFIELD
LEAVITT
ELSTON
DAMEN
WEBSTER
N BRANCH CHICAGO RIVER
ASHLAND
BESLY
NORTH
MILWAUKEE
CLYBOURN
KINGSBURY
CHERRY
GOETHE
DIVISION
HOOKER
ELM
HOBBIE
HILL
SEDGWICK
CORTEZ
BLISS
OAK
RACINE
FRY
LESSING
HALSTED
LARRABEE
KINGSBURY
HUDSON
MILWAUKEE
ERIE
ERIE
OHIO
GRAND
KENNEDY
KEDZIE
TROY
ALBANY
SACRAMENTO
ALBANY
CHICAGO
GRAND
FERDINAND
HUBBARD
ROCKWELL
KINZIE
CARROLL
CARROLL
ADA
FULTON
WESTERN
OAKLEY
LEAVITT
WALNUT
RANDOLPH
WASHINGTON
WOOD
PAULINA
ASHLAND
JUSTINE
LAFLIN
ADA
ELIZABETH
MAY
MORGAN
GREEN
FULTON MARKET
LAKE
WALNUT
ALBANY
MAYPOLE
WARREN
MADISON
MONROE
ADAMS
JACKSON
VAN BUREN
PEORIA
HALSTED
KENNEDY
FIFTH
ALBANY
MONROE
ADAMS
WILCOX
BELL
SEELEY
OGDEN
MOZART
GLADYS
EISENHOWER
Feet
0 850 1,700 3,400 5,100 6,800
N

City of Chicago

O2014-7574

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/10/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Establishment of Enterprise Zone 5 for development of substantial employment opportunities
Committee(s) Assignment:	Committee on Finance

FW.

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

September 10, 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 authorizing the reestablishment of various Illinois Enterprise Zones.

Your favorable consideration of these ordinances will be appreciated.

Very truly yours,

Rahm Emanuel

Mayor

ORDINANCE

WHEREAS, the City of Chicago is permitted under the Illinois Enterprise Zone Act, 20 ILCS 655/1 et seq. ("Illinois Enterprise Zone Act") to designate area of the City as proposed enterprise zones in order to apply for certification by the State of Illinois (the "State") through its Department of Commerce and Economic Opportunity ("DCEO") that such areas qualify for State enterprise zone status; and

WHEREAS, the City of Chicago has determined that the area selected herein meets the qualification requirements of a State enterprise zone pursuant to the Illinois Enterprise Zone Act; and

WHEREAS, all required procedures have been followed in the selection and designation of this area as a proposed enterprise zone as required under the Illinois Enterprise Zone Act and the Chicago Enterprise Zone Ordinance, Chapter 16-12 of the Municipal Code of Chicago (the "Chicago Enterprise Zone Ordinance"); now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO, AS FOLLOWS:

SECTION 1. The preambles of this Ordinance are hereby incorporated into this Ordinance by this reference.

SECTION 2. The area, described as follows and referred to hereinafter as 'Zone 5,' is hereby designated a proposed enterprise zone. The area boundaries shall be as legally described and depicted in the map shown on Exhibit A attached hereto and made a part hereof and hereby approved.

SECTION 3. That Zone 5 meets the qualification requirements of Section 4 of the Illinois Enterprise Zone Act, in that:

1. It is a contiguous area entirely within the City of Chicago;

2. It comprises 8.46 square miles, which is within the range allowed by the Illinois Enterprise Zone Act;

3. It meets the following three criteria:

   (i) the designation will result in the development of substantial employment opportunities by creating or retaining a minimum aggregate of 1,000 full-time equivalent jobs due to an aggregate investment of $100,000,000 or more, and will help alleviate the effects of poverty and unemployment within the local labor market area;

   (ii) all or part of the local labor market area has a poverty rate of at least 20% according to the latest federal decennial census, 50% or more of children in the local labor market area participate in the federal free lunch program according to reported statistics from the State board of education, or 20% or more households in the local

labor market area receive food stamps according to the latest federal decennial census; and

(iii) the local labor market area contains a presence of large employers that have downsized over the years, the labor market area has experienced plant closures in the 5 years prior to the date of application affecting more than 50 workers, or the local labor market area has experienced State or federal facility closures in the 5 years prior to the date of application affecting more than 50 workers.

4. It satisfies all other additional qualification requirements established to date by regulation of the Illinois Department of Commerce and Economic Opportunity.

SECTION 4. Zone 5 shall be entitled to all tax and regulatory incentives as provided in the Chicago Enterprise Zone Ordinance, upon its certification as an enterprise zone by the State. Those tax and regulatory incentives are hereby incorporated into this Ordinance for the benefit of this Zone.

SECTION 5. The Zone Administrator shall be the Commissioner of the Department of Planning and Development of City of Chicago, as stated in the Chicago Enterprise Zone Ordinance, Section 16-12-060(c).

SECTION 6. This Ordinance and the zone designation hereunder shall be subject to all of the provisions of the Chicago Enterprise Zone Ordinance, unless otherwise provided herein.

SECTION 7. Zone 5 shall remain a proposed Zone until certified by DCEO in accordance with the Illinois Enterprise Zone Act.

SECTION 8. The duration or term of Zone 5 shall be 15 years commencing on January 1, 2016. After the 13th year, Zone 5 is subject to review by the Enterprise Zone Board, as described in the Illinois Enterprise Zone Act, for an additional 10-year designation beginning on the expiration of Zone 5.

SECTION 9. The Commissioner, as Zone Administrator for the City of Chicago or a designee of the Commissioner, is hereby authorized to make a formal written application to DCEO and to supply other information as needed to have Zone 5 designated, approved and certified by the State.

SECTION 10. This ordinance shall be effective from and after its passage and approval.

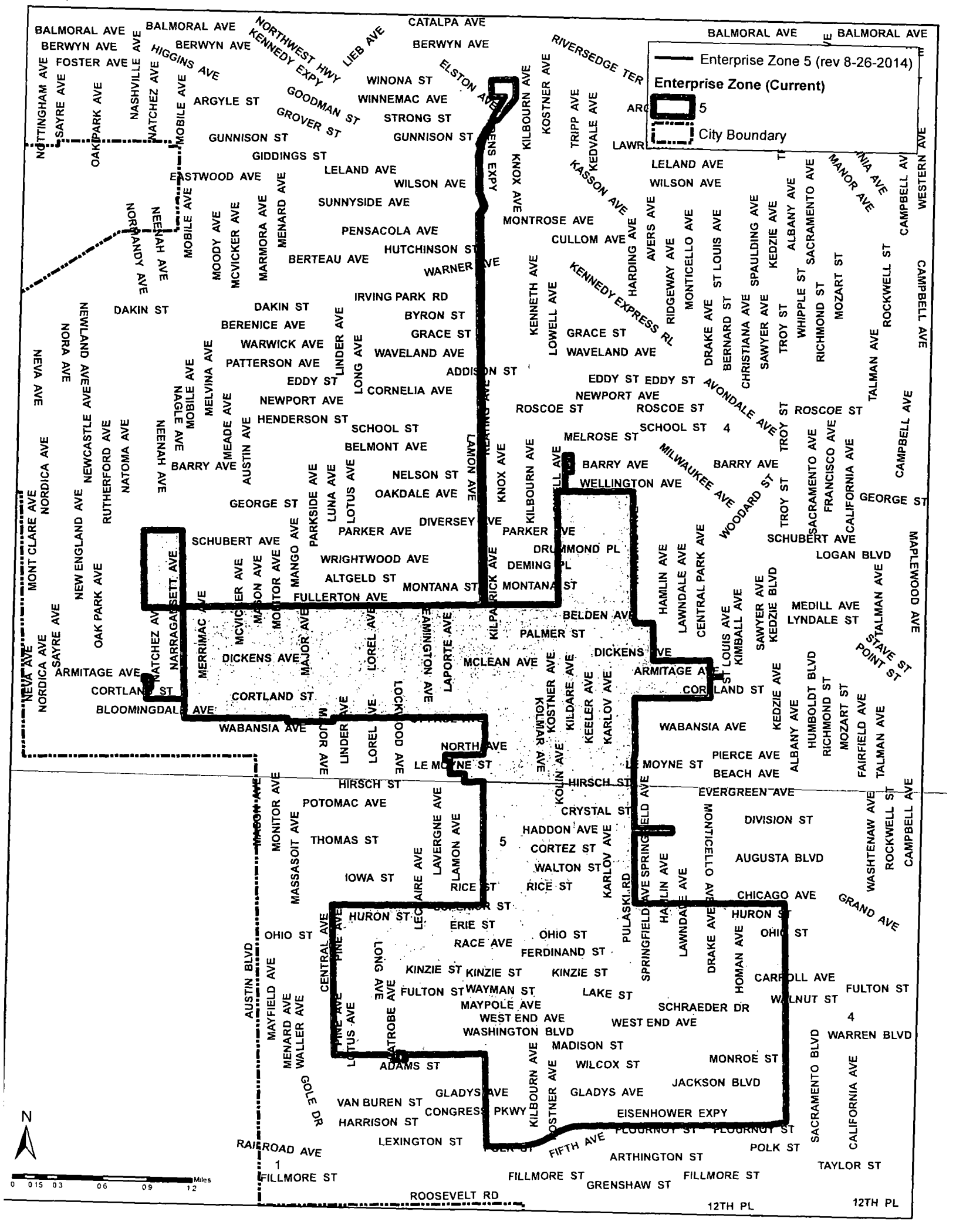
Exhibit A

Enterprise Zone 5 Legal Description and Map

Starting at the corner of North Cicero Avenue and West Chicago Avenue; thence running north on North Cicero Avenue to the easterly extension of a line 265.88 feet south of and parallel with the south line of West LeMoyne Street; thence west along said parallel line and its westerly extension the centerline of North Lamon Avenue; thence north along the centerline of North Lamon Avenue to the centerline of West Le Moyne Street; thence west along the centerline of West LeMoyne Street to a line 125.0 feet east of and parallel with the east line of North Lavergne Avenue; thence north along said parallel line to a line 442.44 feet more or less north of the north line of West LeMoyne Street; thence west along said parallel line to the centerline of North Lavergne Avenue; thence north along the centerline of North Lavergne Avenue to the centerline of West North Avenue; thence east along the centerline of West North Avenue to North Cicero Avenue; thence running north on North Cicero Avenue to West Bloomingdale Avenue; thence west on West Bloomingdale Avenue to North Central Avenue; thence south on North Central Avenue to West Bloomingdale Avenue; thence west on West Bloomingdale Avenue to North Monitor; thence north on North Monitor Avenue to West Bloomingdale Avenue; thence west of West Bloomindale Avenue to the east line of North Narragansett Avenue; thence north on North Narragansett Avenue; thence north along the east line of North Narragansett Avenue to the point of intersection with a line drawn 3.00 feet south of and parallel with the north line of West Cortland Street extended east; thence west along said parallel line to the point of intersection with a line drawn 3.00 feet west of and parallel with the east line of North Nashville Avenue extended south; thence north along said parallel line to the point of intersection with the south line of the southeast corner of the West One Half of the northeast quarter of Section 31, Township 40 North, Range 13 East of the Third Principal Meridian; thence west, along said south line to the to the centerline of Nashville Avenue; thence northwesterly along the southerly boundary line of a parcel of land conveyed to the Chicago, Milwaukee, St Paul and Pacific Railroad, 45.00 feet to a point on a line drawn 40.00 feet west of the east line of the West One Half of the northeast of the northeast quarter of said Section 31; thence north along said parallel line to a point in a line drawn169.64 feet north of the south line of the West half of the northeast quarter of said Section 31; thence east along said parallel line to the point of intersection with the east line of said Section 31; thence southeasterly on an arc convex to the northeast, having a radius of 769.02 feet, a distance of 190.48 feet (the tangent of said arc at its point of intersection with the section line makes an angle of 86 degrees, 13 minutes); thence southerly on a line which forms an angle of 114 degrees, 58 minutes, 05 seconds with the chord of the last described arc, 44.74 feet to a point of curvature; thence southerly on a curved line tangent to the last described course, convex to the east and having a radius of 348.55 feet, a distance of 85.78 feet to a point of tangency in a line which is 208 feet east of and parallel with the west line of the east half of the

northeast quarter of said Section 31; thence south along said parallel line to a point on a line drawn 401.50 feet north of and parallel with the north line of West Cortland Street; thence west along said parallel line to the point of intersection with the east line of North Nashville Avenue; thence south along said east line of North Nashville Avenue to the point of intersection with the north line of West Cortland Street; thence east along said north line and its easterly extension to the point of intersection with the east line of North Narragansett Avenue; thence north along said east line of North Narragansett Avenue to a point 3 feet south of the centerline of West Fullerton Avenue; thence west parallel with said centerline to the west line of North Narragansett Avenue; thence south to the south line of West Fullerton Avenue; thence west to the east right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad; thence north along the said east line to the north line of West Diversey Avenue; thence east to a point 3 feet east of the centerline of North Narragansett Avenue; thence south parallel with said centerline to West Fullerton Avenue; thence east on West Fullerton Avenue to the west line of North Cicero Avenue; thence running north on the west line of North Cicero Avenue and its northerly extension to the north line of West Belmont Avenue; thence east along the north line of West Belmont Avenue to the west line of North Cicero Avenue: thence north on the west line of North Cicero Avenue to the north line of the Chicago and North Western Railway tracks; thence northeast along said tracks to North Kenton Avenue to the westerly extension of north line of West Carmen Avenue; thence west along the westerly extension of West Carmen Avenue; thence west along the westerly extension of West Carmen Avenue to the east line of the first alley east of North Keating Avenue; thence north along the east line of said alley to the south line of West Foster Avenue; thence east along the south line of West Foster Avenue to the west line of North Kenton Avenue; thence south along the west line of North Kenton Avenue to North Kimberly Avenue; thence southwest on North Kimberly Avenue to North Elston Avenue; thence northwest on North Elston Avenue to the south line of the Chicago and North Western Railway tracks; thence southwesterly along the south line of said tracks to the east line of North Cicero Avenue; thence south on the east line of North Cicero Avenue to West Fullerton Avenue; thence east along West Fullerton Avenue to North Kostner Avenue; thence north on North Kostner Avenue to West Wellington Avenue; thence east on West Wellington Avenue to the centerline of North Lowell Avenue; thence running north along the centerline of North Lowell Avenue to the south side of West Belmont Avenue; thence running east along the south side of West Belmont Avenue to the west side of North Kildare Avenue extended; thence running south along the west side of North Kildare Avenue extended and North Kildare Avenue to the north side of West Barry Avenue; thence running west along the north side of West Barry Avenue to a point 3 feet east of the centerline of North Lowell Avenue; thence running south along a line drawn 3 feet east of the centerline of North Lowell Avenue to West Wellington Avenue; thence east on West Wellington Avenue to North Pulaski Road; thence south on North Pulaski Road to West Belden Avenue; thence east on West Belden Avenue to North Springfield Avenue; thence south on North Springfield Avenue to West Dickens Avenue; thence east on West Dickens Avenue to North

Central Park Avenue; thence running south on North Central Park Avenue to the south side of the first alley north of West Armitage Avenue; thence east along the south side of said alley to the west line of North Drake Avenue; thence south along the west line of North Drake Avenue to the north line of West Armitage Avenue; thence west along the north line of West Armitage Avenue to North Central Park Avenue; thence south on North Central Park Avenue to the south side of West Cortland Street; thence running west on the south side of West Cortland Street to North Pulaski Road; thence running south of North Pulaski Road to West Division Street; thence east on West Division Street to North Hamlin Avenue; thence south along North Hamlin Avenue to the first alley south of West Division Street; thence west along the first alley south of West Division Street to North Pulaski Road; thence south along North Pulaski ,Road to West Chicago Avenue; thence running east on West Chicago Avenue to North Kedzie Avenue; thence running south on North Kedzie Avenue to the Eisenhower Expressway; thence running west on the Eisenhower Expressway to North Cicero Avenue; thence running north on North Cicero Avenue to West Madison Street; thence running west on West Madison Street to a line 111.5 feet west of and parallel with the west line of South Laramie Avenue extended north from the south of West Madison Street; thence south along said parallel line 250 feet to the north line of the first alley south of West Madison Street; thence west along the north line of said alley 75 feet; thence north along a line 186 feet west of and parallel with the west line of South Laramie Avenue 250 feet to the north line of West Madison Street; thence west along the north line of West Madison Street 200 feet to a line 255.8 feet east of and parallel with the east line of South Lockwood Avenue extended ·north from the south of West Madison Street; thence south along said parallel line 250 feet to the north line of the first alley south of West Madison Street; thence west along the north line of said alley 150 feet; thence north along a line 105.8 feet east of and parallel with the east line of South Lockwood Avenue 250 feet to the north line of West Madison Street; thence running west on West Madison Street to South Central Avenue; thence running north on South Central Avenue to West Chicago Avenue; thence running east on West Chicago Avenue to the beginning point at North Cicero Avenue.


Enterprise Zone 5 (rev 8-26-2014)
Enterprise Zone (Current)
5
City Boundary
BALMORAL AVE
BERWYN AVE
FOSTER AVE
CATALPA AVE
NORTHWEST HWY
KENNEDY EXPY
LIEB AVE
HIGGINS AVE
ELSTON AVE
RIVERSEDGE TER
WINONA ST
WINNEMAC AVE
STRONG ST
GOODMAN ST
GROVER ST
ARGYLE ST
GUNNISON ST
GIDDINGS ST
LELAND AVE
WILSON AVE
EASTWOOD AVE
SUNNYSIDE AVE
PENSACOLA AVE
HUTCHINSON ST
BERTEAU AVE
WARNER AVE
IRVING PARK RD
DAKIN ST
BYRON ST
BERENICE AVE
GRACE ST
WARWICK AVE
WAVELAND AVE
PATTERSON AVE
ADDISON ST
EDDY ST
CORNELIA AVE
NEWPORT AVE
ROSCOE ST
HENDERSON ST
SCHOOL ST
BELMONT AVE
MELROSE ST
BARRY AVE
NELSON ST
OAKDALE AVE
WELLINGTON AVE
GEORGE ST
DIVERSEY AVE
PARKER AVE
SCHUBERT AVE
DRUMMOND PL
DEMING PL
WRIGHTWOOD AVE
ALTGELD ST
MONTANA ST
FULLERTON AVE
BELDEN AVE
PALMER ST
DICKENS AVE
MCLEAN AVE
ARMITAGE AVE
CORTLAND ST
BLOOMINGDALE AVE
WABANSIA AVE
NORTH AVE
LE MOYNE ST
HIRSCH ST
POTOMAC AVE
CRYSTAL ST
HADDON AVE
CORTEZ ST
WALTON ST
IOWA ST
RICE ST
HURON ST
ERIE ST
OHIO ST
RACE AVE
FERDINAND ST
KINZIE ST
WAYMAN ST
FULTON ST
MAYPOLE AVE
WEST END AVE
WASHINGTON BLVD
LAKE ST
SCHRAEDER DR
MADISON ST
WILCOX ST
ADAMS ST
GLADYS AVE
VAN BUREN ST
CONGRESS PKWY
HARRISON ST
LEXINGTON ST
EISENHOWER EXPY
FIFTH AVE
FLOURNOY ST
POLK ST
ARTHINGTON ST
TAYLOR ST
GRENSHAW ST
FILLMORE ST
ROOSEVELT RD
12TH PL
RAILROAD AVE
DIVISION ST
AUGUSTA BLVD
CHICAGO AVE
GRAND AVE
EVERGREEN AVE
PIERCE AVE
BEACH AVE
MEDILL AVE
LYNDALE ST
LOGAN BLVD
SCHUBERT AVE
MILWAUKEE AVE
WOODARD ST
AVONDALE AVE
KENNEDY EXPRESS RL
KASSON AVE
MONTROSE AVE
CULLOM AVE
KNOX AVE
KILBOURN AVE
KOSTNER AVE
TRIPP AVE
KEDVALE AVE
KENNETH AVE
LOWELL AVE
HARDING AVE
AVERS AVE
RIDGEWAY AVE
MONTICELLO AVE
ST LOUIS AVE
DRAKE AVE
BERNARD ST
CHRISTIANA AVE
SPAULDING AVE
SAWYER AVE
KEDZIE AVE
ALBANY AVE
TROY ST
WHIPPLE ST
SACRAMENTO AVE
RICHMOND ST
MOZART ST
ROCKWELL ST
CAMPBELL AVE
WESTERN AVE
MANOR AVE
TALMAN AVE
FRANCISCO AVE
CALIFORNIA AVE
HAMLIN AVE
LAWNDALE AVE
CENTRAL PARK AVE
KIMBALL AVE
HUMBOLDT BLVD
FAIRFIELD AVE
STAVE ST
POINT ST
KILDARE AVE
KEELER AVE
KARLOV AVE
KOLMAR AVE
KOLIN AVE
SPRINGFIELD AVE
PULASKI RD
WASHTENAW AVE
WARREN BLVD
MONROE ST
JACKSON BLVD
CARROLL AVE
WALNUT ST
HOMAN AVE
LAWNDALE AVE
CENTRAL AVE
PINE AVE
LOTUS AVE
LONG AVE
LATROBE AVE
AUSTIN BLVD
MAYFIELD AVE
MENARD AVE
WALLER AVE
GOLF DR
MASSASOIT AVE
MONITOR AVE
MASON AVE
LAVERGNE AVE
LAMON AVE
LOCKWOOD AVE
LINDER AVE
LOREL AVE
LAPORTE AVE
LAWNDALE AVE
KILPATRICK AVE
MERRIMAC AVE
MCVICKER AVE
MANGO AVE
MAJOR AVE
NARRAGANSETT AVE
NATCHEZ AVE
OAK PARK AVE
NEW ENGLAND AVE
NEWCASTLE AVE
RUTHERFORD AVE
NATOMA AVE
NORDICA AVE
MONT CLARE AVE
NEVA AVE
NORA AVE
NEWLAND AVE
NEENAH AVE
MELVINA AVE
MEADE AVE
AUSTIN AVE
MOBILE AVE
MOODY AVE
MCVICKER AVE
MARMORA AVE
MENARD AVE
NORTHWEST HWY
NOTTINGHAM AVE
SAYRE AVE
OAKPARK AVE
NASHVILLE AVE
NATCHEZ AVE
MOBILE AVE
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0 0.15 0.3 0.6 0.9 1.2 Miles

City of Chicago

O2014-7578

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/10/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Establishment of Enterprise Zone 6 for development of substantial employment opportunities
Committee(s) Assignment:	Committee on Finance

FIN.

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

September 10, 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 authorizing the reestablishment of various Illinois Enterprise Zones.

Your favorable consideration of these ordinances will be appreciated.

Very truly yours,

Rahm Emanuel

Mayor

ORDINANCE

WHEREAS, the City of Chicago is permitted under the Illinois Enterprise Zone Act, 20 ILCS 655/1 et seq. ("Illinois Enterprise Zone Act") to designate area of the City as proposed enterprise zones in order to apply for certification by the State of Illinois (the "State") through its Department of Commerce and Economic Opportunity ("DCEO") that such areas qualify for State enterprise zone status; and

WHEREAS, the City of Chicago has determined that the area selected herein meets the qualification requirements of a State enterprise zone pursuant to the Illinois Enterprise Zone Act; and

WHEREAS, all required procedures have been followed in the selection and designation of this area as a proposed enterprise zone as required under the Illinois Enterprise Zone Act and the Chicago Enterprise Zone Ordinance, Chapter 16-12 of the Municipal Code of Chicago (the "Chicago Enterprise Zone Ordinance"); now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO, AS FOLLOWS:

SECTION 1. The preambles of this Ordinance are hereby incorporated into this Ordinance by this reference.

SECTION 2. The area, described as follows and referred to hereinafter as 'Zone 6,' is hereby designated a proposed enterprise zone. The area boundaries shall be as legally described and depicted in the map shown on Exhibit A attached hereto and made a part hereof and hereby approved.

SECTION 3. That Zone 6 meets the qualification requirements of Section 4 of the Illinois Enterprise Zone Act, in that:

1. It is a contiguous area entirely within the City of Chicago;

2. It comprises 11.21 square miles, which is within the range allowed by the Illinois Enterprise Zone Act;

3. It meets the following three criteria:

   (i) the designation will result in the development of substantial employment opportunities by creating or retaining a minimum aggregate of 1,000 full-time equivalent jobs due to an aggregate investment of $100,000,000 or more, and will help alleviate the effects of poverty and unemployment within the local labor market area;

   (ii) all or part of the local labor market area has a poverty rate of at least 20% according to the latest federal decennial census, 50% or more of children in the local labor market area participate in the federal free lunch program according to reported statistics from the State board of education, or 20% or more households in the local

labor market area receive food stamps according to the latest federal decennial census; and

(iii) the local labor market area contains a presence of large employers that have downsized over the years, the labor market area has experienced plant closures in the 5 years prior to the date of application affecting more than 50 workers, or the local labor market area has experienced State or federal facility closures in the 5 years prior to the date of application affecting more than 50 workers.

4. It satisfies all other additional qualification requirements established to date by regulation of the Illinois Department of Commerce and Economic Opportunity.

SECTION 4. Zone 6 shall be entitled to all tax and regulatory incentives as provided in the Chicago Enterprise Zone Ordinance, upon its certification as an enterprise zone by the State. Those tax and regulatory incentives are hereby incorporated into this Ordinance for the benefit of this Zone.

SECTION 5. The Zone Administrator shall be the Commissioner of the Department of Planning and Development of City of Chicago, as stated in the Chicago Enterprise Zone Ordinance, Section 16-12-060(c).

SECTION 6. This Ordinance and the zone designation hereunder shall be subject to all of the provisions of the Chicago Enterprise Zone Ordinance, unless otherwise provided herein.

SECTION 7. Zone 6 shall remain a proposed Zone until certified by DCEO in accordance with the Illinois Enterprise Zone Act.

SECTION 8. The duration or term of Zone 6 shall be 15 years commencing on January 1, 2016. After the 13th year, Zone 6 is subject to review by the Enterprise Zone Board, as described in the Illinois Enterprise Zone Act, for an additional 10-year designation beginning on the expiration of Zone 6.

SECTION 9. The Commissioner, as Zone Administrator for the City of Chicago or a designee of the Commissioner, is hereby authorized to make a formal written application to DCEO and to supply other information as needed to have Zone 6 designated, approved and certified by the State.

SECTION 10. This ordinance shall be effective from and after its passage and approval.

Exhibit A

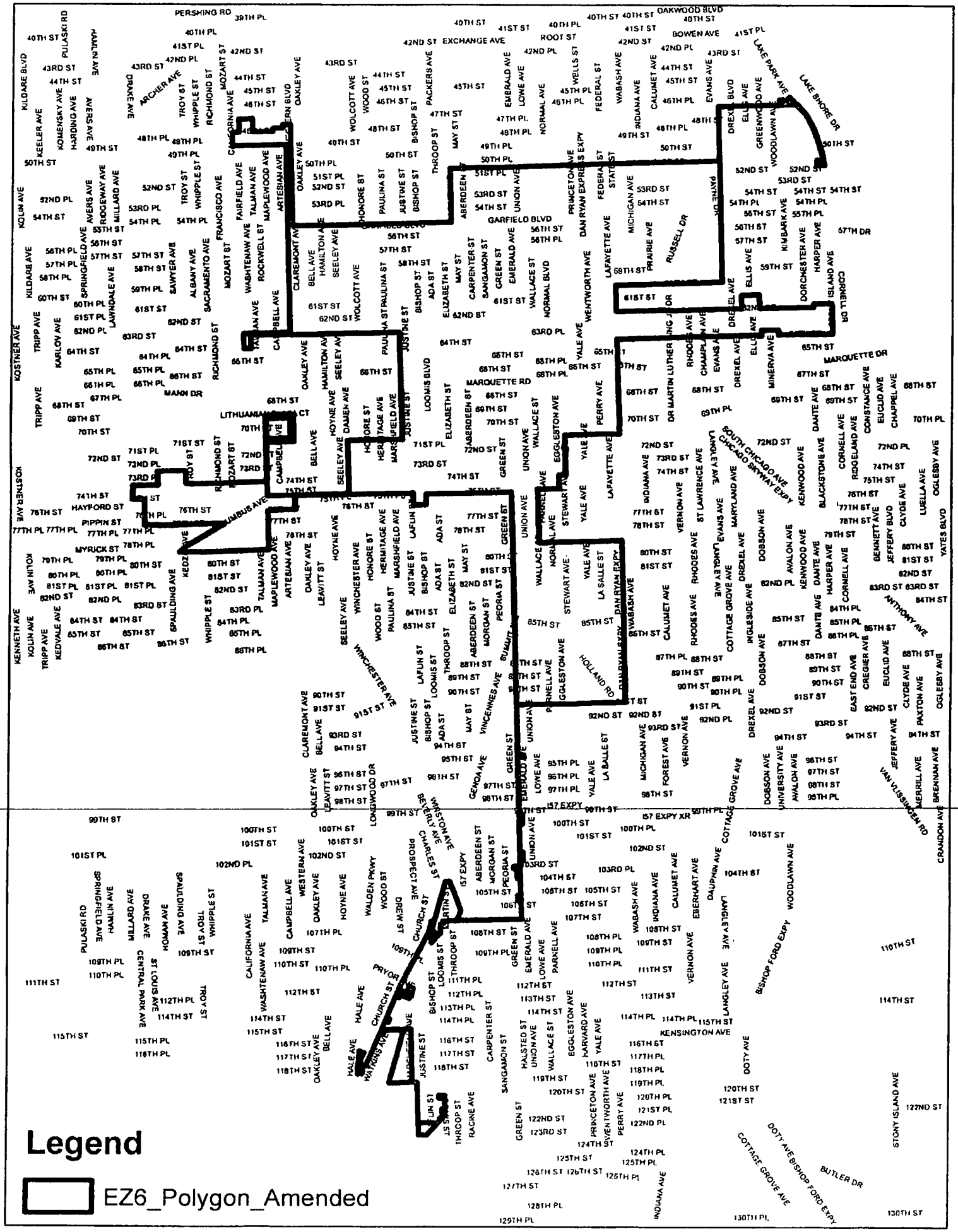
Enterprise Zone 6 Legal Description and Map

Starting at the intersection of Racine Avenue and 55th Street; then running north of Racine Avenue to 51st Street; then running east on 51st Street to the west line of Cottage Grove Avenue; then north along the west line of Cottage Grove Avenue to its intersection with the north line of 47th Street; then east along the north line of 47th Street to a point which is 262.50 feet east of the east line of Woodlawn Avenue; then north perpendicular to the north line of 47th Street 253.00 feet; then east parallel to the north line of 47th Street 131.50 feet to a bend in the southerly line of a northeasterly/southwesterly 15 foot public alley; then northeasterly along the southeasterly line of said alley 39.25 feet; then southeasterly parallel with the southwesterly line of Lake Park Avenue 142.17 feet; then northeasterly parallel with the southeasterly line of said northeasterly/southwesterly 16.00 foot public alley 320.00 feet to the southwesterly line of Lake Park Avenue; then southeasterly along the southwesterly line of Lake Park Avenue 500.00 feet, more or less, to the north line of 47th Street; thence east to the center line of Lake Park Avenue; thence southeasterly along the center line of Lake Park Avenue to the north line of Hyde Park Boulevard; thence southerly to the south line of Hyde Park Boulevard at the intersection with a line being the northwesterly extension of the easterly line of vacated South Lake Park Avenue vacated by ordinance passed by the City Council of the City of Chicago on August 25, 1966; thence southeasterly along the easterly line of vacated South Lake Park Avenue aforesaid to a point being the easterly extension of the north line of lot 5 in Cornell's Resubdivision of blocks 15 and 16 in Hyde Park, a subdivision in the East ½ of the Southeast ¼ of Section 11, Township 38 North, Range 14 East of the Third Principal Meridian; thence west along the easterly extension of the north line of lot 5 in Cornell's Resubdivision and continuing along the north line of lot 10 to the center line of Harper Avenue; thence north along the center line of Harper Avenue to the south line of Hyde Park Boulevard; thence east to the southerly extension of the westerly line of Lake Park Avenue; thence northwesterly along the westerly line of South Lake Park Avenue to a point being 3.00 feet south of and parallel with the north line of 47th Street; then west along said line 3.00 feet south of and parallel with the north line of 47th Street to its intersection with a line 3.00 feet east of and parallel with the west line of Cottage Grove Avenue; then south along said parallel line 3.00 feet east of the west line of Cottage Grove Avenue to the south line of 51th Street extended; then west along the south line of 51st Street extended 3.00 feet to the west line of Cottage Grove Avenue; then running south on Cottage Grove Avenue to 60th Street; then running west on 60th Street to State Street; then running south on State Street to 62nd Street; then running east on 62nd Street to Ingleside Avenue; then running north on Ingleside Avenue to 61st Street; then running east on 61st Street to Greenwood Avenue; then running south on Greenwood Avenue to 62nd Street; then running east on 62nd Street to Stony Island Avenue; then running south on Stony Island Avenue to 64th Street; then running west on 64th Street to State Street; then running south on State Street to 71st Street; then running west on 71st Street to Stewart Avenue; then running south on Stewart Avenue to 74th Street; then running west on 74th Street to Eggleston Avenue; then running south on Eggleston Avenue to 75th Street; then running west on 75th Street to Wallace Street 75th Street; then running south on Wallace Street to 79th Street; then running east on 79th Street to State Street; then running south on State Street to 91st Street; then running west on 91st Street to Halsted Street; thence south along Halsted Street to the south line of 103rd Street; thence west along the south line of 103rd Street to the east line of Green Street; thence south along the east line of Green Street to the north line of the alley south of 103rd Street; thence east along the north line of the alley to the east line of the alley east of Green Street; thence south along the east line of the alley to the north line of 104th Street; thence east along the north line of 104th Street to Halsted Street; thence south along Halsted Street to the north line of Lot 5 of Warfield & Holman's Resubdivision; thence west along the north line of said Lot 5 to the east

line of the alley west of Halsted Street; thence south along the east line of the alley to the south line of Lot 14 of Warfield & Holman's Resubdivision; thence east along the south line of said Lot 14 to Halsted Street; thence south along Halsted Street to a point 3 feet north of the centerline of 107th Street; thence west parallel with the centerline of 107th Street to the west line of Illinois Route 57; thence north along the west line of Illinois Route 57 to the west line of the Pennsylvania Railroad; thence north along the west line of the Pennsylvania Railroad to the south line of 104th Street; thence west along the south line of 104th Street to the east line of the Chicago Rock Island and Pacific Railroad; thence south along the east line of the Chicago Rock Island and Pacific Railroad to a point 3 feet north of the centerline of 107th Street; thence west parallel with the centerline of 107th Street to the centerline of Vincennes Avenue; thence south along the centerline of Vincennes Avenue to the centerline of 118th Street; thence west along the centerline of 118th Street to the centerline of Church Street; thence north along the centerline of Church Street to the north line of Lot 6 in Block 3 in the resubdivision of Blocks 4 and 11 in Vincennes Road Addition; thence west along the north line of said Lot 6 to the east line of the Chicago Rock Island and Pacific Railroad; thence south along the east line of the Chicago Rock Island and Pacific Railroad to the west line of the alley west of Vincennes Avenue; thence north along the west line of the alley to the south line of Lot 8 in Block 12 in Vincennes Road Addition; thence east along the south line of said Lot 8 to the west line of Vincennes Avenue; thence north along the west line of Vincennes Avenue to the north line of Lot 6 in Block 12 in Vincennes Road Addition; thence west along the north line of said Lot 6 to the west line of the alley west of Vincennes Avenue; thence north along the west line of the alley to a point 3 feet south of the centerline of 118th Street; thence east parallel with the centerline 118th Street to a point 3 feet east of the centerline of Vincennes Avenue; thence north parallel with the centerline of Vincennes Avenue to the south line of Lot 18 in Block 2 of Vincennes Road Addition; thence east along the south line of said Lot 18 to the west line of the alley east of Vincennes Avenue; thence north along the west line of the alley to the south line of 115 Street; thence east along the south line of 115th Street to the east line of the Chicago Rock Island and Pacific Railroad; thence south along the east line of the Chicago Rock Island and Pacific Railroad to the centerline of 119th Street; thence east along the centerline of 119th Street to the centerline of Ashland Avenue; thence south along the centerline of Ashland Avenue to the centerline of 123rd Street; thence east along the centerline of 123rd Street to the west line of the Illinois Central Railroad; thence north along the west line of the Illinois Central Railroad to the centerline of Loomis Street; thence north along the centerline of Loomis Street to the centerline of 120th Street; thence west along the centerline of 120th Street to the east line of Bishop Street; thence south along the east line of Bishop Street to the north line of the alley south of 120th Street; thence east along the north line of the alley to a point 3 feet west of the centerline of Loomis Street; thence south parallel with the centerline of Loomis Street to the centerline of 121st Street; thence west along the centerline of 121st Street to the east line of the alley west of Loomis Street; thence south along the east line of the alley to the north line of the alley north of the Illinois Central Railroad; thence southwest along the north line of the alley to the north line of Lot 18 in Block 9 of William R. Kerr Subdivision; thence west along the north line of said Lot 18 to the east line of Bishop Street; thence south along the east line of Bishop Street to the north line of the alley north of the Illinois Central Railroad; thence west along the north line of the alley to the south line of 122nd Street; thence west along the south line of 122nd Street to a point 3 feet east of the centerline of Ashland Avenue; thence north parallel with the centerline of Ashland Avenue to a point 3 feet north of the centerline of 119th Street; thence west parallel with the centerline of 119th Street to the west line of Illinois Route 57; thence north along the west line of Illinois Route 57 to a point 3 feet north of the centerline of 115th Street; thence west parallel with the centerline of 115th Street to a point 3 feet east of the centerline of Vincennes Avenue; thence north parallel with the centerline of Vincennes Avenue to the south line of Lot 39 in

Block 89 of Washington Heights Subdivision; thence east along the south line of said Lot 39 to the west line of the alley east of Vincennes Avenue; thence north along the west line of the alley to the north line of Lot 45 in Block 89 of Washington Heights Subdivision; thence west along the north line of Lot 45 to a point 3 feet east of the center line of Vincennes Avenue; thence north parallel with the centerline of Vincennes Avenue to the north line of Waseca Place; thence east along the north line of Waseca Place to the west line of the alley east of Vincennes Avenue; thence north along the west line of the alley to the south line of Monterey Avenue; thence east along the south line of Monterey Avenue to the west line of Lot 10 in Block 66 of Washington Heights Subdivision; thence south along the west line of said Lot 10 to the north line of the alley south of Monterey Avenue; thence east along the north line of the alley to the west line of Davol Street; thence north along the west line of Davol Street to the south line of Monterey Avenue; thence east along the south line of Monterey Avenue to the west line of the Chicago Rock Island and Pacific Railroad; thence north along the west line of the Chicago Rock Island and Pacific Railroad to the south line of Pryor Avenue; thence west along the south line of Pryor Avenue to the east line of Ashland Avenue; thence south along the east line of Ashland Avenue to the north line of Monterey Avenue; thence west along the north line of Monterey Avenue to a point 3 feet east of the centerline of Vincennes Avenue; thence north parallel with the centerline of Vincennes Avenue to the centerline of 107th Street; thence east along the centerline of feet to the east line of the Chicago Rock Island and Pacific Railroad; thence south along the east line of the Chicago Rock Island and Pacific Railroad to the south line of Lot 39 in Willis M. Hitt's Subdivision; thence east along the south line of said Lot 39 to the west line of Glenroy Avenue; thence south along the west line of Glenroy Avenue to the south line of 108th Street; thence west along the south line of 108th Street to the east line of Bishop Street; thence south along the east line of Bishop Street to the west line of Illinois Route 57; thence north along the west line of Illinois Route 57 to the west line of Loomis Street; thence north along the west line of Loomis Street to the westerly extension of the north line of the alley north of 107th Place; thence east along the north line of the alley and its extension to the east line of Lot 21 in Block 2 of Hildebrand's Subdivision; thence north along the east line of said Lot 21 to the centerline of 107th Street; thence east along the centerline of 107th Street to a point 3 feet east of the centerline of Halsted Street; thence north parallel with the centerline of Halsted Street to the south line of Lot 33 in Block 41 of East Washington Heights Subdivision; thence east along the south line of said Lot 33 to the west line of the alley east of Halsted Street; thence north along the west line of the alley to the south line of 102nd Street; thence west along the south line of 102nd Street to a point 3 feet east of the centerline of Halsted Street; thence north parallel with the centerline of Halsted Street to the north line of 100th Street; thence east along the north line of 100th Street to the west line of the alley east of Halsted Street; thence north along the west line of the alley to the north line of Lot 44 in Block 24 of East Washington Heights Subdivision; thence west along the north line of said Lot 44 to a point 3 feet east of the centerline of Halsted Street; thence north parallel with the centerline of Halsted Street to the north line of 95th Street; thence east along the north line of 95th Street to the west line of Emerald Avenue; thence north along the west line of Emerald Avenue to the south line of the alley north of 95th Street; thence west along the south line of the alley to a point 3 feet east of the centerline of Halsted Street; thence north parallel with the centerline of Halsted Street to 91st Street; thence west along 91st Street to Halsted Street; then running north on Halsted Street to the south line of 75th Street; then running west along the south line of 75th Street to a line 629.64 feet east of the east line of Laflin Street; then south along the said line 629.64 feet east of the east line of Laflin Street to the north line of 76th Street; then west along the north line of 76th Street to the east line of Laflin Street; then north along the east line of Laflin Street to the south line of 75th Street; then west along the south line of 75th Street and 75th Street extended to Western Avenue; then running south on Western Avenue to 76th Street; then running west on 76th Street and 76th Street extended to

Rockwell Street extended south; then running south on Rockwell Street extended to 79th Street; then running west on 79th Street to Columbus Avenue; then running northeast on Columbus Avenue to 77th Street; then running west on 77th Street to St. Louis Avenue; then running north on St. Louis Avenue to 75th Street; then running west on 75th Street to the east line of Central Park Avenue extended south; then running north along the east line of Central Park Avenue extended and Central Park Avenue to 74th Street; then running east on 74th Street to Homan Avenue; then running north on Homan Avenue to 73rd Street; then running east on 73rd Street to Kedzie Avenue; then running south on Kedzie Avenue to 74th Street; then running east on 74th Street to the west side of Rockwell Street; then running north on the west side of Rockwell Street to Lithuanian Plaza Court; then running east on Lithuanian Plaza Court to Western Avenue; then running south on Western Avenue to 71st Street; then running west on 71st Street to the east side of Rockwell Street; then running north on the east side of Rockwell Street to the first alleyway north of 71st Street; thence east to the first alleyway west of Western Avenue; then running north along said alleyway to the first alleyway south of Lithuanian Plaza Court; then running west along said alleyway to the centerline of Rockwell Street; then running south along the centerline of Rockwell Street to the north line of 75th Street extended west; then running east along the north line of 75th Street extended to Damen Avenue; then running north on Damen Avenue to 71st Street; then running east on 71st Street to Ashland Avenue; then running north on Ashland Avenue to the south side of 63rd Street; then running west on the south side of 63rd Street to Washtenaw Avenue; then running south on Washtenaw Avenue to 64th Street; then running west on 64th Street to Fairfield Avenue; then running north on Fairfield Avenue to the north side of 63rd Street; then running east on the north side of 63rd Street to the west side of Western Avenue; then running north on the west side of Western Avenue to 49th Street (extended) and west to California Avenue; running north on California Avenue to 48th Street; running east on 48th Street to Fairfield Avenue; running north on Fairfield Avenue to 47th Street; running east on 47th Street to Talman Avenue; running south on Talman Avenue to 48th Street; running east on 48th Street to Campbell Avenue; then running north on Campbell Avenue to the first alleyway south of West 47th Place; then running east along said alleyway to the first alleyway west of Western Avenue; then running north along said alleyway to West 47th Place; then running east on West 47th Place to the east side of Western Avenue; running south on the east side of Western Avenue to 55th Street; then running east on 55th Street to the beginning point at Racine Avenue.


Legend
EZ6_Polygon_Amended

City of Chicago

O2014-7010

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/10/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Amendment of 2014 Annual Appropriation Ordinance within Fund No. 925 for Chicago Police Department
Committee(s) Assignment:	Committee on Budget and Government Operations

BUDG

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

September 10, 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,

Rahm Emanuel

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 Department of Police has been awarded private grant funds in the amount of $1,000,000 by the Chicago Police Memorial Foundation which shall be used for the Get Behind the Vest Program; now, therefore,

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

SECTION 1. The sum of $1,000,000, 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.

AMENDMENT TO THE 2014 APPROPRIATION ORDINANCE

CODE	DEPARTMENT AND ITEM	STRIKE AMOUNT	ADD AMOUNT
ESTIMATE OF GRANT REVENUE FOR 2014			
	Awards from Public and Private Agencies	$ 35,099,000	$36,099,000
	925 - Grant Funds		

Dept and Dept #, and Grant Name	STRIKE AMOUNT 2014 Anticip'd Grant	ADD AMOUNT 2014 Anticipated Grant	STRIKE AMOUNT (2014 TOTAL)- Includes anticipated carryover	ADD AMOUNT (2014 TOTAL) Includes anticipated carryover	STRIKE AMOUNT (2014 Total)	ADD AMOUNT (2014 Total)
57 **Chicago Police Department:** Get Behind the Vest		$ 1,000,000				$1,000,000

City of Chicago

O2014-6923

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/10/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Amendment of Municipal Code Chapter 2-56 regarding powers and duties of Inspector General, and intergovernmental agreement with Public Building Commission authorizing City Inspector General to serve commission in same capacity
Committee(s) Assignment:	Committee on Budget and Government Operations

BUDG

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

September 10, 2014

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

Ladies and Gentlemen:

At the request of the Corporation Counsel, I transmit herewith an ordinance amending Chapter 2-56 of the Municipal Code and authorizing the execution of an intergovernmental agreement with the Public Building Commission.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

Rahm Emanuel

Mayor

O R D I N A N C E

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

SECTION 1. Chapter 2-56 of the Municipal Code of Chicago is hereby amended by inserting the language underscored and by adding a new Section 2-56-055, underscored as follows:

2-56-030 Inspector general – Powers and duties.

In addition to other powers conferred herein, the inspector general shall have the following powers and duties:

(Omitted text is unaffected by this ordinance)

(h) To issue subpoenas to compel the attendance of witnesses for purposes of examination and the production of documents and other items for inspection and/or duplication. Issuance of subpoenas shall be subject to the restrictions contained in Section 2-56-040;

(i) To exercise any of his powers or duties specified in this Code with respect to any sister agency, as that term is defined in Section 1-23-010, pursuant to an intergovernmental agreement that the city may enter into with such sister agency as authorized by the city council, and as such power or duty may be modified by such agreement;

(j) To promulgate rules and regulations for the conduct of investigations and public hearings consistent with the requirements of due process of law and equal protection under the law.

2-56-055 Functions with respect to sister agencies.

Nothing provided in this Chapter shall be construed to prohibit the inspector general from providing any service or undertaking any function with respect to a sister agency within the scope of an intergovernmental agreement entered into pursuant to Section 2-56-030(i).

SECTION 2. The Mayor is authorized to enter into an intergovernmental agreement with the Public Building Commission, in substantially the form attached to this ordinance as Exhibit A.

SECTION 3. This ordinance shall take effect upon passage and approval.

EXHIBIT A

INTERGOVERNMENTAL AGREEMENT BETWEEN THE PUBLIC BUILDING COMMISSION AND THE CITY OF CHICAGO PROVIDING THAT THE CITY'S OFFICE OF INSPECTOR GENERAL WILL ALSO SERVE AS THE COMMISSION'S INSPECTOR GENERAL

This Intergovernmental Agreement ("Agreement"), dated and effective as of January 1, 2015, is made by and between the City of Chicago, an Illinois municipal corporation, having its principal office at City Hall, 121 North LaSalle Street, Chicago, Illinois 60602 (the "City"), and the Public Building Commission of Chicago, an Illinois municipal corporation, having its principal office at the Richard J. Daley Center, Room 200, Chicago, Illinois 60602 (the "Commission").

RECITALS

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 has established an office of the municipal government known as the Office of Inspector General (the "Inspector General"), which includes an Inspector General and other personnel as may be provided in the City's annual appropriation ordinance; and

WHEREAS, the Inspector General is authorized, among other things, to receive and register complaints and information concerning misconduct, inefficiency and waste within the City government; to investigate the performance of governmental officers, employees, functions and programs, either in response to complaint or on the Inspector General's own initiative, in order to detect and prevent misconduct, inefficiency and waste within the programs and operations of the City government; and to promote economy, efficiency, effectiveness and integrity in the administration of the programs and operations of the City government by reviewing programs, identifying any inefficiencies, waste and potential for misconduct therein, and recommending to the Mayor and the City Council policies and methods for the elimination of inefficiencies and waste, and the prevention of misconduct; and

WHEREAS, under Section 2-56-030 of the Municipal Code of Chicago ("Code"), the Inspector General is authorized to exercise any of his powers or duties specified in the Code with respect to any sister agency, as that term is defined in Section 1-23-010 of the Code, pursuant to an intergovernmental agreement the City may enter into with such sister agency and as such powers may be modified by such agreement; and

WHEREAS, the Commission was created pursuant to the Public Building Commission Act of the State of Illinois (50 ILCS 20/1 et seq.) (the "Act") for the purpose of facilitating the construction, acquisition and enlargement of public improvements; and

WHEREAS, pursuant to Section 8 of the Act, the government, control and management of the affairs of the Commission shall be vested in the Board of Commissioners of the Commission (the "Board"); and

WHEREAS, the Board has full power and authority to pass all necessary resolutions, rules and regulations for the proper conduct of the programs and operations of the Commission and to effectuate the objectives for which the Commission was created; and

WHEREAS, the Board is committed to the honest and efficient operation of the Commission and desires to provide for the establishment of an independent and objective inspection and investigative body for the Commission; and

WHEREAS, by Resolution No. ___, the Board authorized the Chairman of the Commission's Audit Committee to execute on behalf of the Commission an intergovernmental agreement with the City providing that the Inspector General shall also serve as the Commission's Inspector General and to perform independent investigations, reviews or audits relating to programs, operations and contracts of the Commission:

NOW, THEREFORE, the City, by and through its Mayor, and the Commission, by and through the Chairman of the Audit Committee, in consideration of the mutual agreements contained in this Agreement, agree as follows:

1. **Recitals.** The foregoing recitals are incorporated herein by reference.

2. **Goals and Objectives.** The goals and objectives of the Inspector General shall include the following:

2.1.1 promote integrity, effectiveness, efficiency and economy in the Commission's programs, contracts and operations.

2.1.2 detect, investigate, deter and prevent fraud, abuse, waste and potential for misconduct therein.

2.1.3 provide independent, fair and objective evaluations relating to the Commission's resources and operations.

2.1.4 recommend to the Board and the Executive Director policies, procedures and methods to eliminate and prevent inefficiency, waste and misconduct.

2.1.5 assist the Board and the Executive Director in improving the programs, activities and operations of the Commission.

3. **Powers and Duties.** The Inspector General shall have the authority to conduct audits, inspections, evaluations, and investigations respecting all Commission employees, officials and agents in the performance of their official duties; all contractors and subcontractors in the provision of goods or services to the Commission pursuant to a contract; and all persons or business entities seeking Commission contracts or pre-qualification to bid on Commission

contracts. In furtherance thereof, the Inspector General shall have the following powers and duties:

(a) To receive and register complaints and information concerning misconduct, inefficiency and waste within the Commission;

(b) To investigate the performance of Commission officers, employees, functions and programs, either in response to complaint or on the Inspector General's own initiative, in order to detect and prevent misconduct, inefficiency and waste within the programs and operations of the Commission;

(c) To promote economy, efficiency, effectiveness and integrity in the administration of the programs and operations of the Commission by reviewing programs, identifying any inefficiencies, waste and potential for misconduct therein, and recommending to the Board policies and methods for the elimination of inefficiencies and waste, and the prevention of misconduct;

(d) To report to the Chairman of the Audit Committee or the Executive Director concerning results of investigations, audits or program reviews undertaken by the Inspector General; and

(e) To request information related to an investigation, audit or program review from any employee, officer, agent, licensee, contractor or subcontractor of the Commission and any person or business entity seeking a Commission contract or pre-qualification to bid on a Commission contract.

The jurisdiction of the Inspector General does not extend to any member of the Board, except in their capacity as members of the Board with respect to business or matters occurring before the Board and solely in connection with the Commission.

The jurisdiction of the Inspector General as set forth above shall extend to (i) any complaint received or information provided to or discovered by the Inspector General on or after the date of this Agreement and (ii) investigations pending on the effective date of this Agreement; provided, however, that the Inspector General shall not have jurisdiction to investigate alleged wrongdoing with respect to contracts as to which all applicable statutes of limitations have run and alleged wrongdoing by current and former Commission employees, officials, and agents or contractors and subcontractors as to which all applicable statutes of limitations have run.

4. Complaints. Complaints concerning Commission programs, operations and contracts may be made to the Inspector General by any means of transmittal, receipt or communication which provides information without sacrificing confidentiality, including the following:

a. Public website: www.chicagoinspectorgeneral.org

b. **Email address: reportcorruption@chicagoinspectorgeneral.org**

c. **OIG Telephone Hotline: (866) IG-TIPLINE (866-448-4754)**

d. **TTY: (773) 478-2066**

e. **Facsimile: (773) 478-3949**

f. **United States Mail:** **City of Chicago**
Office of Inspector General
740 N. Sedgwick, Suite 200
Chicago, IL60654

g. **PBC Compliance Hotline: www.pbc.alertline.com**

All complaints to the PBC Compliance Hotline will be exclusively and confidentially reviewed by the Inspector General for such action as he deems necessary.

5. Actions. Following a review of information provided, the Inspector General may take any of the following actions concerning a complaint respecting Commission programs, operations and contracts:

a. Open an investigation based upon information or complaints received from a known or self-identified party, an anonymous party or on the Inspector General's own initiative;

b. Refer the matter to the Commission's Ethics Officer if it involves the alleged violation of Commission's Ethics Policy (www.pbcchicago.com/contents/working/ethicss_policy.asp);

c. Refer the complaint or information to the appropriate sister agency, governmental Inspector General, or appropriate federal, state or local law enforcement agency; or

d. Decline to open an investigation for one or more reasons.

6. Reports. Upon the conclusion of any investigation, audit or program review the Inspector General shall submit a report: (i) to the Chairman of the Audit Committee, if the report concerns the investigation of a Commission contract; (ii) to the Executive Director, if the report concerns the investigation of Commission personnel; or (iii) to the Chairman of the Audit Committee and the Executive Director, if the report concerns a program review or audit or other matter not covered by (i) or (ii).

The Inspector General will provide the following types of reports respecting its activities:

a. Summary Reports of Investigation

Upon conclusion of an investigation undertaken pursuant to this Agreement with sustained findings, the Inspector General shall submit a summary report (for purposes of this Agreement, "summary report") that shall include: a description of any complaints or other information received by the Inspector General pertinent to the investigation; a description of the misconduct, inefficiency, waste or abuse discovered in the course of the investigation; recommendations for disciplinary, administrative or other action as deemed appropriate; and such other information as the Inspector General may deem relevant to the investigation and any resulting recommendations.

The Inspector General's summary report shall not include the name of any informant, complainant, witness or person investigated or reviewed unless one of the following exceptions applies:

(i) Where the copy of the summary report given to the Executive Director recommends disciplinary action against an employee of the Commission; or

(ii) Where the copy of the summary report given to the Chairman of the Audit Committee makes recommendations concerning any contractor, subcontractor, applicant for a contract, or person seeking qualification of eligibility for a contract.

If complainants or informants request that their identity remain confidential, they will be notified in the event that disclosure of their identity is required by law.

b. Audit Reports

Inspector General performance audits are conducted in accordance with generally accepted Government Auditing Standards. Findings and conclusions of Inspector General performance audits will first be submitted to the auditee with an invitation to provide a written response to be included in the final report. Final performance audit reports will be submitted to the Chairman of the Audit Committee and the Executive Director and published on the Inspector General website, and will include any auditee responses.

c. Advisories or Notifications

The Inspector General may issue an advisory or department notification if investigative or audit activity undertaken pursuant to this Agreement identifies a problem that hinders effective and efficient execution of Commission operations and programs or opens the Commission up to liability or risk, but on which, due to limited resources, the Inspector General has not conducted an inquiry sufficient to issue authoritative findings in a summary report of investigation or an audit report. Such advisory or notification will be issued to the Chairman of the Audit Committee or the Executive Director, as appropriate given the subject matter, and the Board will be given an opportunity to, at its discretion and within a reasonable period of time, provide a written response.

7. **Response to Inspector General Summary Report**. Absent an extension of time as provided below, a maximum of 60 days shall elapse between the Inspector General's submission of a summary report and the Commission's final response to that summary report. Upon receipt of a summary report, the Chairman of the Audit Committee or the Executive Director, as appropriate given the subject matter, shall review the summary report and its recommendations and within a reasonable time provide a draft response and proposed course of action, together with a copy of the summary report, to the Chairman of the Board for review and comment. The Chairman of the Board shall promptly review and comment upon the draft response, and the Executive Director and/or Chairman of the Audit Committee will then provide a final written response to the Inspector General no later than 60 days after receipt of the summary report. This response must include a description of any disciplinary or administrative action taken by the Commission. If the Commission did not take action, or took different disciplinary or administrative action than that recommended by the Inspector General, the written response must describe the different action and explain the reasons for taking that action. The Inspector General may approve a request for an extension of this 60-day period for a period of time not to exceed 30 days if additional time is needed by the Executive Director or Chairman of the Audit Committee to review the summary report and its recommendation.

The Board shall have the exclusive authority to initiate any necessary corrective action pursuant to the Inspector General's summary report.

8. Confidentiality. All investigatory files and reports of the Inspector General respecting matters covered by this Agreement shall be confidential and shall not be divulged to any person or agency, except to the United States Attorney, the Illinois Attorney General, the States Attorney of Cook County, the Inspector General of a Sister Agency or as required by law. The Inspector General is authorized to issue public statements in the following circumstances: (a) if an investigation exonerates a person who is publicly known to have been under investigation, where such person requests such a statement; (b) if an investigation, audit or program review concerns inefficient or wasteful management; and (c) pursuant to Section 11 of this Agreement, in a Quarterly Report summarizing investigations resulting in sustained findings of misconduct. The public summary shall briefly state, without disclosing the name or identity of any individual who was the subject of such investigation, (i) the nature of the allegation or complaint; (ii) the specific violations resulting in sustained findings; (iii) the Inspector General's recommendation for discipline or other corrective measures; and (iv) the Commission's response to and final decision on the Inspector General's recommendation.

9. Duty to Report and Cooperate. It shall be the duty of every employee, official, agent, contractor, subcontractor, consultant and vendor of the Commission to report any fraud, mismanagement, waste of funds or resources, abuse of authority, conflicts of interest, ethical violations or other impropriety involving Commission business, contracts or resources to the Inspector General. It shall be the duty of all Commission employees, officials, agents, contractors, subcontractors or persons or businesses seeking Commission contracts or prequalification to bid on Commission contracts to cooperate in the conduct of matters undertaken by the Inspector General pursuant to this Agreement. The Commission's premises,

equipment, personnel, books, records and papers shall be made available as soon as practicable to the Inspector General. Every Commission contract and every bid, proposal, application or solicitation for a Commission contract and every application for pre-qualification to bid on Commission contracts shall contain a statement that the person, individually and on behalf of the applicant, will abide by the requirements of this Section. In addition, nothing in this Agreement shall be interpreted to allow the Inspector General to require any statement, testimony, action or document that is subject to the attorney-client privilege.

10. Whistleblower Protection. The Inspector General shall conduct its investigations in a manner that ensures whistleblower protection to the fullest extent provided under the Whistleblower Act of the State of Illinois (740 ILCS 174/1 et. seq.) to any individual or entity providing information, cooperation or assistance to the Inspector General as a complainant or in response to any Inspector General investigative inquiry.

11. Quarterly Reports. No later than the fifteenth day of January, April, July and October of each year, the Inspector General shall file with the Audit Committee a quarterly report, accurate as of the last day of the preceding month, indicating the number of investigations and reviews initiated since the date of the last quarterly report, the number of investigations and reviews concluded since the last quarterly report, the number of investigations and reviews involving alleged waste, inefficiency, fraud and abuse in the Commission's programs, contracts or operations. The quarterly reports shall include the number of investigations which have not been completed within twelve months, the general nature of the allegations giving rise to those investigations, and shall state the reasons why the investigation is still pending. Each quarterly report will be publicly posted after it has been filed with the Audit Committee.

12. Compensation. The Commission shall make four equal quarterly payments to the City totaling 3.4% of the project fee revenue that the Commission is projected to receive per year, which shall be used by the City to fund the services provided under this Agreement.

13. Term of Agreement. Unless renewed by the mutual written agreement of the parties, the term of this Agreement shall be for the duration of the current, four-year term of the City's Inspector General; provided, however, the City or the Commission may terminate the Agreement at any time upon providing thirty days' prior notice to the other party.

14. Debarment. The reference to "Inspector General" or "PBC IG" in the Commission's "Procedural Guidelines for Debarment and Imposition of Sanction(s)" (the "Procedural Guidelines") shall be read to refer to the Inspector General referenced in this Agreement; provided, however, the Inspector General's duties and powers specified in Section 6.03, 6.08, 6.09, and 6.013 of the Procedural Guidelines shall not be exercised by the Inspector General referenced in this Agreement, and such roles shall be exercised as otherwise provided in the Procedural Guidelines.

15. Rules. The City of Chicago Office of Inspector General Rules and Regulations (Amended Effective March 4, 2014), as from time to time further amended (the "Rules"), shall apply to the activities of the Inspector General pursuant to this Agreement, except as to: (i) references in the Rules which do not apply to the Commission (e.g., references to the City of

Chicago and its officers, employees and activities), or (ii) references in the Rules to powers and functions that are outside the scope of the statutory powers vested in the Commission (e.g. Rules Section 3.11).

16. Miscellaneous.

A. All notices hereunder shall be in writing and shall be given as follows:

If to the City, to:
Inspector General
Office of Inspector General
740 N Sedgwick Street, Suite 200
Chicago, IL 60054-2996
Tel.: 773-478-7799
Fax: 773-478-3949

and

Corporation Counsel
City of Chicago Department of Law
121 N. LaSalle Street, Room 600
Chicago, IL 60602
Tel.: 312-744-0200
Fax: 312-742-0277

If to the Commission, to:

The Chairman of the Audit Committee
Richard J. Daley Center
50 West Washington Street, Room 200
Chicago, IL 60602
Tel.: 312-744-3090
Fax: 312-744-8005

Notices are deemed to have been received by the parties three (3) days after mailing (return receipt) or upon receipt if hand delivered.

The parties, by notice given hereunder, may designate any further or different addressee or addresses to which subsequent notices, certificates or other communications shall be sent.

B. The terms of this Agreement shall be binding upon the City and the Commission. None of the rights, duties or obligations under this Agreement may be assigned without the express written consent of the parties except as otherwise provided in this Agreement.

C. This Agreement constitutes the entire agreement of the parties with regard to the subject matter hereof. This Agreement shall not confer upon any person or entity other than the parties hereto any rights or remedies.

D. No provision of this Agreement, nor any act of the City or the Commission shall be deemed or construed by any of the parties, or by third persons, to create any relationship of third-party beneficiary, or of principal or agent, or of limited or general partnership, or of joint venture, or of any association or relationship involving the City or the Commission.

E. The headings of the various sections and subsections of this Agreement have been inserted for convenient reference only and shall not in any manner be construed as modifying, amending or affecting in any way the express terms and provisions hereof.

F. If any provision of this Agreement, or any paragraph, sentence, clause, phrase, or word, or the application thereof, in any circumstance, is held invalid, the remainder of this Agreement shall be construed as if such invalid part were not included herein and the remainder of the terms of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

G. This Agreement may be executed in one or more counterparts, each of which shall be considered an original instrument, but all of which shall be considered one and the same agreement, and shall become binding when one or more counterparts have been signed by each party.

H. This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois.

IN WITNESS WHEREOF, the parties hereto have executed or caused this Intergovernmental Agreement between the City of Chicago and the Public Building Commission of Chicago, all as of the date first written above.

CITY OF CHICAGO
By:

_____
Mayor Rahm Emanuel

PUBLIC BUILDING COMMISSION OF CHICAGO
By:

_____
Martin Cabrera, Jr.
Chairman of the Audit Committee

City of Chicago

O2014-6963

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/10/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Amendment of Municipal Code Chapter 9-110 regarding pedicab license application, revocation and change of information notification requirement
Committee(s) Assignment:	Committee on License and Consumer Protection

LIC.

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

September 10, 2014

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

Ladies and Gentlemen:

At the request of the Commissioner of Business Affairs and Consumer Protection, I transmit herewith an ordinance amending Chapter 9-110 of the Municipal Code regarding pedicabs.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

Rahm Emanuel

Mayor

ORDINANCE

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

SECTION 1. Chapter 9-110 of the Municipal Code of Chicago is hereby amended by deleting the language struck through, by inserting the language underscored and by adding new sections 9-110-174 and 9-110-176, as follows,

9-110-080 Insurance – Required.

(Omitted text is unaffected by this ordinance)

(d) Any insurance policy required by this section must be in a form satisfactory to the commissioner and must provide that the policy will not be cancelled and the amount of coverage will not be changed unless ~~60~~ at least 10 days' prior written notice is given to the commissioner.

9-110-090 Pedicab license decal and metal plate– Required.

(Omitted text is unaffected by this ordinance)

(d) The total number of initial pedicab license decals to be issued shall not exceed 200 (two hundred). No licensee shall be issued, or shall control, in whole or in part, directly or indirectly, more than 20 percent of the total number of pedicab license decals available to be issued. The commissioner may increase the total number of pedicab license decals to be issued and may determine the percentage of pedicab license decals to be issued to a licensee by rules and regulation promulgated pursuant to this chapter. In making such determination, the commissioner shall consider the impact that additional pedicabs may have on the safe and efficient flow of traffic in the city and shall consult with the superintendent of police and the commissioner of transportation, or their respective designees, before raising the number of pedicab license decals to be issued. If the commissioner determines that there are more qualified applicants for pedicab license decals than the maximum number of decals that the commissioner has set to issue at any given time, the commissioner shall conduct a lottery or other neutral process for allocating decals among qualified applicants as set forth by rules promulgated by the commissioner.

(Omitted text is unaffected by this ordinance)

9-110-130 Pedicab chauffeur license -- Application.

(Omitted text is unaffected by this ordinance)

(c) If an application for the issuance or renewal of a pedicab chauffeur license is denied the applicant may, within ten days of the mailing of notice of the denial, make written demand upon the commissioner for a hearing. Upon receipt of a timely written demand for a hearing, the department shall within 30 days conduct a hearing. If at such a hearing the applicant establishes through competent evidence that the denial was based upon incorrect findings the commissioner shall issue the license. If at such a hearing the denial is found to have been based upon correct findings the denial shall become final. After entry of a final denial the applicant shall be ineligible to make a new application for a period of 18 months.

9-110-150 Operating regulations.

(Omitted text is unaffected by this ordinance)

(b) It shall be unlawful for any person:

(Omitted text is unaffected by this ordinance)

(7) To operate, or cause to be operated, a pedicab while there is attached thereto any additional trailer or any other passenger-carrying vehicle; ~~or~~

(8) To operate, or cause to be operated, a pedicab to transport more than four passengers; ~~and~~

(9) To operate or cause to be operated a pedicab that does not meet the specifications and requirements of Section 9-110-090(c); or

(10) To operate a pedicab upon any sidewalk.

9-110-174 Revocation of license on grounds of fraud, misrepresentation, misstatement or omission.

In the event that the commissioner, after investigation, determines that any licensee has: (1) obtained any license pursuant to this chapter by fraud, misrepresentation, willful misstatement or omission of any material fact; (2) failed to carry out any representation made to the commissioner before the issuance of such license; or (3) willfully made any material misstatement of fact on any statement filed with respect to the issuance of the license with the department or another city department, the license of such licensee shall be subject to revocation.

9-110-176 Change of information – Notification required.

Each licensee that has obtained any license pursuant to this chapter shall notify the commissioner in writing of any change of information previously supplied to the commissioner by the licensee within 72 hours of the change.

SECTION 2. This ordinance shall take effect upon its passage and approval.

City of Chicago

O2014-6967

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/10/2014
Sponsor(s):	Emanuel (Mayor) Graham (29)
Type:	Ordinance
Title:	Amendment of Municipal Code Section 8-16-020 modifying curfew age bracket for minors
Committee(s) Assignment:	Committee on Public Safety

PUB. SAF.

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

September 10, 2014

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

Ladies and Gentlemen:

At the request of the Superintendent of Police, I transmit herewith, together with Alderman Graham, an ordinance amending Chapter 8-16 of the Municipal Code regarding curfews.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

Rahm Emanuel

Mayor

ORDINANCE

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

SECTION 1. Section 8-16-020 of the Municipal Code of Chicago is hereby amended by adding the language underscored and by deleting the language struck through, as follows:

8-16-020 Curfew hours for minors.

(a) Definitions. Whenever used in this section:

(1) "Curfew hours" means:

(A) For minors 12 through ~~16~~ 17 years of age, 10:00 p.m. on any Sunday, Monday, Tuesday, Wednesday, or Thursday until 6:00 a.m. of the following day; and

(B) For minors younger than 12 years of age, 8:30 P.M. on any Sunday, Monday, Tuesday, Wednesday, or Thursday until 6:00 A.M. of the following day; and

(C) For minors 12 through ~~16~~ 17 years of age, 11:00 p.m. on any Friday or Saturday and until 6:00 a.m. of the following day; and

(Omitted text is unaffected by this ordinance)

(5) "Minor" means any person under ~~17~~ 18 years of age.

(Omitted text is unaffected by this ordinance)

SECTION 2. This ordinance shall take effect upon its passage and approval.

City of Chicago

O2014-6997

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/10/2014
Sponsor(s):	Emanuel (Mayor) Burnett (27) Pawar (47)
Type:	Ordinance
Title:	Amendment of Municipal Code Title 5 by adding Chapter 5-15 entitled Single-Room Occupancy and Residential Hotel Preservation Ordinance
Committee(s) Assignment:	Committee on Housing and Real Estate

HSG.

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

September 10, 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, together with Aldermen Burnett and Pawar, an ordinance amending requirements for single room occupancy establishments.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

Rahm Emanuel

Mayor

ORDINANCE

WHEREAS, The City of Chicago 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's home-rule authority includes the power to enact ordinances and regulations aimed at preserving safe, decent, and affordable housing in Chicago; and

WHEREAS, The City Council has determined that single-room occupancy buildings (SROs) and residential hotels are an essential component of the City's affordable housing stock, and that these forms of housing are increasingly scarce due to sale and other market forces; and

WHEREAS, The loss of these effectively irreplaceable forms of affordable housing will likely force low-income households into homelessness, a dire outcome that will add to the already crushing burden on public and non-profit agencies that provide the homeless with protective care, social services, health care, psychological counseling, nutritional programs, and other necessary support; and

WHEREAS, For these reasons, the City has a vital interest in maintaining existing affordable housing by discouraging the conversion and demolition of SROs and residential hotels; and

WHEREAS, The City therefore expresses a firm commitment to make resources available, between now and the end of the year 2018, to preserve no less than 700 units of affordable housing for very and extremely low-income Chicagoans, including SRO and residential hotel units, by implementing an aggressive strategy centered on encouraging owners to participate in a variety of incentive programs or to cooperate in the efforts of preservation buyers to acquire such properties; and

WHEREAS, In addition to this commitment on its own behalf, the City recognizes the need to enact new legal requirements tailored to preserve and protect Chicago's existing SROs and residential hotels; now, therefore,

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

SECTION 1. The recitals set forth above are incorporated herein by reference and made a part hereof.

SECTION 2. Title 5 of the Municipal Code of Chicago is hereby amended by adding a new chapter 5-15, as follows:

CHAPTER 5-15

SINGLE-ROOM OCCUPANCY AND RESIDENTIAL HOTEL PRESERVATION ORDINANCE

5-15-010 Title and purpose.

This chapter shall be known and may be cited as the "Single-Room Occupancy and Residential Hotel Preservation Ordinance," and shall be liberally construed and applied to

achieve its purpose, which is to promote the public welfare by preserving single-room occupancy buildings and residential hotels, thereby sustaining the availability of affordable housing in neighborhoods throughout Chicago. The legislative intent of this chapter is to advance the City's vital interests in reducing homelessness and maintaining an economically diverse population.

5-15-020 Definitions.

For purposes of this chapter, the following definitions apply:

"Affordable housing" means housing where the residents pay no more than 30% of their adjusted gross monthly household income in rent.

"Commitment Option A," "Commitment Option B," and "Commitment Option C" mean the preservation fee calculation mechanisms set forth in Sections 5-15-040 and 5-15-050.

"Conversion" means any action that transforms all or part of a covered property into any type of use, residential or non-residential, that does not fall into the category of covered property.

"Covered property" means any single-room occupancy building, single-room occupancy unit, residential hotel, or residential hotel unit, as well as the land upon which any single-room occupancy building or residential hotel sits, in the City of Chicago.

"Demolition" means any action resulting in the complete or partial, interior or exterior, destruction of a covered property, or the combination of two or more units in a covered property to make a larger unit, or any other action that results in the reduction of the number of units in a covered property.

"Extremely low-income" means those individuals and families whose gross household incomes are between 0 and 30 percent of the median gross household income for the Chicago region, as determined by the Secretary of the United States Department of Housing and Urban Development, with adjustments for smaller and larger families.

"Owner" has the meaning ascribed to that term in Section 13-4-010 of the Municipal Code of Chicago.

"Residential hotel" means any building or structure kept, used, maintained, or advertised or held out to the public, as of September 10, 2014, to be an inn, hotel, motel, family hotel, apartment hotel, lodging house, or other place where furnished sleeping or rooming accommodations are made available for hire or rent, with or without meals, and in which seven or more sleeping rooms are used or maintained for the primary residence of guests, lodgers, or roomers who reside in the property for at least 32 consecutive days, and pay rent to the owner. The term "residential hotel" does not include any hospital, convent, monastery, extended care facility, asylum, not-for-profit home for the aged, temporary overnight shelter, transitional shelter or residence, domestic violence shelter or residence, community home, or dormitory owned and operated by an elementary school, high school, or institution of higher learning. For purposes of this definition, a person is not a guest, lodger, or roomer if his or her employer pays, directly or through reimbursement, the costs of his or her lodging.

"Residential hotel unit" means a room within a residential hotel used as, or intended to be used as, a living space by guests, lodgers, or roomers who reside in the property.

"Single-room occupancy building" and "single-room occupancy unit" have the meanings ascribed to those terms in Section 13-4-010 of the Municipal Code of Chicago.

"Subsidized affordable housing" means affordable housing where individuals and families reside and pay rent to the owner with the benefit of governmental or charitable rental subsidies, rental assistance payments, or other housing assistance payment contracts, which may create a third-party right to the tenancy.

"Unsubsidized affordable housing" means affordable housing where individuals and families reside and pay rent to the owner without the benefit of any governmental or charitable rental subsidies, rental assistance payments, or other housing assistance payment contracts.

"Very low-income" means those individuals and families whose gross household incomes are between 30 and 50 percent of the median gross household income for the Chicago region, as determined by the Secretary of the United States Department of Housing and Urban Development, with adjustments for smaller and larger families.

5-15-030 Preservation fees.

The amount of any preservation fee remitted pursuant to this chapter shall be calculated by the commissioner of planning and development, and the funds shall be utilized for the development, improvement, and preservation of single-room occupancy buildings and residential hotels. The amount of such fees shall be adjusted annually based upon the United States Department of Labor, Bureau of Labor Statistics's Consumer Price Index for all Urban Consumers for the Chicago metropolitan area, or, if this index no longer exists, some other comparable index, selected by the commissioner of planning and development in his reasonable discretion. The City shall establish and promote a process for owners and purchasers of covered properties to apply for financial incentives in exchange for entering into binding land-use agreements to preserve the properties as single-room occupancy buildings and residential hotels.

5-15-040 Conversion or demolition of covered properties – prerequisites.

The department of buildings shall not process any permit allowing the conversion or demolition of a covered property, or any new development on the site of a demolished covered property, until the property's owner has filed, and the commissioner of buildings granted, an application for clearance. The commissioner of buildings shall prescribe the form of this application, and shall not grant an application unless the owner meets the requirements described in either subsection 5-15-040(a) or subsection 5-15-040(b).

(a) In lieu of proceeding pursuant to subsection 5-15-040(b), the owner shall enter into a binding land-use agreement with the City: (1) providing that the proposed project will create and/or retain at the property a number of units equal to a percentage of the number of units in the existing property as subsidized or unsubsidized affordable housing for very and extremely low-income individuals and families; and (2) agreeing to maintain those units as subsidized or unsubsidized affordable housing for very and extremely low-income individuals and families for a period of not less than 20 years. If the committed percentage is less than 20%, the owner shall also remit to the City a preservation fee in the amount of 20% of the units

minus the committed percentage of units times $200,000 (as adjusted pursuant to Section 5-15-030). For example, if the owner of a 100-unit building commits a number of units equal to 15% of the property's units, he shall remit to the City a preservation fee in the amount of $1,000,000: 20% of 100 (i.e., 20) minus 15% of 100 (i.e., 15) equals five; five times $200,000 equals $1,000,000. For purposes of this chapter, this option shall be referred to as "Commitment Option A."

(b) In lieu of proceeding pursuant to subsection 5-15-040(a), the owner shall remit to the City a preservation fee in the amount of 20% of the number of units in the existing property times $200,000 (as adjusted pursuant to Section 5-15-030). For example, if the owner of a 100-unit building proceeds under this subsection 5-15-040(b), he shall remit to the City a preservation fee in the amount of $4,000,000: 20% of 100 (i.e., 20) times $200,000 equals $4,000,000. For purposes of this chapter, this option shall be referred to as "Commitment Option B."

5-15-050 Sale or transfer of covered properties – prerequisites.

Before selling or otherwise transferring ownership of a covered property, the owner shall meet the requirements described in either subsection 5-15-050(a) or subsection 5-15-050(b).

(a) (1) The owner may choose to:

(A) provide to the department of planning and development by first class mail, and to the residents of the property by hand delivery and first class mail, at least 180 days' notice of the proposed sale or transfer of the property;

(B) allow the property's residents or any representative of the residents 180 days following the date of notice to tender an offer to purchase the property; and

(C) upon receiving any such offer, engage in good-faith negotiations, during the remaining portion of the 180-day period described in subsection 5-15-050(a)(1)(B), towards a purchase and sale agreement with the offering party.

(2) If the owner accepts an offer tendered and negotiated in the manner described in subsection 5-15-050(a)(1), then the owner shall include in the contract for sale or transfer a clause whereby the purchaser agrees to maintain, for a period of not less than 20 years, a number of units equal to at least 33% of the current number of units at the property as subsidized or unsubsidized affordable housing for very and extremely low-income individuals and families.

(3) If the owner receives an offer and meets the requirement of negotiating in good faith, as described in subsections 5-15-050(a)(1)(B) and (C), but does not reach a purchase and sale agreement with the offering party, then the owner shall be allowed a period of 60 days following the end of the 180-notice period described in subsection 5-15-050(a)(1)(A) within which to sell or transfer the property to any other party. If an owner sells or transfers a property pursuant to this subsection 5-15-050(a)(3), he shall include in the contract for sale or transfer a clause whereby the purchaser agrees to comply with either Commitment Option A or Commitment Option B. Beginning on the 61st day following the end of the 180-day notice period described in subsection 5-15-050(a)(1)(A), the owner shall not sell the property without either repeating the process described in subsection 5-15-050(a)(1) or meeting the requirements in subsection 5-15-050(b).

(b) In lieu of proceeding pursuant to subsection 5-15-050(a), the owner may opt out of the right-to-purchase process described in that subsection by remitting to the City a preservation fee in the amount of 30% of the number of units in the property times $200,000 (as adjusted pursuant to Section 5-15-030). For example, if the owner of a 100-unit building proceeds under this subsection 5-15-050(b), he shall remit to the City a preservation fee in the amount of $6,000,000: 30% of 100 (i.e., 30) times $200,000 equals $6,000,000. For purposes of this chapter, this option shall be referred to as "Commitment Option C."

5-15-060 Anti-displacement and relocation requirements.

(a) Each resident of a covered property scheduled to be demolished, converted, or sold or otherwise transferred, who has resided in the property for at least 31 consecutive days preceding the date the owner initiates any of the processes described in Sections 5-15-040 and 5-15-050, shall be considered a long-term resident. Each owner of a covered property who undertakes any of the processes described in Sections 5-15-040 and 5-15-050 in a manner that will result in the displacement of residents shall submit a list of all long-term residents to the commissioner of planning and development and, where applicable, to the purchaser of the property.

(b) In situations where a covered property is scheduled to be converted, demolished and replaced, or sold or otherwise transferred in a manner that results in the displacement of residents, the owner or purchaser, as applicable, shall determine which, if any, of the current income-eligible and lease-compliant long-term residents wish to return to the property. If the number of affordable units scheduled to be retained is less than the number of long-term residents wishing to return, then the owner or purchaser, as applicable, shall determine via lottery which of those residents to invite to return to the property.

(1) In situations where conversion or construction renders the property temporarily uninhabitable, the owner shall arrange for comparable temporary accommodations, as defined by the commissioner of planning and development, for each resident who is invited and intends to return to the property, as well as all reasonable moving and related expenses, not to exceed one month's rent (or the amount of rent the resident has paid over the most recent 30 days, if rent is not paid on a monthly basis).

(2) In all cases under this subsection 5-15-060(b), the owner or purchaser, as applicable, shall refund to each resident who is not invited to return to the property any security deposit, any interest due on the security deposit, and all prepaid rent. In addition, the owner or purchaser, as applicable, shall pay each displaced long-term resident a one-time relocation assistance fee in the amount of the greater of $2,000.00 or three months' rent (or three times the amount of rent the resident has paid over the most recent 30 days, if rent is not paid on a monthly basis). The owner or purchaser, as applicable, shall also give each displaced long-term resident the option of placement on a waitlist for an affordable housing unit in the property.

(c) In situations where a covered property is scheduled to be sold or otherwise transferred pursuant to the terms described in subsection 5-15-050(b), the owner shall refund each resident's security deposit, any interest due on the security deposit, and all prepaid rent, and shall pay each long-term resident a one-time relocation assistance fee in the amount of $10,600.00.

5-15-070 Change in terms of rental, lease, or occupancy agreements.

The owner of a covered property shall hand deliver to each resident written notice of any change in the terms of that resident's rental, lease, or occupancy agreement, including changes in the frequency or amount of payment for rent, occupancy, or other housing purposes. The timing of this notice shall be determined by the resident's existing rental, lease, or occupancy agreement, whether written or oral. For example, if a resident pays rent on a weekly basis, he is entitled to one week's notice pursuant to this section. A rent increase imposed in compliance with this section shall not constitute retaliatory conduct as contemplated in Section 5-12-150 of this Code, so long as the increase is imposed on a property-wide basis.

5-15-080 Provision of room keys to residents.

The owner of a covered property shall provide each resident a copy of the key to his room. If an owner violates this section, the affected resident shall be entitled to $2,000.00 or twice the monetary value of the damages sustained, whichever is greater.

5-15-090 Enforcement.

(a) Any resident of a covered property who is injured by a violation of this chapter may institute injunctive, mandamus, or any other appropriate legal action seeking enforcement. A resident who institutes a legal action pursuant to this chapter and is adjudged to be a prevailing party may be awarded attorney's fees and court costs.

(b) If the City initiates or joins any enforcement action against an owner who violates or resists enforcement of this chapter, the owner shall be fined not less than $200.00 nor more than $500.00 for each offense upon which a finding of liability is entered. Each day a violation continues shall constitute a separate offense.

(c) If the owner of a covered property sells the property before remitting to the City a preservation fee required under this chapter, both the owner and purchaser shall be jointly and severely liable for the payment of such fee.

SECTION 3. This ordinance shall take effect 10 days after its passage and publication.

City of Chicago

A2014-92

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/10/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Appointment
Title:	Reappointment of Ric Porrez and Pascual H. Villarreal as members of Special Service Area No. 25, Little Village Commission
Committee(s) Assignment:	Committee on Finance

FIN.

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

September 10, 2014

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

Ladies and Gentlemen:

I transmit herewith appointments to various Special Service Areas.

Your favorable consideration of these appointments will be appreciated.

Very truly yours,

Rahm Emanuel

Mayor

FIN.

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

September 10, 2014

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

Ladies and Gentlemen:

I have reappointed Ric Porrez and Pascual H. Villarreal as members of Special Service Area No. 25, the Little Village Commission, for terms effective immediately and expiring June 30, 2017.

Your favorable consideration of these appointments will be appreciated.

Very truly yours,

Rahm Emanuel

Mayor

City of Chicago

A2014-93

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/10/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Appointment
Title:	Reappointment of Kevin P. Vaughan as member of Special Service Area No. 27, West Lakeview Commission
Committee(s) Assignment:	Committee on Finance

FIN.

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

September 10, 2014

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

Ladies and Gentlemen:

I transmit herewith appointments to various Special Service Areas.

Your favorable consideration of these appointments will be appreciated.

Very truly yours,

Rahm Emanuel

Mayor

FIN.

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

September 10, 2014

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

Ladies and Gentlemen:

I have reappointed Kevin P. Vaughan as a member of Special Service Area No. 27, the West Lakeview Commission, for a term effective immediately and expiring February 15, 2017.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,

Rahm Emanuel

Mayor

City of Chicago

A2014-94

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/10/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Appointment
Title:	Reappointment of Jennifer R. Clark as member of Special Service Area No. 54, Sheridan Road Commission
Committee(s) Assignment:	Committee on Finance

FIN.

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

September 10, 2014

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

Ladies and Gentlemen:

I transmit herewith appointments to various Special Service Areas.

Your favorable consideration of these appointments will be appreciated.

Very truly yours,

Rahm Emanuel

Mayor

FIN.

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

September 10, 2014

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

Ladies and Gentlemen:

I have reappointed Jennifer R. Clark as a member of Special Service Area No. 54, the Sheridan Road Commission, for a term effective immediately and expiring June 6, 2017.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,

Rahm Emanuel

Mayor

City of Chicago

O2014-6862

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/10/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Public Hearing for reconstitution and establishment of Special Service Area No. 16 (Greek Town)
Committee(s) Assignment:	Committee on Finance

FIN.

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

September 10, 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 authorizing a Public Hearing for the reconstitution and establishment of various Special Service Areas.

Your favorable consideration of these ordinances will be appreciated.

Very truly yours,

Rahm Emanuel

Mayor

PUBLIC HEARING ORDINANCE

WHEREAS, special service areas may be established pursuant to Article VII, Sections 6(l) and 7(6) of the Constitution of the State of Illinois, and pursuant to the provisions of the Special Service Area Tax Law, 35 ILCS 200/27-5 et seq., as amended from time to time, and pursuant to the Property Tax Code, 35 ILCS 200/1-1 et seq., as amended from time to time (the "Property Tax Code"); and

WHEREAS, on July 31, 1996, the City Council of the City of Chicago (the "City Council") enacted an ordinance, as further amended by an ordinance by the City Council on November 20, 1996 (collectively the "Establishment Ordinance") which established an area known and designated as City of Chicago Special Service Area Number 16 (the "Area") and authorized the levy of an annual tax, for the period beginning in tax year 1996 through and including tax year 2016 (the "Original Period "), not to exceed an annual rate of one percent (1%) of the equalized assessed value of the taxable property therein (the "Services Tax") to provide certain special services in and for the Area in addition to the services provided by and to the City of Chicago generally (the "Original Special Services"); and

WHEREAS, the Establishment Ordinance established the Area as that territory approximately bounded by Madison Street on the north, the John Fitzgerald Kennedy Expressway on the east, Congress Parkway on the south and Green Street on the west; and

WHEREAS, the Original Special Services authorized in the Establishment Ordinance included recruitment of new businesses to the Area, rehabilitation activities, loan packaging services, landscaping, security, maintenance and beautification activities including, but not limited to, the maintenance and lighting of certain public improvements in the form of pillars and pavilions to be erected in the Area, coordinated promotional and advertising activities for the Area, and other technical assistance activities to promote commercial and economic development; and

WHEREAS, the City desires to authorize certain special services in the Area distinct from the Original Special Services (the "Special Services"), and to authorize the extension of the Original Period and of the levy of the Services Tax for the provision of the Special Services in the Area; and

WHEREAS, the City Council finds that (a) it is in the public interest that consideration be given to (i) the authorization of Special Services distinct from the Original Special Services, and (ii) the authorization of the extension of the Original Period and of the levy of the Services Tax for the provision of the Special Services in the Area for a period through and including tax year 2028; (b) the Area is contiguous; and (c) the proposed Special Services are in addition to municipal services provided by and to the City generally; now, therefore,

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

SECTION 1. The preambles of this ordinance are hereby incorporated into this text as if set out herein in full.

SECTION 2. A public hearing shall be held by the Committee on Finance of the City Council of the City of Chicago at the City Council Chambers, City Hall, Chicago, Illinois (the "Hearing") to consider (i) the authorization of Special Services distinct from the Original Special Services, and (ii) the authorization of the extension of the Original Period and of the levy of the Services Tax for the provision of the Special Services in the Area for a period through and including tax year 2028. At the Hearing there will be considered the extension of the levy of the Services Tax upon the taxable property within the Area sufficient to produce revenues required to provide the Special Services in the Area. The Services Tax shall not exceed the annual rate of one percent (1.00%) of the equalized assessed value of the taxable property within the Area. The Services Tax shall be authorized to be extended and levied in tax years 2014 through and including 2028. The proposed amount of the tax levy for the Special Services in tax year 2014 is $342,543. The Services Tax shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Property Tax Code, as amended from time to time. The Special Services to be considered include, but are not limited to: customer attraction, public way aesthetics, sustainability and public place enhancements, economic/business development, safety programs, and other activities to promote commercial and economic development. The Special Services shall be in addition to services provided to and by the City of Chicago generally. The Area shall consist of territory described on Exhibit 1 hereto and hereby incorporated herein. The approximate street location of said territory consists of the area bounded by Madison Street on the north, the John Fitzgerald Kennedy Expressway on the east, Congress Parkway on the south and Green Street on the west.

SECTION 3. Notice of the Hearing shall be published at least once, not less than fifteen (15) days prior to the Hearing, in a newspaper of general circulation within the City of Chicago. In addition, notice by mail shall be given by depositing said notice in the United States mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each property lying within the Area. The notice shall be mailed not less than ten (10) days prior to the time set for the Hearing. In the event taxes for the last preceding year were not paid, the notice shall be sent to the person last listed on the tax rolls prior to that year as the owner of the property.

SECTION 4. Notice of the Hearing shall be substantially in the following form:

Notice of Public Hearing

City of Chicago Special Service Area Number 16.

Notice is hereby given that at _____o clock _____.m., on the__ day of _____, 2014 at the City Council Chambers, City Hall, 121 North LaSalle Street, Chicago, Illinois, a public hearing will be held by the Committee on Finance of the City Council of the City of Chicago to consider certain matters with respect to an area within the City of Chicago known and designated as Special Service Area Number 16 (the Area) and the authorization of the levy of a special annual services tax (the Services Tax) within the Area. The matters shall include (i) the authorization of certain special services (the "Special Services") which are distinct from the original special services currently authorized within the Area, and (ii) the authorization of an extension of the period of years in which

the levy of the Services Tax is authorized through and including tax year 2028. The Services Tax under consideration shall be authorized to be levied annually in tax years 2014 through and including 2028 for the provision of the Special Services. The purpose of the Services Tax shall be to provide the Special Services within the Area, which may include, but are not limited to: customer attraction, public way aesthetics, sustainability and public place enhancements, economic/business development, safety programs, and other activities to promote commercial and economic development.

The Services Tax to be levied against the taxable property included within the Area for the provision of the Special Services shall not exceed the annual rate of one percent (1.00%) of the equalized assessed value of taxable property within the Area. The proposed amount of the tax levy for Special Services in tax year 2014 is $342,543. The Services Tax shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Property Tax Code, 35 ILCS 200/1-1 et seq., as amended from time to time.

The Area consists of the territory described herein and incorporated hereto as Exhibit 1. The approximate street location of said territory consists of the area bounded by Madison Street on the north, the John Fitzgerald Kennedy Expressway on the east, Congress Parkway on the south and Green Street on the west.

At the public hearing any interested person, including all persons owning taxable real property located within the proposed Area, affected by (i) the authorization of Special Services which are distinct from the original special services currently authorized within the Area, and (ii) the authorization of the extension of the period of years in which the levy of the Services Tax is authorized through and including tax year 2028 may file with the City Clerk of the City of Chicago written objections to and may be heard orally with respect to any issues embodied in this notice. The Committee on Finance of the City Council of the City of Chicago shall hear and determine all protests and objections at said hearing, and said hearing may be adjourned to another date without further notice other than a motion to be entered upon the minutes fixing the time and place it will reconvene.

If a petition signed by at least fifty-one percent (51%) of the electors residing within the boundaries of the Area and by at least fifty-one percent (51%) of the landowners included within the boundaries of the Area objecting to (i) the authorization of Special Services which are distinct from the Original Special Services currently authorized within the Area, and (ii) the authorization of the extension of the period of years in which the levy of the Services Tax is authorized through and including tax year 2028 is filed with the City Clerk of the City of Chicago within sixty (60) days following the final adjournment of the public hearing, the Special Services which are distinct from the Original Special Services currently authorized within Area shall not be authorized and the period of years in which the levy of the Services Tax shall not be extended through and including tax year 2028.

By order of the City Council of the City of Chicago, Cook County, Illinois.

Dated this _____ day of _____, 2014.

_____
City Clerk, City of Chicago,
Cook County, Illinois

SECTION 5. This ordinance shall become effective from its passage and approval.

EXHIBIT 1

Legal Description and Permanent Index Numbers

See attached pages.

Special Service Area #16 Greek Town Legal Description.

That part of the northwest quarter of Section 16 and part of the northeast quarter of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian, described as follows: beginning at the intersection of the centerline of West Madison Street, with the centerline of South Halsted Street; thence west along said centerline of West Madison Street, to the northerly extension of the east line of the alley first west of South Halsted Street lying between West Madison Street and West Monroe Street; thence south along said extension and said east line of the alley first west of South Halsted Street lying between West Madison Street and West Monroe Street to a line 130 feet south of and parallel with the south line of West Madison Street; thence west along said line 130 feet south of and parallel with the south line of West Madison Street to the centerline of Block 1 in Duncan's Addition to Chicago; a subdivision of the east half of the northeast quarter of said Section 17; thence south along the centerline of Block 1 in said Duncan's Addition to Chicago (and its southerly extension) to the centerline of West Monroe Street; thence continuing south along the centerline of Block 10 in said Duncan's Addition to Chicago (and its northerly and southerly extensions) to the centerline of West Adams Street; thence continuing south along the centerline of Block 11 in said Duncan's Addition to Chicago (and its northerly extension) to the north line of the south half of Lot 14 in said Block 11; thence west along the north line of the south half of said Lot 14 in said Block 11 (and its westerly extension) to the centerline of South Green Street; thence south along said centerline of South Green Street, to the westerly extension of the north line of Lot 15 in Block 20 in said Duncan's Addition to Chicago; thence east along the north line of said Lot 15 and its westerly extension in said Block 20 to the west line of the east 10.5 feet of said Lot 15 in said Block 20; thence south along the west line of the east 10.5 feet of said Lot 15 in said Block 20 to the south line of the north 10.00 feet of said Lot 15 in said Block 20; thence east along the south line of the north 10.00 feet of said Lot 15 in said Block 20 to the east line of said Lot 15 in said Block 20, also being a point in the centerline of said Block 20; thence south along said centerline of said Block 20 to the centerline of West Van Buren Street; thence continuing south along the centerline of Block 21 in said Duncan's Addition to Chicago (and its northerly extension) to the west extension of the south line of Lot 2 in said Block 21; thence east 33 feet along said west extension and said south line of Lot 2; thence northeast to the northeast corner of said Lot 2, said corner also being on the west right-of-way line of South Halsted Street; thence east to the east right-of-way line of South Halsted Street; thence south along said east line of South Halsted Street to the southwest corner of Lot 17 in J.A. Yale's Subdivision of Block 5 of School Section Addition to Chicago of said Section 16, said point being on the east right-of-way line of South Halsted Street; thence east along the south line of Lots 17 through 13, inclusive, in said J. A. Yale's Subdivision, to a point on the east line of the west 5.00 feet of Lot 13 in said J.A. Yale's Subdivision; thence north along said east line of the west 5.00 feet of Lot 13 to a point on the northerly right-of-way line of West Van Buren Street; thence west along said northerly right-of-way line of West Van Buren Street to the west right-of-way line of the John F. Kennedy Expressway; thence northerly along said west right-of-way line of the John F. Kennedy Expressway to the southeast corner of Lot 4 in Block 4 of the subdivision of Blocks 4 and 21 of School Section Addition; thence north along the east line of said Lot 4 in Block 4 to the north right-of-way line of West Jackson Boulevard; thence east along said north right-of-way line of West Jackson Boulevard to the east line of the west 29 feet of Lot 6 in Blanchard's Subdivision of Block 3 of School Section Addition to Chicago of said Section 16; thence north along said

east line of the west 29 feet of said Lot 6 and its northerly extension to the north right-of-way line of West Quincy Street, at a point on the south line of Lot 3 in said Blanchard's Subdivision; thence west along said north right-of-way line of West Quincy Street to the west line of said Lot 3; thence north along said west line of Lot 3 to a point on the north line of said Lot 3 in said Blanchard's Subdivision, said point also being on the south right-of-way line of West Adams Street; thence north to the southeast corner of Lot 8 in the subdivision of Lots 7 and 8 of Block 2 of School Section Addition; thence north along the east line of said Lot 8 in the subdivision of Lots 7 and 8 of Block 2 of School Section Addition and its north extension to the centerline of West Marble Place; thence west along said centerline of West Marble Place to the south extension of the west line of the east 25.25 feet of Lot 2 in Block 2 of School Section Addition to Chicago; thence north along said extension and said west line of the east 25.25 feet of Lot 2 and its north extension to the north right-of-way line of West Monroe Street; thence east along said north right-of-way line of West Monroe Street, also being the south line of Lot 21 in the subdivision of Block 1 of School Section Addition to Chicago of Section 16, to the southeast corner of said Lot 21; thence north along the east line of Lot 21 and Lot 1 in said subdivision of Block 1 of School Section Addition to Chicago of Section 16 and its north extension to the centerline of West Madison Street; thence west along said centerline of West Madison Street to the point of beginning, in Cook County, Illinois.

Legal Description revised June 27, 2014:

Alfred Benesch & Company

_____

Illinois Professional Land Surveyor No. 3685

License expires November 30, 2014

SSA 16 Greek Town PIN List

PIN14
17172220090000
17172220220000
17172220230000
17172220100000
17172220190000
17172090090000
17172150190000
17172150200000
17172220060000
17172220170000
17172220160000
17172220080000
17172220140000
17172220240000
17172220250000
17172280170000
17172280190000
17172280110000
17172280120000
17172280130000
17172280140000
17172280150000
17172380130000
17172280160000
17161050360000
17161000440000
17161050290000
17161050210000
17161050200000
17161050160000
17161050170000
17161050190000
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17161100180000
17161100070000
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17161100040000
17161100050000
17161160050000
17161160010000
17161170250000
17161170270000
17161170010000
17161170320000
17161170330000
17161090080000
17161090010000
17161090020000
17161090030000

17161090040000
17161090050000
17161090060000
17161090070000
17161160320000
17161160330000
17172090120000
17172090130000
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17172090150000
17172090160000
17172090170000
17172150100000
17172150110000
17172150120000
17172150230000
17172150160000
17172150170000
17172150180000
17161220420000
17161100060000

City of Chicago

O2014-6865

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/10/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Public Hearing for reconstitution and establishment of Special Service Area No. 28 (Six Corners)
Committee(s) Assignment:	Committee on Finance

FIN.

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

September 10, 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 authorizing a Public Hearing for the reconstitution and establishment of various Special Service Areas.

Your favorable consideration of these ordinances will be appreciated.

Very truly yours,

Rahm Emanuel

Mayor

PUBLIC HEARING ORDINANCE

WHEREAS, special service areas may be established pursuant to Article VII, Sections 6(l) and 7(6) of the Constitution of the State of Illinois, and pursuant to the provisions of the Special Service Area Tax Law, 35 ILCS 200/27-5 et seq., as amended from time to time, and pursuant to the Property Tax Code, 35 ILCS 200/1-1 et seq., as amended from time to time (the "Property Tax Code"); and

WHEREAS, the City Council of the City of Chicago (the "City Council") finds that it is in the public interest that consideration be given to the creation of an area within the City of Chicago to be known and designated as Special Service Area Number 28-2014 (the "Area") and to the authorization of the levy of a special annual services tax (the "Services Tax") for a period of fifteen (15) years within the Area for the purposes set forth herein; that the Area is contiguous; and that said special services are in addition to municipal services provided by and to the City of Chicago generally, and it is, therefore, in the best interests of the City of Chicago that the creation of the Area and the levy of the Services Tax within the Area for the services to be provided be considered; now, therefore,

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

SECTION 1. The preambles of this ordinance are hereby incorporated into this text as if set out herein in full.

SECTION 2. A public hearing shall be held by the Committee on Finance of the City Council of the City of Chicago at the City Council Chambers, City Hall, Chicago, Illinois (the "Hearing") to consider the creation of the Area and the authorization of the levy of the Services Tax. At the Hearing there will be considered the levy of the Services Tax upon the taxable property within the Area sufficient to produce revenues required to provide special services in the Area. The Services Tax shall not exceed the annual sum of 0.750 percent of the equalized assessed value of the taxable property within the Area. The Services Tax shall be authorized to be levied in tax years 2014 through and including 2028. The proposed amount of the tax levy for special services for the initial year for which taxes will be levied within the Area in tax year 2014 is $226,461. The Services Tax shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Property Tax Code, as amended from time to time. The special services to be considered include, but are not limited to: customer attraction, public way aesthetics, sustainability and public place enhancements, economic/business development, safety programs, and other activities to promote commercial and economic development which will be hereinafter referred to collectively as the "Special Services." The Special Services shall be in addition to services provided to and by the City of Chicago generally. The Area shall consist of territory described on Exhibit 1 hereto and hereby incorporated herein. The approximate street location of said territory consists of the properties at and near the intersection of Irving Park Road and Milwaukee, extending west along Irving Park Road to Lavergne Avenue, with the inclusion of two commercial properties at the northwest and southwest corners of Irving Park Road and Lavergne Avenue; south along Cicero and Milwaukee Avenues to Byron Street, with the exception of residential properties located along Byron Street between service alleys just south of the former Bank of America parking areas and other commercial uses between Cicero and Milwaukee Avenues; north along Cicero to Warner Avenue excluding the residential properties on the east side of street; Milwaukee Avenue south to Byron Street and incorporating the parking lots to the Canadian Pacific/Metra train tracks to

the east; Milwaukee Avenue north to Warner Avenue and extending to Lavergne Avenue to the west including the condominium parcels in the Klee Plaza Building and the commercial parcel northwest of the Milwaukee and Warner Avenue intersection while excluding the Lavergne Avenue parking lot and residential properties along West Cuyler Avenue; and east along Irving Park Road to the Canadian Pacific/Metra railroad viaduct and north to Belle Plaine Avenue and the alley servicing the Six Corners Shopping Center Development.

SECTION 3. Notice of the Hearing shall be published at least once, not less than fifteen (15) days prior to the Hearing, in a newspaper of general circulation within the City of Chicago. In addition, notice by mail shall be given by depositing said notice in the United States mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each property lying within the Area. The notice shall be mailed not less than ten (10) days prior to the time set for the Hearing. In the event taxes for the last preceding year were not paid, the notice shall be sent to the person last listed on the tax rolls prior to that year as the owner of the property.

SECTION 4. Notice of the Hearing shall be substantially in the following form:

Notice of Public Hearing

City of Chicago Special Service Area Number 28-2014.

Notice is hereby given that at_____ o'clock ___.m., on the_____ day of _____ , 20__ at the City Council Chambers, City Hall, 121 North LaSalle Street, Chicago, Illinois, a public hearing will be held by the Committee on Finance of the City Council of the City of Chicago to consider the creation of an area within the City of Chicago to be known and designated as Special Service Area Number 28-2014 (the "Area") and the authorization of the levy of a special annual services tax (the "Services Tax") within the Area. The Services Tax under consideration shall be authorized to be levied in tax years 2014 through and including 2028. The purpose of creating the Area shall be to provide special services within the Area, which may include, but are not limited to: customer attraction, public way aesthetics, sustainability and public place enhancements, economic/business development, safety programs, and other activities to promote commercial and economic development which will be hereinafter referred to collectively as the "Special Services."

At the hearing there will be considered a Services Tax to be levied against the taxable property included within the Area for the provision of the Special Services not to exceed the annual sum of 0.750 percent of the equalized assessed value of taxable property within the Area. The proposed amount of the tax levy for special services for the initial year for which taxes will be levied within the Area in tax year 2014 is $226,461. The Services Tax shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Property Tax Code, 35 ILCS 200/1-1 et seq., as amended from time to time.

The Area shall consist of the territory described herein and incorporated hereto as Exhibit 1. The approximate street location of said territory consists of the properties at and near the intersection of Irving Park Road and Milwaukee,

extending west along Irving Park Road to Lavergne Avenue, with the inclusion of two commercial properties at the northwest and southwest corners of Irving Park Road and Lavergne Avenue; south along Cicero and Milwaukee Avenues to Byron Street, with the exception of residential properties located along Byron Street between service alleys just south of the former Bank of America parking areas and other commercial uses between Cicero and Milwaukee Avenues; north along Cicero to Warner Avenue excluding the residential properties on the east side of street; Milwaukee Avenue south to Byron Street and incorporating the parking lots to the Canadian Pacific/Metra train tracks to the east; Milwaukee Avenue north to Warner Avenue and extending to Lavergne Avenue to the west including the condominium parcels in the Klee Plaza Building and the commercial parcel northwest of the Milwaukee and Warner Avenue intersection while excluding the Lavergne Avenue parking lot and residential properties along West Cuyler Avenue; and east along Irving Park Road to the Canadian Pacific/Metra railroad viaduct and north to Belle Plaine Avenue and the alley servicing the Six Corners Shopping Center Development.

At the public hearing any interested person, including all persons owning taxable real property located within the proposed Area, affected by the creation of the Area and the levy of the Services Tax may file with the City Clerk of the City of Chicago written objections to and may be heard orally with respect to any issues embodied in this notice. The Committee on Finance of the City Council of the City of Chicago shall hear and determine all protests and objections at said hearing, and said hearing may be adjourned to another date without further notice other than a motion to be entered upon the minutes fixing the time and place it will reconvene.

If a petition signed by at least fifty-one percent (51%) of the electors residing within the boundaries of the proposed Area and by at least fifty-one percent (51%) of the landowners included within the boundaries of the proposed Area objecting to the creation of the Area and the levy of the Services Tax therein is filed with the City Clerk of the City of Chicago within sixty (60) days following the final adjournment of the public hearing, the Area shall not be created and the Services Tax shall not be levied.

By order of the City Council of the City of Chicago, Cook County, Illinois.

Dated this _____ day of _____, 20_.

_____
City Clerk, City of Chicago,
Cook County, Illinois

SECTION 5. This ordinance shall become effective from its passage and approval.

EXHIBIT 1

Legal Description and Permanent Index Numbers

See attached pages.

Six Corners Special Service Area #28-2014
Legal Boundary Description

That part of the west half of the northwest quarter of Section 22, the east half of the northeast quarter of Section 21, the west half of the northeast quarter of Section 21, the west half of the southeast quarter of Section 16, the east half of the southeast quarter of Section 16, the west half of the southwest quarter of Section 15, all in Township 40 North, Range 13 East of the Third Principal Meridian, described as follows:

beginning at the southeast corner of Block 20 in Grayland, being a subdivision in the northwest quarter of Section 22, according to the plat thereof recorded September 3, 1874 as Document 180633; thence west along the south line of Blocks 20 and 21 in Grayland to the southeasterly line of West Byron Street as widened by ordinance passed on November 3, 1926 and by Order of Possession by Superior Court dated October 15, 1932 as General Number 449006; thence southwest along said southeasterly line of West Byron Street as widened to its intersection with the easterly extension of the south line of West Byron Street; thence west along the easterly extension and the south line of West Byron Street to its intersection with the southerly extension of the west line of the 16 foot north/south alley lying east of and contiguous to Lot 23 in Block 1 of Gross' Milwaukee Avenue Addition, according to the plat thereof recorded December 28, 1899 as Document 2909669 and note of correction recorded July 25, 1900 as Document 2989731; thence north along the southerly extension and the west line of said 16 foot north/south alley to the northeast corner of Lot 23 in Block 1 of Gross' Milwaukee Avenue Addition; thence northwest along the southwesterly line of a 16 foot northwest/southeast alley lying northeast of and contiguous to Lots 23 through 25 in Block 1 of Gross' Milwaukee Avenue Addition, to the south line of a 16 foot east/west alley lying north of and contiguous to Lots 26 through 31 in Block 1 of Gross' Milwaukee Avenue Addition; thence west along the south line of said 16 foot east/west alley to the northwest corner of Lot 31 in Block 1 of Gross' Milwaukee Avenue Addition; thence south along the west line of Lot 31 in Block 1 of Gross' Milwaukee Avenue Addition and its southerly extension to the south line of West Byron Street; thence west along the south line of West Byron Street, across North Cicero Avenue, to the southerly extension of the west line of a 16 foot north/south alley lying west of and contiguous to Lots 191 through 200 in Grayland Park Addition to Chicago, according to the plat thereof recorded July 16, 1891 as Document 1504986; thence north along the southerly extension and the west line of said 16 foot north/south alley to the south line of West Dakin Street; thence continuing north across West Dakin Street to the intersection of the north line of West Dakin Street with the west line of a 16 foot north/south alley lying west of and contiguous to Lots 1 through 10 in Grayland Park Addition to Chicago to the northeast corner of Lot 190 in said Grayland Park Addition to Chicago; thence west along the south line of a 16 foot east/west alley lying north of and contiguous to Lots 172 through 190 in Grayland Park Addition to Chicago to the east line of North Lamon Avenue; thence south along the east line of North Lamon Avenue to the south line of West Dakin Street; thence west along the south line of West Dakin Street to the west line of North Lavergne Avenue; thence north along the west line of North Lavergne Avenue to the northeast corner of Lot 148 in Grayland Park Addition to Chicago; thence west along the north line of Lots 147 and 148 in Grayland Park Addition to Chicago to the southerly extension of the west line of Lot 54 in said Grayland Park Addition to Chicago; thence north on the southerly extension and the west line of said Lot 54 in Grayland Park Addition to Chicago to the northwest corner of Lot 54, also being on the south line of West Irving Park Road; thence west along the south line of West Irving Park Road to the southerly extension of the west line of Lot 67 in Dickinson Park Subdivision Number 2, according to the plat thereof recorded June 21, 1911 as Document 4780288; thence north, across West Irving Park Road along the southerly extension and the west line of Lot 67 in Dickinson Park Subdivision Number 2 to the north line of a 16 foot east/west alley lying north of and contiguous to Lots 65 through 73 in Dickinson Park Subdivision Number 2; thence east along the north line of said 16 foot east/west alley and its easterly extension, across North Lavergne Avenue to the east line of North Lavergne Avenue; thence east along the north line of a 16 foot east/west alley lying north of and contiguous to Lots 61 through 64 in Dickinson Park Subdivision

Number 2 and Lots 14 through 17 in Block 3 of the Dickinson-Lowell Homestead Subdivision, according to the plat thereof recorded April 18, 1916 as Document 5847600, to the west line of North Laporte Avenue; thence continuing east across North Laporte Avenue to the southwest corner of Lot 38 in Block 1 of the Dickinson-Lowell Homestead Subdivision; thence east along the south line of Lots 38 through 46 in Block 1 of the Dickinson-Lowell Homestead Subdivision to the southeast corner of Lot 46; thence north along the east line of said Lot 46 in Block 1 of the Dickinson-Lowell Homestead Subdivision to the northeast corner of said Lot 46 also being on the south line of West Cuyler Avenue; thence west along the south line of West Cuyler Avenue and its westerly extension to the west line of North Laporte Avenue; thence north along the west line of North Laporte Avenue to the northeast corner of Lot 5 in Block 3 of the Dickinson-Lowell Homestead Subdivision; thence west along the north line of said Lot 5 in Block 3 of the Dickinson-Lowell Homestead Subdivision to the southerly extension of the west line of Lot 4 in Block 3 of the Dickinson-Lowell Homestead Subdivision; thence north along the southerly extension and the west line of Lot 4 in Block 3 of Dickinson-Lowell Homestead Subdivision to the north line of West Belle Plaine Avenue; thence east along the north line of West Belle Plaine Avenue to the southeast corner of Lot 19 in A. W. Dickinson's Subdivision, according to the plat thereof recorded June 19, 1907 as Document 4054566; thence northwest along the northeasterly line of Lots 19 through 25 in said A.W. Dickinson's Subdivision to the southwesterly extension of the northerly line of Lot 7 in said A.W. Dickinson's Subdivision; thence northeast along the southwesterly extension and the northerly line of Lot 7 in said A. W. Dickinson's Subdivision to the northeasterly line of North Milwaukee Avenue; thence southeast along the northeasterly line of North Milwaukee Avenue to the north line of West Warner Avenue; thence east along the north line of West Warner Avenue to a line drawn perpendicular to said north line of West Warner Avenue from the northwest corner of Lot 30 in E. C. Dickinson's Subdivision Number 2, according to the plat thereof recorded November 2, 1907 as Document 4120368; thence south along said perpendicular line, across West Warner Avenue to the northwest corner of Lot 30 in E. C. Dickinson's Subdivision Number 2; thence southeast along the southwesterly lines of Lots 30 and 31 and the southeasterly extension of the southwesterly line of Lot 31 in E. C. Dickinson's Subdivision Number 2 to the west line of Lot 11 in the resubdivision of Lots 9 to 18 in E. C. Dickinson's Subdivision Number 2, according to the plat thereof recorded May 8, 1915 as Document 5629529; thence south along the west line of Lot 11 in the resubdivision of Lots 9 to 18 in E. C. Dickinson's Subdivision Number 2 to the southwest corner of said Lot 11, also being on the north line of West Belle Plaine Avenue; thence east along the north line of West Belle Plaine Avenue to the west line of a 16 foot north/south alley lying west of and contiguous to Lots 1 through 8 in E. C. Dickinson's Subdivision Number 2; thence north along the west line of said 16 foot north/south alley lying west of and contiguous to Lots 1 through 8 in E. C. Dickinson's Subdivision Number 2, and the northerly extension of said west line, to the north line of West Warner Avenue; thence east along the north line of West Warner Avenue and its easterly extension to the east line of North Cicero Avenue; thence south along the east line of North Cicero Avenue to the north line of West Belle Plaine Avenue; thence east along the north line of West Belle Plaine Avenue to the west line of North Kilpatrick Avenue; thence north along the west line of North Kilpatrick Avenue to the southeast corner of Lot 1 in Pischel's Resubdivision, according to the plat thereof recorded June 16, 1911 as Document 4777834; thence southeasterly across North Kilpatrick Avenue to the southwest corner of Brother Michael J. Grace, S.J. Subdivision, according to the plat thereof recorded December 31, 2007 as Document 0736509002, also being the northwest corner of Lot 1 in Marketplace At Six Corners Subdivision, according to the plat thereof recorded November 1, 1996 as Document 96835577; thence east along the south line of said Brother Michael J. Grace, S.J. Subdivision and the north line of said Lot 1 in Marketplace At Six Corners Subdivision to the northeast corner of said Lot 1, also being on the westerly right-of-way line of the Chicago, Milwaukee and St. Paul Railway Company; thence southeast along the westerly right-of-way line of the Chicago, Milwaukee and St. Paul Railway Company to the west right-of-way line of the Chicago & Northwestern Railway Company, also being the east line of Block 20 in Grayland, being a subdivision in the northwest quarter of Section 22; thence south along the east line of Block 20 in Grayland to the point of beginning, all in the City of Chicago, Cook County, Illinois.

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City of Chicago

O2014-6867

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/10/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Public Hearing for reconstitution and establishment of Special Service Area No. 38 (Northcenter)
Committee(s) Assignment:	Committee on Finance

FIN.

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

September 10, 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 authorizing a Public Hearing for the reconstitution and establishment of various Special Service Areas.

Your favorable consideration of these ordinances will be appreciated.

Very truly yours,

Rahm Emanuel

Mayor

PUBLIC HEARING ORDINANCE

WHEREAS, special service areas may be established pursuant to Article VII, Sections 6(l) and 7(6) of the Constitution of the State of Illinois, and pursuant to the provisions of the Special Service Area Tax Law, 35 ILCS 200/27-5 et seq., as amended from time to time, and pursuant to the Property Tax Code, 35 ILCS 200/1-1 et seq., as amended from time to time (the "Property Tax Code"); and

WHEREAS, on December 7, 2005, the City Council of the City of Chicago (the "City Council") enacted an ordinance (the "Establishment Ordinance") which established an area (the "Original Area") known and designated as City of Chicago Special Service Area Number 38, and authorized the levy of an annual tax for the period beginning in tax year 2005 through and including tax year 2014 (the "Initial Period"), not to exceed an annual rate of one hundred sixty four thousandths of one percent (0.164%) of the equalized assessed value of the taxable property therein (the "Original Services Tax") to provide certain special services in and for the Original Area in addition to the services provided by and to the City of Chicago generally (the "Original Special Services"); and

WHEREAS, the Original Area includes Western Avenue from Montrose Avenue to Belmont Avenue; Lincoln Avenue from Addison Street to Montrose Avenue; and Irving Park Road from Ravenswood Avenue to Campbell Avenue; and

WHEREAS, the Original Special Services, as authorized in the Establishment Ordinance, include but are not limited to, maintenance and beautification activities, coordinated marketing and promotional activities, parking and transit programs, area strategic planning, business retention/recruitment initiatives, building facade improvements, security services and other technical assistance activities to promote community and economic development; and

WHEREAS, the City now desires to (i) enlarge the boundaries of the Original Area (as enlarged, the "Area"), (ii) authorize certain special services in the Area distinct from the Original Special Services (the "Special Services"), (iii) authorize an increase in the maximum annual rate of the levy to provide the Special Services to an amount not to exceed 0.333% of the equalized assessed value of the taxable property within the Area (the "Services Tax"), and (iv) to authorize the extension of the time period for which the levy of the Services Tax is authorized within the Area from the Initial Period to a period from tax year 2014 through and including tax year 2028 (the "Levy Period"); and

WHEREAS, the City Council finds that

(a) it is in the public interest that consideration be given to (i) the enlargement of the boundaries of the Original Area to the Area while keeping its designation as City of Chicago Special Service Area Number 38, (ii) the authorization of the Special Services distinct from the Original Special Services, (iii) the authorization of the increased amount of the Services Tax, and (iv) the authorization of the extended Levy Period;

(b) the Area is contiguous; and

(c) the proposed Special Services are in addition to municipal services provided by and

to the City generally; now, therefore,

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

SECTION 1. The preambles of this ordinance are hereby incorporated into this text as if set out herein in full.

SECTION 2. A public hearing shall be held by the Committee on Finance of the City Council of the City of Chicago at the City Council Chambers, City Hall, Chicago, Illinois (the "Hearing") to consider (i) the enlargement of the boundaries of the Original Area to the Area while keeping its designation as City of Chicago Special Service Area Number 38, (ii) the authorization of the Special Services distinct from the Original Special Services, (iii) the authorization of the increased amount of the Services Tax, and (iv) the authorization of the extended Levy Period. At the Hearing there will be considered the extension of the levy of the Services Tax upon the taxable property within the Area sufficient to produce revenues required to provide the Special Services in the Area. The Services Tax shall not exceed the annual rate of 0.333% of the equalized assessed value of the taxable property within the Area. The Services Tax shall be authorized to be extended and levied in tax years 2014 through and including tax year 2028. The proposed amount of the tax levy for the Special Services in tax year 2014 is $243,705. The Services Tax shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Property Tax Code, as amended from time to time. The Special Services to be considered include, but are not limited to: customer attraction, public way aesthetics, sustainability and public place enhancements, economic/business development, safety programs, and other activities to promote commercial and economic development. The Special Services shall be in addition to services provided to and by the City of Chicago generally. The Area shall consist of territory described on Exhibit 1 hereto and hereby incorporated herein. The approximate street location of said territory consists of Montrose Avenue on the north to Cornelia (west) and Addison (east) Avenues on the south; Western Avenue on the west and Lincoln Avenue on the east; with Irving Park in the middle between Western and Lincoln Avenues.

SECTION 3. Notice of the Hearing shall be published at least once, not less than fifteen (15) days prior to the Hearing, in a newspaper of general circulation within the City of Chicago. In addition, notice by mail shall be given by depositing said notice in the United States mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each property lying within the Area. The notice shall be mailed not less than ten (10) days prior to the time set for the Hearing. In the event taxes for the last preceding year were not paid, the notice shall be sent to the person last listed on the tax rolls prior to that year as the owner of the property.

SECTION 4. Notice of the Hearing shall be substantially in the following form:

Notice of Public Hearing

City of Chicago Special Service Area Number 38.

Notice is hereby given that at _____o clock _____.m., on the__ day of _____, 2014 at the City Council Chambers, City Hall, 121 North LaSalle Street, Chicago, Illinois, a public hearing will be held by the Committee on Finance of the City Council of the City of Chicago to consider certain matters with respect to an area within the City of Chicago known and designated as Special Service Area Number 38 and the authorization of the levy of a special annual services tax (the "Services Tax") within the Area. The matters shall include (i) enlarging the boundaries of the original special service area while keeping the designation as City of Chicago Special Service Area Number 38 (as enlarged, the "Area"), (ii) authorizing certain special services in the Area distinct from the original special services authorized to be provided (the "Special Services"), (iii) authorizing an increase in the maximum annual rate of the levy to provide the Special Services to an amount not to exceed 0.333% of the equalized assessed value of the taxable property within the Area (the "Services Tax"), and (iv) authorizing the extension of the time period for which the levy of the Services Tax is authorized within the Area through and including tax year 2028.

The Services Tax under consideration shall be authorized to be levied annually in tax years 2014 through and including 2028 for the provision of the Special Services. The purpose of the Services Tax shall be to provide the Special Services within the Area, which may include, but are not limited to: customer attraction, public way aesthetics, sustainability and public place enhancements, economic/business development, safety programs, and other activities to promote commercial and economic development.

The Services Tax to be levied against the taxable property included within the Area for the provision of the Special Services shall not exceed the annual rate of 0.333% of the equalized assessed value of taxable property within the Area. The proposed amount of the tax levy for Special Services in tax year 2014 is $243,705. The Services Tax shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Property Tax Code, 35 ILCS 200/1-1 et seq., as amended from time to time.

The Area shall consist of the territory described herein and incorporated hereto as Exhibit 1. The approximate street location of said territory consists of Montrose Avenue on the north to Cornelia (west) and Addison (east) Avenues on the south; Western Avenue on the west and Lincoln Avenue on the east; with Irving Park in the middle between Western and Lincoln Avenues.

At the public hearing any interested person, including all persons owning taxable real property located within the proposed Area, affected by (i) the enlargement of the boundaries of the original special service area to the Area while keeping the designation as City of Chicago Special Service Area Number 38, (ii) the authorization of the Special Services in the Area distinct from the original special services provided therein, (iii) the authorization of the increase in the maximum annual rate of the levy of the Services Tax to provide the Special

Services to an amount not to exceed 0.333% of the equalized assessed value of the taxable property within the Area, and (iv) the authorization of the extension of the time period for which the levy of the Services Tax is authorized within the Area from the initial period to the period from tax year 2014 through and including tax year 2028, may file with the City Clerk of the City of Chicago written objections to and may be heard orally with respect to any issues embodied in this notice. The Committee on Finance of the City Council of the City of Chicago shall hear and determine all protests and objections at said hearing, and said hearing may be adjourned to another date without further notice other than a motion to be entered upon the minutes fixing the time and place it will reconvene.

If a petition signed by at least fifty-one percent (51%) of the electors residing within the boundaries of the Area and by at least fifty-one percent (51%) of the landowners included within the boundaries of the Area objecting to (i) the enlargement of the boundaries of the original special service area to the Area while keeping the designation as City of Chicago Special Service Area Number 38, (ii) the authorization of the Special Services in the Area distinct from the original special services provided therein, (iii) the authorization of the increase in the maximum annual rate of the levy of the Services Tax to provide the Special Services to an amount not to exceed 0.333% of the equalized assessed value of the taxable property within the Area, and/or (iv) the authorization of the extension of the time period for which the levy of the Services Tax is authorized within the Area from the initial period to the period from tax year 2014 through and including tax year 2028, is filed with the City Clerk of the City of Chicago within sixty (60) days following the final adjournment of the public hearing, then such action objected to shall not be approved or authorized.

By order of the City Council of the City of Chicago, Cook County, Illinois.

Dated this _____ day of _____, 2014.

_____
City Clerk, City of Chicago,
Cook County, Illinois

SECTION 5. This ordinance shall become effective from its passage and approval.

EXHIBIT 1

Legal Description and Permanent Index Numbers

See attached pages.

NORTHCENTER SPECIAL SERVICE AREA #38

ALL THAT PART OF SECTIONS 13 AND 24, TOWNSHIP 40 NORTH, RANGE 13 EAST AND SECTIONS 18 AND 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF WESTERN AVENUE WITH THE NORTH LINE OF CORNELIA AVENUE IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 19, AND RUNNING;

THENCE EAST ALONG SAID NORTH LINE OF CORNELIA AVENUE TO THE WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF WESTERN AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF WESTERN AVENUE AND THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF ADDISON STREET;

THENCE EAST ALONG SAID NORTH LINE OF ADDISON STREET TO THE EAST LINE OF THE WEST 7 FEET OF LOT 5 IN SHELDON ESTATE SUBDIVISION OF BLOCK 23 IN EXECUTORS OF W.E. JONES SUBDIVISION;

THENCE NORTH ALONG SAID EAST LINE OF SAID LOT 5 TO THE NORTH LINE THEREOF;

THENCE WEST ALONG SAID NORTH LINE SAID LOT 5 TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF WESTERN AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION OF THE WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF WESTERN AVENUE AND THE WEST LINE THEREOF TO THE SOUTH LINE OF WAVELAND AVENUE;

THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF WESTERN AVENUE AND THE WEST LINE THEREOF TO THE SOUTH LINE OF GRACE STREET;

THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF WESTERN AVENUE AND THE WEST LINE THEREOF TO THE SOUTH LINE OF BYRON STREET;

THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF WESTERN AVENUE AND THE WEST LINE THEREOF TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE

SOUTH 16 FEET OF LOT 43 IN THE SUBDIVISION OF BLOCK 9 OF EXECUTORS OF W.E. JONES SUBDIVISION IN SECTION 19;

THENCE EAST ALONG SAID EXTENSION AND SAID NORTH LINE OF THE SOUTH 16 FEET OF LOT 43 IN SAID SUBDIVISION OF BLOCK 9 TO THE WEST LINE OF CLAREMONT AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF CLAREMONT AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 8 IN THE SUBDIVISION OF BLOCK 9 (EXCEPT THE STREET) OF EXECUTORS OF W.E. JONES SUBDIVISION IN SECTION 19;

THENCE EAST ALONG THE SOUTH LINE OF LOTS 8 THROUGH 1 IN SAID SUBDIVISION OF BLOCK 9 TO THE EAST LINE OF SAID LOT 1;

THENCE NORTH ALONG SAID EAST LINE OF LOT 1 IN SAID SUBDIVISION OF BLOCK 9 TO THE SOUTH LINE OF IRVING PARK ROAD;

THENCE EAST ALONG SAID SOUTH LINE OF IRVING PARK ROAD TO THE EAST LINE OF OAKLEY AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF OAKLEY AVENUE TO THE SOUTH LINE OF LOT 15 IN THE SUBDIVISION OF BLOCK 8 (EXCEPT THE WEST 124 FEET OF THE EAST 157 OF THE NORTH 375 FEET) IN EXECUTORS OF W.E. JONES SUBDIVISION IN SECTION 19;

THENCE EAST ALONG THE SOUTH LINE OF LOTS 15 THROUGH 6 IN SAID SUBDIVISION OF BLOCK 8 TO THE SOUTHEAST CORNER OF SAID LOT 6;

THENCE EAST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 6 IN SAID SUBDIVISION OF BLOCK 8 TO THE EAST LINE OF BELL AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF BELL AVENUE TO THE SOUTH LINE OF THE 16 FOOT WIDE VACATED ALLEY SOUTH OF IRVING PARK ROAD;

THENCE EAST ALONG SAID SOUTH LINE OF THE 16 FOOT WIDE VACATED ALLEY SOUTH OF IRVING PARK ROAD AND THE EASTERLY EXTENSION THEREOF A LINE 124 FEET WEST OF THE WEST LINE OF LEAVITT STREET;

THENCE SOUTH ALONG SAID LINE 124 FEET WEST OF THE WEST LINE OF LEAVITT STREET TO A LINE 375 FEET SOUTH OF THE SOUTH LINE OF IRVING PARK ROAD;

THENCE EAST ALONG SAID LINE 375 FEET SOUTH OF THE SOUTH LINE OF IRVING PARK ROAD TO THE WEST LINE OF LEAVITT STREET;

THENCE NORTH ALONG SAID WEST LINE OF LEAVITT STREET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF IRVING PARK ROAD;

THENCE EAST ALONG SAID NORTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF IRVING PARK ROAD AND THE EASTERLY EXTENSION THEREOF TO THE SOUTHWEST CORNER OF LOT 10 IN THE SUBDIVISION OF BLOCK 7 IN EXECUTORS OF W.E. JONES SUBDIVISION IN SECTION 19;

THENCE EAST ALONG THE SOUTH LINE OF LOTS 10 THROUGH 1 IN SAID SUBDIVISION OF BLOCK 7 TO THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE EAST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN SAID SUBDIVISION OF BLOCK 7 TO THE SOUTHWEST CORNER OF LOT 55 IN THE SUBDIVISION OF BLOCK 6 IN EXECUTORS OF W.E. JONES SUBDIVISION IN SECTION 19;

THENCE EAST ALONG THE SOUTH LINE OF LOTS 55 THROUGH 46 IN SAID SUBDIVISION OF BLOCK 6 TO THE SOUTHEAST CORNER OF SAID LOT 46;

THENCE EAST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 46 IN SAID SUBDIVISION OF BLOCK 6 TO THE SOUTHWEST CORNER OF LOT 45 IN SAID SUBDIVISION OF BLOCK 6;

THENCE EAST ALONG THE SOUTH LINE OF LOTS 45 THROUGH 41 AND THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 41 TO THE EAST LINE OF THE 16 FOOT WIDE ALLEY WEST OF DAMEN AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE 16 FOOT WIDE ALLEY WEST OF DAMEN AVENUE TO THE SOUTH LINE OF LOT 18 IN SAID SUBDIVISION OF BLOCK 6;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 18 IN SAID SUBDIVISION OF BLOCK 6 AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF DAMEN AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF DAMEN AVENUE TO THE NORTH LINE OF BYRON STREET;

THENCE EAST ALONG SAID NORTH LINE OF BYRON STREET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF DAMEN AVENUE;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION OF THE EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF DAMEN AVENUE AND THE EAST LINE THEREOF TO THE SOUTH LINE OF LOT 26 IN BLOCK 14 IN CHARLES J. FORD'S SUBDIVISION OF BLOCKS 3, 4, 5 AND LOTS 1, 2, 3 OF BLOCK 16 OF THE SUBDIVISION OF SECTION 19;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 26 IN BLOCK 14 IN SAID CHARLES J. FORD'S SUBDIVISION TO THE EAST LINE THEREOF;

THENCE NORTH ALONG SAID EAST LINE OF LOT 26 IN BLOCK 14 IN SAID CHARLES J. FORD'S SUBDIVISION TO THE SOUTHERLY LINE OF LOT 2 IN BLOCK 14 IN SAID CHARLES J. FORD'S SUBDIVISION;

THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE OF LOT 2 IN BLOCK 14 IN SAID CHARLES J. FORD'S SUBDIVISION TO THE EASTERLY LINE OF THE 14 FOOT WIDE ALLEY SOUTHWESTERLY OF LINCOLN AVENUE;

THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE OF THE 14 FOOT WIDE ALLEY SOUTHWESTERLY OF LINCOLN AVENUE TO THE NORTHERLY LINE OF LOT 12 IN BLOCK 14 IN SAID CHARLES J. FORD'S SUBDIVISION;

THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE OF LOT 12 IN BLOCK 14 IN SAID CHARLES J. FORD'S SUBDIVISION TO THE EAST LINE THEREOF;

THENCE SOUTH ALONG SAID EAST LINE OF LOT 12 IN BLOCK 14 IN SAID CHARLES J. FORD'S SUBDIVISION TO THE NORTH LINE OF BERENICE AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF BERENICE AVENUE TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 65 IN BLOCK 14 IN SAID CHARLES J. FORD'S SUBDIVISION;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION OF THE EAST LINE OF LOT 65 IN BLOCK 14 IN SAID CHARLES J. FORD'S SUBDIVISION AND THE EAST LINE THEREOF TO THE EASTERLY LINE OF THE 16 FOOT WIDE ALLEY SOUTHWESTERLY OF LINCOLN AVENUE;

THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE OF THE 16 FOOT WIDE ALLEY SOUTHWESTERLY OF LINCOLN AVENUE TO THE NORTHERLY LINE OF LOT 38 IN BLOCK 14 IN SAID CHARLES J. FORD'S SUBDIVISION;

THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE OF LOT 38 IN BLOCK 14 IN SAID CHARLES J. FORD'S SUBDIVISION TO THE EAST LINE THEREOF;

THENCE SOUTH ALONG SAID EAST LINE OF LOT 38 IN BLOCK 14 IN SAID CHARLES J. FORD'S SUBDIVISION TO THE NORTH LINE OF GRACE STREET;

THENCE EAST ALONG SAID NORTH LINE OF GRACE STREET TO THE WESTERLY LINE OF LINCOLN AVENUE;

THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE OF LINCOLN AVENUE TO THE EAST LINE OF WOLCOTT AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF WOLCOTT AVENUE TO THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF WAVELAND AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF WAVELAND AVENUE TO THE EASTERLY LINE OF THE 16 FOOT WIDE ALLEY SOUTHWESTERLY OF LINCOLN AVENUE;

THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE OF THE 16 FOOT WIDE ALLEY SOUTHWESTERLY OF LINCOLN AVENUE TO THE NORTHERLY LINE OF LOT 17 IN BLOCK 1 IN JOHN TURNER'S HEIRS SUBDIVISION OF BLOCKS 1 THROUGH 4 OF JOHN TURNER'S SUBDIVISION IN SECTION 19;

THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE OF LOT 17 IN BLOCK 1 IN SAID JOHN TURNER'S HEIRS SUBDIVISION OF BLOCKS 1 THROUGH 4 TO THE EAST LINE THEREOF;

THENCE SOUTH ALONG SAID EAST LINE OF LOT 17 IN BLOCK 1 IN SAID JOHN TURNER'S HEIRS SUBDIVISION TO THE NORTH LINE OF WAVELAND AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF WAVELAND AVENUE TO THE NORTHERLY EXTENSION OF THE EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF WOLCOTT AVENUE;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION OF THE EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF WOLCOTT AVENUE AND THE EAST LINE THEREOF TO THE EASTERLY LINE OF THE 16 FOOT WIDE ALLEY SOUTHWESTERLY OF LINCOLN AVENUE;

THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE OF THE 16 FOOT WIDE ALLEY SOUTHWESTERLY OF LINCOLN AVENUE AND THE SOUTHEASTERLY EXTENSION THEREOF TO THE SOUTHERLY LINE OF PATTERSON AVENUE;

THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF THE 16 FOOT WIDE ALLEY SOUTHWESTERLY OF LINCOLN AVENUE TO THE SOUTHERLY LINE OF LOT 9 IN BLOCK 3 IN SAID JOHN TURNER'S HEIRS SUBDIVISION OF BLOCKS 1 THROUGH 4;

THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE OF LOT 9 IN BLOCK 3 IN SAID JOHN TURNER'S HEIRS SUBDIVISION OF BLOCKS 1 THROUGH 4 TO A POINT ON SAID SOUTHERLY LINE 44.3 FEET SOUTHWESTERLY OF, AS MEASURED ALONG SAID SOUTHERLY LINE, THE SOUTHWEST LINE OF LINCOLN AVENUE;

THENCE SOUTHEASTERLY TO THE NORTHWEST CORNER OF LOT 10 IN SAID SUBDIVISION;

THENCE SOUTHWESTERLY 14 FEET ALONG THE SOUTHWEST EXTENSION OF THE NORTH LINE OF SAID LOT 10;

THENCE SOUTH 22.35 FEET TO A LINE 49.54 FEET NORTH OF, AS MEASURED PERPENDICULARLY TO, THE NORTH LINE OF ADDISON STREET;

THENCE EAST 7.33 FEET ALONG SAID LINE 49.54 FEET NORTH OF, AS MEASURED PERPENDICULARLY TO, THE NORTH LINE OF ADDISON STREET TO THE EAST LINE OF THE WEST 0.87 FEET OF SAID LOT 10;

THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 0.87 FEET OF SAID LOT 10 TO THE NORTH LINE OF ADDISON STREET;

THENCE EAST ALONG SAID NORTH LINE OF ADDISON STREET TO THE WEST LINE OF RAVENSWOOD AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF RAVENSWOOD AVENUE TO THE WESTERLY LINE OF LINCOLN AVENUE;

THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE OF LINCOLN AVENUE TO A LINE 355.64 FEET SOUTH OF, AS MEASURED PERPENDICULARLY TO, THE NORTH LINE OF GRACE STREET;

THENCE EAST ALONG SAID LINE 355.64 FEET SOUTH OF, AS MEASURED PERPENDICULARLY TO, THE NORTH LINE OF GRACE STREET TO A LINE 60 FEET WEST OF, AS MEASURED PERPENDICULARLY TO, THE WEST LINE OF THE C.T.A. RIGHT OF WAY;

THENCE NORTH ALONG SAID LINE 60 FEET WEST OF, AS MEASURED PERPENDICULARLY TO, THE WEST LINE OF THE C.T.A. RIGHT OF WAY TO A LINE 312.64 FEET SOUTH OF, AS MEASURED PERPENDICULARLY TO, THE NORTH LINE OF GRACE STREET;

THENCE EAST ALONG SAID LINE 312.64 FEET SOUTH OF, AS MEASURED PERPENDICULARLY TO, THE NORTH LINE OF GRACE STREET TO THE WEST LINE OF THE C.T.A. RIGHT OF WAY;

THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF GRACE STREET;

THENCE WEST ALONG SAID NORTH LINE OF GRACE STREET TO THE WEST LINE OF THE 16 FOOT WIDE ALLEY WEST OF RAVENSWOOD AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE 16 FOOT WIDE ALLEY WEST OF RAVENSWOOD AVENUE TO THE WESTERLY LINE OF THE 16 FOOT WIDE ALLEY NORTHEASTERLY OF LINCOLN AVENUE;

THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE OF THE 16 FOOT WIDE ALLEY NORTHEASTERLY OF LINCOLN AVENUE TO AN ANGLE POINT ON THE EASTERLY LINE OF LOT 25 IN BLOCK 16 IN CHARLES J. FORD'S SUBDIVISION OF BLOCKS 3, 4, 5 AND LOTS 1, 2, 3 OF BLOCK 16 OF THE SUBDIVISION OF SECTION 19;

THENCE NORTH ALONG SAID EASTERLY LINE OF LOT 25 IN BLOCK 16 IN SAID CHARLES J. FORD'S SUBDIVISION TO THE NORTHERLY LINE THEREOF;

THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE OF LOT 25 IN BLOCK 16 IN SAID CHARLES J. FORD'S SUBDIVISION TO THE EAST LINE OF LOT 21 IN BLOCK 16 IN SAID CHARLES J. FORD'S SUBDIVISION;

THENCE NORTH ALONG SAID EAST LINE OF LOT 21 IN BLOCK 16 IN SAID CHARLES J. FORD'S SUBDIVISION TO THE SOUTH LINE OF BERENICE AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF BERENICE AVENUE TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE 16 FOOT WIDE ALLEY WEST OF RAVENSWOOD AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION OF THE WEST LINE OF THE 16 FOOT WIDE ALLEY WEST OF RAVENSWOOD AVENUE AND THE WEST LINE THEREOF TO THE WESTERLY LINE OF THE 16 FOOT WIDE ALLEY NORTHEASTERLY OF LINCOLN AVENUE;

THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE OF THE 16 FOOT WIDE ALLEY NORTHEASTERLY OF LINCOLN AVENUE TO THE EAST LINE OF LOT 27 IN BLOCK 15 IN SAID CHARLES J. FORD'S SUBDIVISION;

THENCE NORTH ALONG SAID EAST LINE OF LOT 27 IN BLOCK 15 IN SAID CHARLES J. FORD'S SUBDIVISION TO THE SOUTH LINE OF BYRON AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF BYRON AVENUE TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE 16 FOOT WIDE ALLEY WEST OF WOLCOTT AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION OF THE WEST LINE OF THE 16 FOOT WIDE ALLEY WEST OF WOLCOTT AVENUE AND THE WEST LINE THEREOF TO THE WESTERLY LINE OF THE 16 FOOT WIDE ALLEY NORTHEASTERLY OF LINCOLN AVENUE;

THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE OF THE 16 FOOT WIDE ALLEY NORTHEASTERLY OF LINCOLN AVENUE TO THE SOUTHERLY LINE OF LOT 49 IN BLOCK 4 IN SAID CHARLES J. FORD'S SUBDIVISION;

THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE OF LOT 49 IN BLOCK 4 IN SAID CHARLES J. FORD'S SUBDIVISION TO THE WEST LINE THEREOF;

THENCE NORTH ALONG SAID WEST LINE OF LOT 49 IN BLOCK 4 IN SAID CHARLES J. FORD'S SUBDIVISION TO THE SOUTH LINE OF LARCHMONT STREET;

THENCE WEST ALONG SAID SOUTH LINE OF LARCHMONT STREET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE 16 FOOT WIDE ALLEY WEST OF WOLCOTT AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION OF THE WEST LINE OF THE 16 FOOT WIDE ALLEY WEST OF WOLCOTT AVENUE TO THE WESTERLY LINE OF THE 16 FOOT WIDE ALLEY NORTHEASTERLY OF LINCOLN AVENUE;

THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE OF THE 16 FOOT WIDE ALLEY NORTHEASTERLY OF LINCOLN AVENUE TO THE WESTERLY EXTENSION OF THE NORTH LINE 16 FOOT WIDE ALLEY SOUTH OF IRVING PARK ROAD;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE 16 FOOT WIDE ALLEY SOUTH OF IRVING PARK ROAD AND THE NORTH LINE THEREOF TO THE WEST LINE OF WOLCOTT AVENUE;

THENCE EAST ALONG THE EASTERLY EXTENSION OF THE NORTH LINE 16 FOOT WIDE ALLEY SOUTH OF IRVING PARK ROAD TO THE SOUTHWEST CORNER OF LOT 21 IN BLOCK 3 IN SAID CHARLES J. FORD'S SUBDIVISION;

THENCE EAST ALONG THE SOUTH LINE OF LOTS 21 THROUGH 8 IN BLOCK 3 IN SAID CHARLES J. FORD'S SUBDIVISION TO THE WEST LINE OF THE C.T.A. RIGHT OF WAY;

THENCE NORTH ALONG SAID WEST LINE OF THE C.T.A. RIGHT OF WAY TO THE SOUTH LINE OF IRVING PARK ROAD;

THENCE WEST ALONG SAID SOUTH LINE OF IRVING PARK ROAD TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 7 FEET OF LOT 34 IN BLOCK 4 OF CUYLER'S ADDITION TO RAVENSWOOD SUBDIVISION;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 7 FEET OF LOT 34 AND SAID WEST LINE TO THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF IRVING PARK ROAD;

THENCE WEST ALONG SAID SOUTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF IRVING PARK ROAD AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF WOLCOTT AVENUE;

THENCE WEST ALONG THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF IRVING PARK ROAD TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF DAMEN AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION OF THE WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF DAMEN AVENUE AND THE WEST LINE THEREOF TO THE SOUTH LINE OF CUYLER AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF CUYLER AVENUE AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF DAMEN AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF DAMEN AVENUE TO THE NORTH LINE OF LOT 159 OF RUDOLPH'S SUBDIVISION OF BLOCKS 4 AND 5 OF W.B. OGDEN'S SUBDIVISION;

THENCE WEST ALONG SAID NORTH LINE OF LOT 159 AND ITS WEST EXTENSION TO THE WESTERLY LINE OF THE 16 FOOT WIDE ALLEY NORTHEASTERLY OF LINCOLN AVENUE;

THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE OF THE 16 FOOT WIDE ALLEY NORTHEASTERLY OF LINCOLN AVENUE TO THE SOUTH LINE OF WARNER AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF WARNER AVENUE TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF LINCOLN AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION OF THE WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF LINCOLN AVENUE AND THE WEST LINE THEREOF TO THE WESTERLY LINE OF THE 16 FOOT WIDE ALLEY NORTHEASTERLY OF LINCOLN AVENUE;

THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE OF THE 16 FOOT WIDE ALLEY NORTHEASTERLY OF LINCOLN AVENUE TO THE SOUTH LINE OF BERTEAU AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF BERTEAU AVENUE TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF LINCOLN AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION OF THE WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF LINCOLN AVENUE AND THE WEST LINE THEREOF TO THE WESTERLY LINE OF THE 16 FOOT WIDE ALLEY NORTHEASTERLY OF LINCOLN AVENUE;

THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE OF THE 16 FOOT WIDE ALLEY NORTHEASTERLY OF LINCOLN AVENUE TO THE SOUTH LINE OF HUTCHINSON STREET;

THENCE WEST ALONG SAID SOUTH LINE OF HUTCHINSON STREET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF LINCOLN AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION OF THE WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF LINCOLN AVENUE AND THE WEST LINE THEREOF TO THE WESTERLY LINE OF THE 16 FOOT WIDE ALLEY NORTHEASTERLY OF LINCOLN AVENUE;

THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE OF THE 16 FOOT WIDE ALLEY NORTHEASTERLY OF LINCOLN AVENUE TO THE SOUTH LINE OF CULLOM AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF CULLOM AVENUE TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE 16 FOOT WIDE ALLEY WEST OF HOYNE AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION OF THE WEST LINE OF THE 16 FOOT WIDE ALLEY WEST OF HOYNE AVENUE AND THE WEST LINE THEREOF TO THE WESTERLY LINE OF THE 16 FOOT WIDE ALLEY NORTHEASTERLY OF LINCOLN AVENUE;

THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE OF THE 16 FOOT WIDE ALLEY NORTHEASTERLY OF LINCOLN AVENUE TO THE SOUTH LINE OF PENSACOLA AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF PENSACOLA AVENUE TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 64 IN ELIZABETH NASHLUND'S ADDITION TO CHICAGO IN SECTION 18;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 64 IN SAID ELIZABETH NASHLUND'S ADDITION TO CHICAGO AND THE WEST LINE THEREOF TO THE NORTHERLY LINE THEREOF;

THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE OF LOT 64 IN SAID ELIZABETH NASHLUND'S ADDITION TO CHICAGO TO THE WESTERLY LINE OF THE 16 FOOT WIDE ALLEY NORTHEASTERLY OF LINCOLN AVENUE;

THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE OF THE 16 FOOT WIDE ALLEY NORTHEASTERLY OF LINCOLN AVENUE TO THE SOUTH LINE OF MONTROSE AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF MONTROSE AVENUE TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LEAVITT STREET;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION OF THE EAST LINE OF LEAVITT STREET AND THE EAST LINE THEREOF TO THE NORTH LINE OF LOT 8 IN GRANT PARK ADDITION IN SECTION 18;

THENCE EAST ALONG SAID NORTH LINE OF LOT 8 IN SAID GRANT PARK ADDITION 57.96 FEET;

THENCE SOUTHEASTERLY ON A STRAIGHT LINE TO THE NORTHEAST CORNER OF LOT 9 IN SAID GRANT PARK ADDITION;

THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF LOT 9 IN SAID GRANT PARK ADDITION TO THE SOUTH LINE THEREOF;

THENCE SOUTH ALONG THE EAST LINE OF LOT 12 IN SAID GRANT PARK ADDITION TO THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF CULLOM AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF CULLOM AVENUE TO THE EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF LEAVITT STREET;

THENCE SOUTH ALONG SAID EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF LEAVITT STREET TO THE NORTH LINE OF CULLOM AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF CULLOM AVENUE TO THE NORTH EXTENSION OF THE EAST LINE OF THE WEST 29 FEET OF LOT 132 IN RUDOLPH AND BROWN'S SUBDIVISION OF LOT 2 OF BLOCK 1 OF W.B. OGDEN'S SUBDIVISION IN SECTION 18;

THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 29 FEET OF LOT 132 TO A LINE 19.11 FEET NORTHWESTERLY OF, AS MEASURED PERPENDICULARLY TO, THE SOUTHEAST LINE OF SAID LOT 132;

THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE TO A POINT ON THE NORTHERLY LINE OF LOT 133 IN RUDOLPH AND BROWN'S SUBDIVISION OF LOT 2 OF BLOCK 1 OF W.B. OGDEN'S SUBDIVISION IN SECTION 18, SAID POINT BEING 47.42 FEET NORTHEASTERLY OF THE NORTHWEST CORNER OF SAID LOT 133;

THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE OF LOT 133 IN SAID RUDOLPH AND BROWN'S SUBDIVISION TO THE EAST LINE OF LOT 131 IN SAID RUDOLPH AND BROWN'S SUBDIVISION;

THENCE SOUTH ALONG SAID EAST LINE OF LOT 131 IN SAID RUDOLPH AND BROWN'S SUBDIVISION AND THE SOUTHERLY EXTENSION THEREOF TO THE NORTHERLY LINE OF LOT 142 IN SAID RUDOLPH AND BROWN'S SUBDIVISION;

THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE OF LOT 142 IN SAID RUDOLPH AND BROWN'S SUBDIVISION TO THE EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF LEAVITT STREET;

THENCE SOUTH ALONG SAID EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF LEAVITT STREET TO THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF BERTEAU AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF BERTEAU AVENUE TO THE EASTERLY LINE OF THE 16 FOOT WIDE ALLEY SOUTHWESTERLY OF LINCOLN AVENUE;

THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE OF THE 16 FOOT WIDE ALLEY SOUTHWESTERLY OF LINCOLN AVENUE TO THE NORTH LINE OF BERTEAU AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF BERTEAU AVENUE TO THE NORTHERLY EXTENSION OF THE EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF LEAVITT STREET;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION OF THE EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF LEAVITT STREET AND THE EAST LINE THEREOF TO THE EASTERLY LINE OF THE 16 FOOT WIDE ALLEY SOUTHWESTERLY OF LINCOLN AVENUE;

THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE OF THE 16 FOOT WIDE ALLEY SOUTHWESTERLY OF LINCOLN AVENUE TO THE NORTH LINE OF WARNER AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF WARNER AVENUE TO THE NORTHERLY EXTENSION OF THE EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF LEAVITT STREET;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION OF THE EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF LEAVITT STREET AND THE EAST LINE THEREOF TO THE EASTERLY LINE OF THE 16 FOOT WIDE ALLEY SOUTHWESTERLY OF LINCOLN AVENUE;

THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE OF THE 16 FOOT WIDE ALLEY SOUTHWESTERLY OF LINCOLN AVENUE TO THE NORTH LINE OF BELLE PLAINE AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF BELLE PLAINE AVENUE TO THE NORTHERLY EXTENSION OF THE EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF HOYNE AVENUE;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION OF THE EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF HOYNE AVENUE AND THE EAST LINE THEREOF TO THE EASTERLY LINE OF THE 16 FOOT WIDE ALLEY SOUTHWESTERLY OF LINCOLN AVENUE;

THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE OF THE 16 FOOT WIDE ALLEY SOUTHWESTERLY OF LINCOLN AVENUE TO THE NORTH LINE OF CUYLER AVENUE;
THENCE EAST ALONG SAID NORTH LINE OF CUYLER AVENUE TO THE NORTHERLY EXTENSION OF THE EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF HOYNE AVENUE;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION OF THE EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF HOYNE AVENUE AND THE EAST LINE THEREOF TO THE EASTERLY LINE OF THE 16 FOOT WIDE ALLEY SOUTHWESTERLY OF LINCOLN AVENUE;

THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE OF THE 16 FOOT WIDE ALLEY SOUTHWESTERLY OF LINCOLN AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF IRVING PARK ROAD;

THENCE WEST ALONG SAID EASTERLY EXTENSION OF THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF IRVING PARK ROAD AND THE SOUTH LINE THEREOF TO THE EAST LINE OF HOYNE AVENUE;

THENCE WEST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF IRVING PARK ROAD AND THE SOUTH LINE THEREOF TO THE EAST LINE OF LEAVITT STREET;

THENCE SOUTH ALONG SAID EAST LINE OF LEAVITT STREET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF IRVING PARK ROAD;

THENCE WEST ALONG SAID EASTERLY EXTENSION OF THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF IRVING PARK ROAD AND THE SOUTH LINE THEREOF TO THE EAST LINE OF OAKLEY AVENUE;

THENCE WEST ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF IRVING PARK ROAD TO THE WEST LINE OF OAKLEY AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF OAKLEY AVENUE TO THE SOUTH LINE OF BELLE PLAINE AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF BELLE PLAINE AVENUE TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF WESTERN AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION OF THE WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF WESTERN AVENUE AND THE WEST LINE THEREOF TO THE SOUTH LINE OF BERTEAU AVENUE;

THENCE NORTH ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF WESTERN AVENUE TO THE NORTH LINE OF BERTEAU AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF BERTEAU AVENUE TO THE WEST LINE OF LOT 29 IN OAKLEY GARDENS IN SECTION 18;

THENCE NORTH ALONG SAID WEST LINE OF LOT 29 IN SAID OAKLEY GARDENS TO THE SOUTHWEST CORNER OF LOT 11 IN SAID OAKLEY GARDENS;

THENCE NORTH ALONG THE WEST LINES OF LOTS 11 THROUGH 8 IN SAID OAKLEY GARDENS TO THE SOUTH LINE OF LOT 66 IN RUDOLPH AND BROWN'S SUBDIVISION OF LOT 2 OF BLOCK 1 OF W.B. OGDEN'S SUBDIVISION IN SECTION 18;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 66 IN SAID RUDOLPH AND BROWN'S SUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF THE 16 FOOT WIDE ALLEY WEST OF CLAREMONT AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE 16 FOOT WIDE ALLEY WEST OF CLAREMONT AVENUE TO THE SOUTH LINE OF CULLOM AVENUE;

THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE 16 FOOT WIDE ALLEY WEST OF CLAREMONT AVENUE AND THE WEST LINE THEREOF TO THE SOUTH LINE OF MONTROSE AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF MONTROSE AVENUE TO THE EAST LINE OF THE 16 FOOT WIDE ALLEY WEST OF WESTERN AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE 16 FOOT WIDE ALLEY WEST OF WESTERN AVENUE AND THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF PENSACOLA AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE 16 FOOT WIDE ALLEY WEST OF WESTERN AVENUE AND THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF CULLOM AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE 16 FOOT WIDE ALLEY WEST OF WESTERN AVENUE AND THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF HUTCHINSON STREET;

THENCE SOUTH ALONG SAID EAST LINE OF THE 16 FOOT WIDE ALLEY WEST OF WESTERN AVENUE AND THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF BERTEAU AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE 16 FOOT WIDE ALLEY WEST OF WESTERN AVENUE AND THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF WARNER AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE 16 FOOT WIDE ALLEY WEST OF WESTERN AVENUE AND THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF BELLE PLAINE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE 16 FOOT WIDE ALLEY WEST OF WESTERN AVENUE AND THE SOUTHERLY EXTENSION THEREOF TO THE EAST EXTENSION OF THE SOUTH LINE OF THE ALLEY FIRST NORTH OF IRVING PARK ROAD BETWEEN WESTERN AVENUE AND CAMPBELL AVENUE;

THENCE WEST ALONG SAID EXTENSION, SAID SOUTH LINE, AND ITS WEST EXTENSION TO THE WEST LINE OF CAMPBELL AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF CAMPBELL AVENUE TO THE NORTH LINE OF THE ALLEY FIRST NORTH OF IRVING PARK ROAD BETWEEN MAPLEWOOD AND CAMPBELL AVENUE;

THENCE WEST ALONG SAID NORTH LINE OF THE ALLEY FIRST NORTH OF IRVING PARK ROAD BETWEEN MAPLEWOOD AND CAMPBELL AVENUE AND ITS WEST EXTENSION TO THE EAST LINE OF THE RIGHT OF WAY OF THE SANITARY DISTRICT OF CHICAGO;

THENCE SOUTHWESTERLY ALONG SAID EAST LINE OF THE RIGHT OF WAY OF THE SANITARY DISTRICT OF CHICAGO TO THE SOUTH LINE OF BLOCK 3 IN KINZIE'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 40, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID SOUTH LINE OF BLOCK 3 AND ITS EAST EXTENSION TO THE WEST LINE OF CAMPBELL AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF CAMPBELL AVENUE TO THE WEST EXTENSION OF THE NORTH LINE OF THE 16 FOOT ALLEY SOUTH OF IRVING PARK ROAD;

THENCE EAST ALONG SAID WEST EXTENSION AND SAID NORTH LINE OF THE 16 FOOT ALLEY SOUTH OF IRVING PARK ROAD TO THE EAST LINE OF THE 16 FOOT WIDE ALLEY WEST OF WESTERN AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE 16 FOOT WIDE ALLEY WEST OF WESTERN AVENUE AND THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF DAKIN STREET;

THENCE SOUTH ALONG THE EAST LINE OF THE 16 FOOT WIDE ALLEY WEST OF WESTERN AVENUE AND THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF BYRON STREET;

THENCE SOUTH ALONG THE EAST LINE OF THE 16 FOOT WIDE ALLEY WEST OF WESTERN AVENUE AND THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF BERENICE AVENUE;

THENCE SOUTH ALONG THE EAST LINE OF THE 16 FOOT WIDE ALLEY WEST OF WESTERN AVENUE AND THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF GRACE STREET;

THENCE WEST ALONG SAID SOUTH LINE OF GRACE STREET TO A LINE 279.79 FEET WEST OF, AS MEASURED PERPENDICULARLY TO, THE WEST LINE OF WESTERN AVENUE;

THENCE SOUTH ALONG SAID LINE 279.79 FEET WEST OF, AS MEASURED PERPENDICULARLY TO, THE WEST LINE OF WESTERN AVENUE TO THE NORTH LINE OF WAVELAND AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF WAVELAND AVENUE TO THE NORTHERLY EXTENSION OF THE EAST LINE OF THE 16 FOOT WIDE ALLEY WEST OF WESTERN AVENUE;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION OF THE EAST LINE OF THE 16 FOOT WIDE ALLEY WEST OF WESTERN AVENUE AND THE EAST LINE THEREOF TO THE NORTH LINE OF ADDISON STREET;

THENCE SOUTH ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE 16 FOOT WIDE ALLEY WEST OF WESTERN AVENUE TO THE SOUTH LINE OF ADDISON STREET;

THENCE WEST ALONG SAID SOUTH LINE OF ADDISON STREET TO THE WEST LINE OF LOT 1 IN COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS IN THE SOUTHEAST QUARTER OF SECTION 24;

THENCE SOUTH ALONG SAID WEST LINE OF LOT 1 IN SAID COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS TO THE SOUTH LINE THEREOF;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 1 IN SAID COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS TO THE NORTH EXTENSION OF THE WEST LINE OF CAMPBELL AVENUE;

THENCE SOUTH ALONG SAID NORTH EXTENSION OF THE WEST LINE OF CAMPBELL AVENUE TO A POINT ON THE WEST LINE OF CAMPBELL AVENUE, SAID POINT BEING THE POINT OF INTERSECTION OF THE WEST LINE OF CAMPBELL AVENUE WITH A 183-FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST;

THENCE EAST ON A LINE PERPENDICULAR TO THE WEST LINE OF CAMPBELL AVENUE A DISTANCE OF 66 FEET TO A POINT ON THE EAST LINE OF CAMPBELL AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF CAMPBELL AVENUE TO THE SOUTH LINE OF THE NORTH 132 FEET OF LOTS 10 AND 9 IN SAID COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS;

THENCE EAST ALONG SAID SOUTH LINE OF THE NORTH 132 FEET OF LOTS 10 AND 9 IN SAID COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS TO THE WEST LINE OF LOT 23 IN NORTH CHICAGO SHARPSHOOTER'S ADDITION TO CHICAGO IN THE SOUTHEAST QUARTER OF SECTION 24;

THENCE SOUTH ALONG THE WEST LINE OF LOTS 23 THROUGH 43 TO THE NORTH LINE OF BELMONT AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF BELMONT AVENUE TO THE WEST LINE OF WESTERN AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF WESTERN AVENUE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF CORNELIA AVENUE;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF CORNELIA AVENUE TO THE POINT OF BEGINNING AT THE EAST LINE OF WESTERN AVENUE, ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

SPECIAL SERVICE AREA #38 NORTHCENTER - LIST OF PINs

13134020480000	13134080590000	13134140360000
13134020490000	13134080600000	13134140370000
13134020500000	13134130330000	13134140430000
13134020530000	13134130340000	13134140440000
13134040470000	13134130350000	13134140451001
13134040480000	13134130360000	13134140451002
13134040490000	13134130370000	13134140451003
13134040500000	13134130380000	13134140451004
13134040510000	13134130411001	13134140451005
13134040520000	13134130411002	13134140451006
13134040530000	13134130411003	13134140451007
13134040540000	13134130411004	13134140461001
13134060540000	13134130411005	13134140461002
13134060550000	13134130411006	13134140461003
13134060560000	13134130411007	13134140461004
13134060570000	13134130411008	13134140461005
13134060580000	13134130411009	13134140461006
13134080510000	13134130411010	13134140461007
13134080520000	13134130411011	13134140471001
13134080530000	13134130411012	13134140471002
13134080540000	13134130411013	13134140471003
13134080550000	13134130411014	13134140471004
13134080560000	13134130411015	13134150150000
13134080570000	13134130411016	13134160220000
13134080580000	13134140350000	13134160230000

SPECIAL SERVICE AREA #38 NORTHCENTER - LIST OF PINs

13134160270000	13134170481024	13134190210000
13134160290000	13134170481025	13134190220000
13134170481001	13134170481026	13134190230000
13134170481002	13134170481027	13134190240000
13134170481003	13134170481028	13134190250000
13134170481004	13134170481029	13134190260000
13134170481005	13134170481030	13134190270000
13134170481006	13134170490000	13134190280000
13134170481007	13134170500000	13134190290000
13134170481008	13134170510000	13134190300000
13134170481009	13134170520000	13134190310000
13134170481010	13134170530000	13134190320000
13134170481011	13134170540000	13134190330000
13134170481012	13134180350000	13134190340000
13134170481013	13134180360000	13134190350000
13134170481014	13134180370000	13134190360000
13134170481015	13134180380000	13134190370000
13134170481016	13134180390000	13242000290000
13134170481017	13134180400000	13242010010000
13134170481018	13134180410000	13242010020000
13134170481019	13134180420000	13242020040000
13134170481020	13134180430000	13242020050000
13134170481021	13134180440000	13242020060000
13134170481022	13134190190000	13242020070000
13134170481023	13134190200000	13242020080000

SPECIAL SERVICE AREA #38 NORTHCENTER - LIST OF PINs

13242020090000	13242040320000	13242090330000
13242020100000	13242040330000	13242090340000
13242020110000	13242040340000	13242090350000
13242020120000	13242040350000	13242090360000
13242020130000	13242040360000	13242090370000
13242020310000	13242040370000	13242090380000
13242020320000	13242050280000	13242090390000
13242020330000	13242050290000	13242090400000
13242020340000	13242050300000	13244020060000
13242020370000	13242050310000	13244020180000
13242020380000	13242050320000	13244020280000
13242020390000	13242050340000	13244020290000
13242020400000	13242050350000	13244020300000
13242020410000	13242070140000	13244030010000
13242020420000	13242070180000	13244070070000
13242030340000	13242090230000	14183000020000
13242030350000	13242090240000	14183000030000
13242030360000	13242090250000	14183000040000
13242030370000	13242090260000	14183000060000
13242030380000	13242090270000	14183000070000
13242030390000	13242090280000	14183000080000
13242030400000	13242090290000	14183000090000
13242040290000	13242090300000	14183000100000
13242040300000	13242090310000	14183000110000
13242040310000	13242090320000	14183000120000

SPECIAL SERVICE AREA #38 NORTHCENTER - LIST OF PINs

14183000130000	14183000461018	14183040281003
14183000140000	14183000461019	14183040281004
14183000160000	14183000461020	14183050010000
14183000170000	14183000461021	14183050030000
14183000180000	14183000470000	14183050050000
14183000190000	14183000481001	14183050060000
14183000410000	14183000481002	14183050080000
14183000420000	14183040010000	14183050090000
14183000461001	14183040020000	14183050110000
14183000461002	14183040030000	14183050361001
14183000461003	14183040040000	14183050361002
14183000461004	14183040050000	14183050361003
14183000461005	14183040060000	14183050361004
14183000461006	14183040070000	14183050361005
14183000461007	14183040100000	14183050371001
14183000461008	14183040170000	14183050371002
14183000461009	14183040180000	14183050371003
14183000461010	14183040200000	14183050371004
14183000461011	14183040210000	14183050380000
14183000461012	14183040220000	14183050391001
14183000461013	14183040240000	14183050391002
14183000461014	14183040250000	14183050391003
14183000461015	14183040260000	14183050401001
14183000461016	14183040281001	14183050401002
14183000461017	14183040281002	14183050401003

SPECIAL SERVICE AREA #38 NORTHCENTER - LIST OF PINs

14183050401004	14183090710000	14183130020000
14183070010000	14183090720000	14183130030000
14183070020000	14183090730000	14183130040000
14183070030000	14183120190000	14183130060000
14183070040000	14183120210000	14183130070000
14183070190000	14183120220000	14183130511001
14183070201001	14183120230000	14183130511002
14183070201002	14183120240000	14183130511003
14183070201003	14183120250000	14183130511004
14183070201004	14183120260000	14183140030000
14183070201005	14183120270000	14183140040000
14183070201006	14183120280000	14183140430000
14183070201007	14183120290000	14183140440000
14183070201008	14183120300000	14183140450000
14183070201009	14183120320000	14183140460000
14183090010000	14183120410000	14183150010000
14183090020000	14183120461001	14183150030000
14183090030000	14183120461002	14183150040000
14183090040000	14183120471001	14183150050000
14183090050000	14183120471002	14183150060000
14183090060000	14183120471003	14183150070000
14183090070000	14183120471004	14183150080000
14183090080000	14183120471005	14183150090000
14183090090000	14183120471006	14183150100000
14183090700000	14183130010000	14183150110000

SPECIAL SERVICE AREA #38 NORTHCENTER - LIST OF PINs

14183150120000	14183190481003	14183200020000
14183150130000	14183190481004	14183200030000
14183150140000	14183190481005	14183200040000
14183150150000	14183190481006	14183200070000
14183150160000	14183190481007	14183200401001
14183150170000	14183190481008	14183200401002
14183150180000	14183190481009	14183200401003
14183150190000	14183190490000	14183200401004
14183150200000	14183190500000	14183200401005
14183150210000	14183190510000	14183200401006
14183150220000	14183190521001	14183200401007
14183150230000	14183190521002	14183200401008
14183150240000	14183190531001	14183200401009
14183150491001	14183190531002	14183200401010
14183150491002	14183190531003	14183200401011
14183150491003	14183190531004	14183200401012
14183190400000	14183190531005	14183200401013
14183190410000	14183190531006	14183200401014
14183190420000	14183190531007	14183200401015
14183190460000	14183190531008	14183200401016
14183190471001	14183190531009	14183200401017
14183190471002	14183190531010	14183200401018
14183190471003	14183190531011	14183200401019
14183190481001	14183190531012	14183200401020
14183190481002	14183200010000	14183200401021

SPECIAL SERVICE AREA #38 NORTHCENTER - LIST OF PINs

14183200401022	14183210601006	14183210601031
14183200401023	14183210601007	14183210601032
14183200401024	14183210601008	14183210601033
14183200401025	14183210601009	14183210601034
14183200401026	14183210601010	14183210601035
14183200401027	14183210601011	14183210601036
14183200401028	14183210601012	14183210601037
14183200401029	14183210601013	14183210601038
14183200401030	14183210601014	14183210601039
14183200401031	14183210601015	14183210601040
14183200411001	14183210601016	14183210601041
14183200411002	14183210601017	14183210601042
14183200411003	14183210601018	14183210601043
14183200411004	14183210601019	14183210601044
14183200421001	14183210601020	14183210601045
14183200421002	14183210601021	14183210601046
14183200421003	14183210601022	14183210601047
14183200421004	14183210601023	14183210601048
14183210540000	14183210601024	14183210601049
14183210590000	14183210601025	14183210601050
14183210601001	14183210601026	14183210601051
14183210601002	14183210601027	14183210601052
14183210601003	14183210601028	14183210601053
14183210601004	14183210601029	14183210601054
14183210601005	14183210601030	14183210601055

SPECIAL SERVICE AREA #38 NORTHCENTER - LIST OF PINs

14183210601056	14183220030000	14183230121002
14183210601057	14183220040000	14183230121003
14183210601058	14183220050000	14183230121004
14183210601059	14183220070000	14183230121005
14183210601060	14183220080000	14183230121006
14183210601061	14183220200000	14183230121007
14183210601062	14183220210000	14183230121008
14183210601063	14183220240000	14183230121009
14183210601064	14183220250000	14183230121010
14183210601065	14183220260000	14183230121011
14183210601066	14183220270000	14183230121012
14183210601067	14183220280000	14183230121013
14183210610000	14183220290000	14183230121014
14183210620000	14183220300000	14183230121015
14183210630000	14183220310000	14183230121016
14183210640000	14183220331001	14183230121017
14183210651001	14183220331002	14183230121018
14183210651002	14183220331003	14183230121019
14183210651003	14183220331004	14183230121020
14183210651004	14183230060000	14183230121021
14183210661001	14183230070000	14183230121022
14183210661002	14183230080000	14183230121023
14183210661003	14183230090000	14183230121024
14183210661004	14183230110000	14183230121025
14183220020000	14183230121001	14183230121026

SPECIAL SERVICE AREA #38 NORTHCENTER - LIST OF PINs

14183230121027	14183230121052	14183230121077
14183230121028	14183230121053	14183230121078
14183230121029	14183230121054	14183230121079
14183230121030	14183230121055	14183230121080
14183230121031	14183230121056	14183230121081
14183230121032	14183230121057	14183230121082
14183230121033	14183230121058	14183230121083
14183230121034	14183230121059	14183230121084
14183230121035	14183230121060	14183230121085
14183230121036	14183230121061	14183230121086
14183230121037	14183230121062	14183230121087
14183230121038	14183230121063	14183230121088
14183230121039	14183230121064	14183230121089
14183230121040	14183230121065	14183230121090
14183230121041	14183230121066	14183230121091
14183230121042	14183230121067	14183230121092
14183230121043	14183230121068	14183240350000
14183230121044	14183230121069	14183240360000
14183230121045	14183230121070	14183240370000
14183230121046	14183230121071	14183240380000
14183230121047	14183230121072	14183240390000
14183230121048	14183230121073	14183240400000
14183230121049	14183230121074	14183240420000
14183230121050	14183230121075	14183240430000
14183230121051	14183230121076	14183240440000

SPECIAL SERVICE AREA #38 NORTHCENTER - LIST OF PINs

14183240471001	14183270271005	14183270271030
14183240471002	14183270271006	14183270271031
14183250030000	14183270271007	14183270271032
14183250040000	14183270271008	14183270271033
14183250050000	14183270271009	14183270271034
14183250060000	14183270271010	14183270271035
14183250070000	14183270271011	14183270271036
14183250080000	14183270271012	14183270271037
14183250090000	14183270271013	14183270271038
14183250100000	14183270271014	14183270271039
14183250110000	14183270271015	14183280010000
14183250120000	14183270271016	14183280031001
14183270160000	14183270271017	14183280031002
14183270170000	14183270271018	14183280031003
14183270180000	14183270271019	14183280031004
14183270190000	14183270271020	14183280031005
14183270220000	14183270271021	14183280031006
14183270230000	14183270271022	14183280031007
14183270240000	14183270271023	14183280031008
14183270250000	14183270271024	14183280031009
14183270260000	14183270271025	14183280031010
14183270271001	14183270271026	14183280031011
14183270271002	14183270271027	14183280031012
14183270271003	14183270271028	14183280031013
14183270271004	14183270271029	14183280031014

SPECIAL SERVICE AREA #38 NORTHCENTER - LIST OF PINs

14183280031015	14183280031040	14183280031065
14183280031016	14183280031041	14183280031066
14183280031017	14183280031042	14183280031067
14183280031018	14183280031043	14183280031068
14183280031019	14183280031044	14183280031069
14183280031020	14183280031045	14183280031070
14183280031021	14183280031046	14183280031071
14183280031022	14183280031047	14183280031072
14183280031023	14183280031048	14183280031073
14183280031024	14183280031049	14183280031074
14183280031025	14183280031050	14183280031075
14183280031026	14183280031051	14183280031076
14183280031027	14183280031052	14183280031077
14183280031028	14183280031053	14183280031078
14183280031029	14183280031054	14183280031079
14183280031030	14183280031055	14183280031080
14183280031031	14183280031056	14183280031081
14183280031032	14183280031057	14183280031082
14183280031033	14183280031058	14183280031083
14183280031034	14183280031059	14183280031084
14183280031035	14183280031060	14183280031085
14183280031036	14183280031061	14183290250000
14183280031037	14183280031062	14183290280000
14183280031038	14183280031063	14183290290000
14183280031039	14183280031064	14183290300000

SPECIAL SERVICE AREA #38 NORTHCENTER - LIST OF PINs

14183290340000	14183300130000	14184230030000
14183290350000	14183300140000	14184230040000
14183290360000	14183300150000	14184230200000
14183290370000	14183300160000	14184230210000
14183290380000	14183300170000	14184230250000
14183290390000	14183300180000	14184230260000
14183290400000	14183300190000	14184230270000
14183290410000	14183300200000	14184230280000
14183290420000	14183300220000	14184230290000
14183290440000	14183300230000	14184230320000
14183290450000	14183300240000	14184230330000
14183290460000	14183300250000	14184230380000
14183290470000	14183300260000	14184230390000
14183290480000	14183300270000	14184230400000
14183290490000	14183300280000	14184230420000
14183290501001	14183300310000	14184230430000
14183290501002	14183300320000	14184230451001
14183290501003	14183300330000	14184230451002
14183290501004	14183300340000	14184230451003
14183290501005	14183300350000	14184230451004
14183290501006	14183300361001	14184230451005
14183290501007	14183300361002	14184230451006
14183290501008	14183300361003	14184230451007
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14183300120000	14184230020000	14184230451009

SPECIAL SERVICE AREA #38 NORTHCENTER - LIST OF PINs

14184230451010	14184240210000	14184240381008
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14184230451021	14184240291010	14191000020000
14184230451022	14184240291011	14191000030000
14184230451023	14184240291012	14191000130000
14184230451024	14184240291013	14191000290000
14184230451025	14184240310000	14191000300000
14184230451026	14184240340000	14191000310000
14184230451027	14184240350000	14191000320000
14184230451028	14184240381001	14191000351001
14184230451029	14184240381002	14191000351002
14184230451030	14184240381003	14191000351003
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14184230470000	14184240381005	14191000351005
14184230480000	14184240381006	14191000351006
14184230490000	14184240381007	14191000351007

SPECIAL SERVICE AREA #38 NORTHCENTER - LIST OF PINs

14191000351008	14191000361008	14191000381015
14191000351009	14191000361009	14191000381016
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14191000351016	14191000361016	14191010060000
14191000351017	14191000361017	14191010070000
14191000351018	14191000370000	14191010080000
14191000351019	14191000381001	14191020010000
14191000351020	14191000381002	14191020040000
14191000351021	14191000381003	14191020070000
14191000351022	14191000381004	14191020371001
14191000351023	14191000381005	14191020371002
14191000351024	14191000381006	14191020371003
14191000351025	14191000381007	14191020371004
14191000361001	14191000381008	14191020381001
14191000361002	14191000381009	14191020381002
14191000361003	14191000381010	14191020381003
14191000361004	14191000381011	14191020381004
14191000361005	14191000381012	14191020391001
14191000361006	14191000381013	14191020391002
14191000361007	14191000381014	14191020391003

SPECIAL SERVICE AREA #38 NORTHCENTER - LIST OF PINs

14191020391004	14191070170000	14191080401006
14191020391005	14191070180000	14191080401007
14191020391006	14191070220000	14191080401008
14191020391007	14191070230000	14191080401009
14191020391008	14191070250000	14191080401010
14191020391009	14191080010000	14191080401011
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14191060340000	14191080401003	14191160160000
14191070010000	14191080401004	14191160170000
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SPECIAL SERVICE AREA #38 NORTHCENTER - LIST OF PINs

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14191240030000	14192000311001	14192010380000
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14192000130000	14192010010000	14192020141004
14192000140000	14192010020000	14192020141005
14192000150000	14192010030000	14192020141006
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14192000170000	14192010320000	14192020141008

SPECIAL SERVICE AREA #38 NORTHCENTER - LIST OF PINs

14192020141009	14192100050000	14192120451009
14192020141010	14192110260000	14192120451010
14192020141011	14192110280000	14192120451011
14192020141012	14192110290000	14192120451012
14192020141013	14192110300000	14192120451013
14192030010000	14192110320000	14192120451014
14192030020000	14192110330000	14192120451015
14192030030000	14192110340000	14192120451016
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14192090130000	14192120421001	14192120451023
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14192090231002	14192120451002	14192120451027
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14192100020000	14192120451006	14192190060000
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SPECIAL SERVICE AREA #38 NORTHCENTER - LIST OF PINs

14192190151002	14192190151027	14192190201002
14192190151003	14192190151028	14192190201003
14192190151004	14192190151029	14192190201004
14192190151005	14192190151030	14192190201005
14192190151006	14192190151031	14192190201006
14192190151007	14192190151032	14192190201007
14192190151008	14192190151033	14192190201008
14192190151009	14192190151034	14192190210000
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14192190151011	14192190151036	14192200120000
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14192190151019	14192190181003	14192280260000
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SPECIAL SERVICE AREA #38 NORTHCENTER - LIST OF PINs

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14193000110000

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14193000130000

14195000170000

14195000480000

City of Chicago

O2014-6871

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/10/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Public Hearing for reconstitution and establishment of Special Service Area No. 69 (95th & Ashland)
Committee(s) Assignment:	Committee on Finance

FIN.

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

September 10, 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 authorizing a Public Hearing for the reconstitution and establishment of various Special Service Areas.

Your favorable consideration of these ordinances will be appreciated.

Very truly yours,

Rahm Emanuel

Mayor

PUBLIC HEARING ORDINANCE

WHEREAS, special service areas may be established pursuant to Article VII, Sections 6(l) and 7(6) of the Constitution of the State of Illinois, and pursuant to the provisions of the Special Service Area Tax Law, 35 ILCS 200/27-5 et seq., as amended from time to time, and pursuant to the Property Tax Code, 35 ILCS 200/1-1 et seq., as amended from time to time (the "Property Tax Code"); and

WHEREAS, the City Council of the City of Chicago (the "City Council") finds that it is in the public interest that consideration be given to the creation of an area within the City of Chicago to be known and designated as Special Service Area Number 69 (the "Area") and to the authorization of the levy of a special annual services tax (the "Services Tax") for a period of ten (10) years within the Area for the purposes set forth herein; that the Area is contiguous; and that said special services are in addition to municipal services provided by and to the City of Chicago generally, and it is, therefore, in the best interests of the City of Chicago that the creation of the Area and the levy of the Services Tax within the Area for the services to be provided be considered; now, therefore,

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

SECTION 1. The preambles of this ordinance are hereby incorporated into this text as if set out herein in full.

SECTION 2. A public hearing shall be held by the Committee on Finance of the City Council of the City of Chicago at the City Council Chambers, City Hall, Chicago, Illinois (the "Hearing") to consider the creation of the Area and the authorization of the levy of the Services Tax. At the Hearing there will be considered the levy of the Services Tax upon the taxable property within the Area sufficient to produce revenues required to provide special services in the Area. The Services Tax shall not exceed the annual sum of two percent of the equalized assessed value of the taxable property within the Area. The Services Tax shall be authorized to be levied in tax years 2014 through and including 2023. The proposed amount of the tax levy for special services for the initial year for which taxes will be levied within the Area in tax year 2014 is $415,843. The Services Tax shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Property Tax Code, as amended from time to time. The special services to be considered include, but are not limited to: customer attraction, public way aesthetics, sustainability and public place enhancements, economic/business development, safety programs, and other activities to promote commercial and economic development, which will be hereinafter referred to collectively as the "Special Services." The Special Services shall be in addition to services provided to and by the City of Chicago generally. The Area shall consist of territory described on Exhibit 1 hereto and hereby incorporated herein. The approximate street location of said territory consists of South Ashland Avenue bounded north to West 80th Street, south to West 96th Street; east to the alley adjacent to Ashland Avenue, and west to the alley immediately adjacent to Ashland Avenue including the rail road track extending east to Racine Avenue.

SECTION 3. Notice of the Hearing shall be published at least once, not less than fifteen

(15) days prior to the Hearing, in a newspaper of general circulation within the City of Chicago. In addition, notice by mail shall be given by depositing said notice in the United States mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each property lying within the Area. The notice shall be mailed not less than ten (10) days prior to the time set for the Hearing. In the event taxes for the last preceding year were not paid, the notice shall be sent to the person last listed on the tax rolls prior to that year as the owner of the property.

SECTION 4. Notice of the Hearing shall be substantially in the following form:

Notice of Public Hearing

City of Chicago Special Service Area Number 69.

Notice is hereby given that at_____ o'clock ___.m., on the_____ day of ____, 2014 at the City Council Chambers, City Hall, 121 North LaSalle Street, Chicago, Illinois, a public hearing will be held by the Committee on Finance of the City Council of the City of Chicago to consider the creation of an area within the City of Chicago to be known and designated as Special Service Area Number 69 (the "Area") and the authorization of the levy of a special annual services tax (the "Services Tax") within the Area. The Services Tax under consideration shall be authorized to be levied in tax years 2014 through and including 2023. The purpose of creating the Area shall be to provide special services within the Area, which may include, but are not limited to: customer attraction, public way aesthetics, sustainability and public place enhancements, economic/business development, safety programs, and other activities to promote commercial and economic development, which will be hereinafter referred to collectively as the "Special Services."

At the hearing there will be considered a Services Tax to be levied against the taxable property included within the Area for the provision of the Special Services not to exceed the annual sum of two percent of the equalized assessed value of taxable property within the Area. The proposed amount of the tax levy for special services for the initial year for which taxes will be levied within the Area in tax year 2014 is $415,843. The Services Tax shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Property Tax Code, 35 ILCS 200/1-1 et seq., as amended from time to time.

The Area shall consist of the territory described herein and incorporated hereto as Exhibit 1. The approximate street location of said territory consists of South Ashland Avenue bounded north to West 80th Street, south to West 96th Street; east to the alley adjacent to Ashland Avenue, and west to the alley immediately adjacent to Ashland Avenue including the rail road track extending east to Racine Avenue.

At the public hearing any interested person, including all persons owning taxable real property located within the proposed Area, affected by the creation of the Area and the levy of the Services Tax may file with the City Clerk of the City of

Chicago written objections to and may be heard orally with respect to any issues embodied in this notice. The Committee on Finance of the City Council of the City of Chicago shall hear and determine all protests and objections at said hearing, and said hearing may be adjourned to another date without further notice other than a motion to be entered upon the minutes fixing the time and place it will reconvene.

If a petition signed by at least fifty-one percent (51%) of the electors residing within the boundaries of the proposed Area and by at least fifty-one percent (51%) of the landowners included within the boundaries of the proposed Area objecting to the creation of the Area and the levy of the Services Tax therein is filed with the City Clerk of the City of Chicago within sixty (60) days following the final adjournment of the public hearing, the Area shall not be created and the Services Tax shall not be levied.

By order of the City Council of the City of Chicago, Cook County, Illinois.

Dated this _____ day of _____, 2014.

_____
City Clerk, City of Chicago,
Cook County, Illinois

SECTION 5. This ordinance shall become effective from its passage and approval.

EXHIBIT 1

Legal Description and Permanent Index Numbers

See attached pages.

95th & ASHLAND SSA #69

Those Parts of Sections 31 and 32 in Township 38 North, Range 14 East together with those Parts of Sections 5, 6, 7 and 8 in Township 37 North, Range 14 East, more particularly described as follows:

Beginning at a point at the intersection of the centerline of Ashland Avenue with the south line of 80th Street;

thence west along said south line to the centerline of the alley first west of Ashland Avenue;

thence south along said centerline to the centerline of the alley first north of 87th Street;

thence west along said centerline to the northerly extension of the west line of the east 21.48 feet of Lot 7 of block 14 of Frank N. Gages Addition to Engelwood Heights;

thence south along said extension to the centerline of 87th Street;

thence west along said centerline to the centerline of Marshfield Avenue;

thence south along said centerline to the centerline of the alley first south of 87th Street;

thence east along said centerline to the west right of way line of Ashland Avenue;

thence south along said line to the south line of lot 37 in Block 1 in Engelwood Heights;

thence west along said south line to the centerline of the alley first west of Ashland Avenue;

thence south along said centerline to the centerline of the alley first north of 89th Street;

thence east along said centerline to the northerly extension of the west line Lot 22 in Block 13 in Englewood Heights;

thence south along said line to the northerly Right-of Way line of the Chicago, Rock Island & Pacific Railroad;

thence northeasterly along said line to the centerline of Ashland avenue:

thence south along said line to the southerly Right-of-Way line of said railroad;

thence southwesterly along said right-of-way line to the centerline of the alley first west of Ashland Avenue;

thence south along said line to the centerline of the alley first south of West 93rd Place;

thence west along said line to the west Right-of-Way line of Beverly Avenue;

thence southeasterly along said line to the south line of Beverly Avenue;

thence west along said south line and its westerly extension thereof to the east line of the Longwood Subdivision;

thence southeasterly along said line to the center line of 95th Street;

thence west along said centerline to the centerline of Charles Avenue;

thence south along said centerline to the westerly extension of the north line of Lot 2 in Howard Oviatt's Subdivision;

thence easterly along said line to the northeast corner of Said Lot 2:

thence northerly, northeasterly and easterly along the westerly and northerly lines of Lot 3 in Charles Beverly subdivision to the northeast corner of said Lot 3;

thence southeasterly along the westerly line of Beverly Avenue to the East line of the northeast Quarter of Section 7, Township 37 north, Range 14 east of the Third Principal Meridian;

thence north, along said East line to the centerline of 95th Street;

thence east along said centerline to the centerline of Justine Street;

thence north along said centerline to the centerline of the alley first north of 95th Street;

thence west along said centerline to the centerline of the alley first east of Ashland Avenue;

thence north along said centerline to the south right-of-way line of the Chicago, Rock Island and Pacific Railroad;

thence easterly along said line to the West line of Justine Street;

thence north along said line to the southeast corner of Parcel 25-05-108-031;

thence westerly along the southerly line of said parcel to the centerline of the alley first east of Ashland Avenue;

thence north along said centerline to the south line of Lot 3 in Block 4 in E.L. Brainard's Subdivision;

thence east along the south line of Lots 3, 2, 1 and their easterly extension to the centerline of Justine Street;

thence north along said centerline to the centerline of 87th Street;

thence west along said centerline to the southerly extension of the west line of Lot 23 in Block 3 in Roy & Nourse's sixth Addition to South Englewood;

thence north along said line to the centerline of the alley first north of 87th Street;

thence east along said centerline to the centerline of the alley first east of Ashland Avenue;

thence north along said centerline to the centerline of 85th Street;

thence east along said centerline to the centerline of the alley first east of Ashland Avenue;

thence north along said centerline to the centerline of 83rd Street;

thence west along said centerline to the centerline of the alley first east of Ashland Avenue;

thence north along said centerline to the south line of 80th Street;

thence west along said south line to the centerline of Ashland Avenue and the Point of Beginning.

Special Service Area #69 PIN List

20-31-215-018-0000
20-31-215-019-0000
20-31-215-020-0000
20-31-215-021-0000
20-31-215-022-0000
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Special Service Area #69 PIN List

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Special Service Area #69 PIN List

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City of Chicago

O2014-7856

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/10/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Approval of Tax Increment Financing (TIF) for Washington Park Redevelopment Project Area
Committee(s) Assignment:	Committee on Finance

FIN.

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

September 10, 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 Washington Park TIF District.

Your favorable consideration of these ordinances will be appreciated.

Very truly yours,

Rahm Emanuel

Mayor

AN ORDINANCE OF THE CITY OF CHICAGO, ILLINOIS
APPROVING A REDEVELOPMENT PLAN
FOR THE
WASHINGTON PARK 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 Washington Park 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, on February 27, 2009, 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, 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 May 30, 2014, 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 14-CDC-20 on June 10, 2014, 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 July 17, 2014, which is within a reasonable time after the adoption by the Commission of Resolution 14-CDC-20 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 June 17, 2014, by publication in the Chicago Sun-Times or Chicago Tribune on July 15, 2014, and July 22, 2014, and by certified mail to taxpayers within the Area on July 18, 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 held on July 11, 2014, upon the provision of due notice on June 17, 2014, 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 August 12, 2014; and

WHEREAS, the Commission has forwarded to the City Council a copy of its Resolution 14-CDC-32, attached hereto as Exhibit B, adopted on August 12, 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 inhabited units; and

e. 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

WASHINGTON PARK
TAX INCREMENT FINANCING
REDEVELOPMENT AREA PROJECT AND PLAN

Prepared for:
The City of Chicago
Rahm Emanuel, Mayor

Department of Planning and Development
Andrew J. Mooney, Commissioner

Prepared By:

Ernest R. Sawyer Enterprises, Inc.

And

PGAV PLANNERS

Assisted by Goodman Williams Group

May 30, 2014

Revised September 3, 2014

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Appendix

ATTACHMENT ONE – LEGAL DESCRIPTION

ATTACHMENT TWO – MAPS AND PLAN EXHIBITS

EXHIBIT A	Boundary Map of TIF Area
EXHIBIT B	Sub Area Key Map
EXHIBIT C	Existing Land Use Conditions
EXHIBIT D	Existing Conditions Maps (D1-D6)
EXHIBIT E	Vacant Land Map
EXHIBIT F	Existing Zoning Map
EXHIBIT G	Adjacent TIF / Redevelopment Areas Map
EXHIBIT H-1	Land Acquisition Map
EXHIBIT H-2	Land Acquisition List
EXHIBIT I	Generalized Land Use Plan Map

ATTACHMENT THREE – ELIGIBILITY STUDY
ATTACHMENT FOUR – 2012 ESTIMATED EAV BY TAX PARCEL
ATTACHMENT FIVE – HOUSING IMPACT STUDY

SECTION 1. INTRODUCTION

This document presents a Tax Increment Financing ("TIF") Redevelopment Plan and Project (hereinafter referred to as the "Plan") pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.) as amended, (the "Act") for the Washington Park Redevelopment Project Area (the "Project Area") located in the City of Chicago, Illinois (the "City"). The Project Area can be separated into three sections: 1. Washington Park (the "Park") is bounded by 51st and 60th Streets on the north and south, and Cottage Grove Avenue and Martin Luther King Drive on the east and west; 2. the neighborhood section which is generally bounded by Martin Luther King Drive and Washington Park on the east, the Dan Ryan Expressway on the west, Garfield Boulevard on the north and 63rd Street on the south; and 3. the industrial area south of 63rd Street to the Chicago Skyway, west of Prairie Avenue. The neighborhood section is roughly one (1) mile north to south and 0.8 miles east to west, centered on 59th Street and Michigan Avenue. The Park is roughly 1.2 miles north to south and 0.5 miles east to west, centered just north of the intersection of Morgan Drive and Rainey Drive. The industrial section is roughly two-thirds of a mile north to south and a third of a mile east to west, with a significant section of this area used as railway siding.

The Project Area consists of 988.4 acres in 2,272 parcels. There are 2,785 unique parcel identification numbers (PINS) represented in the 2,272 total parcels. The Project Area includes 241.8 acres for public rights-of-way for streets, alleyways, rail lines, and highways, leaving approximately 746.6 acres of usable land (either presently developed or vacant). The boundaries of the Project Area are described in the **Plan Appendix, Attachment One – Legal Description** and are geographically shown in the **Plan Appendix, Attachment Two, Exhibit A – Boundary Map of TIF Area**.

The Plan summarizes the analyses and findings of Ernest R. Sawyer Enterprises, Inc. and sub-consultants, PGAV PLANNERS and the Goodman Williams Group (jointly hereinafter referred to as the "Consultant") and, unless otherwise noted, is the responsibility of the Consultant. The City is entitled to rely on the findings and conclusions of this Plan in designating the 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 factors, research and analysis undertaken to document the eligibility of the Project Area for designation as a "conservation area" for the improved portion of the Project Area and a "blighted area" for the vacant portion of the Project Area. The need for public intervention, along with 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 for the improved portion of the Project Area and a blighted area for the vacant portion of the Project Area are presented in the **Plan Appendix, Attachment Three – Eligibility Study.**

Tax Increment Financing

The Tax Increment Allocation Redevelopment Act (the "Act") permits municipalities to induce redevelopment of eligible "blighted," "conservation" or "industrial park conservation areas" in accordance with an adopted redevelopment plan. The Act stipulates specific procedures that 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. Under 65 ILCS 5/11-74.4-3(p), the Act defines a "redevelopment project area" as:

> "... an area designated by the municipality, which is not less in the aggregate than 1-1/2 acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area or a blighted area or a conservation area or combination of both blighted areas and conservation areas."

In adopting the Act, the Illinois State Legislature found that:

1. ...there exists in many municipalities within this State blighted, conservation and industrial park conservation areas...(at 65 ILCS 5/11-74.4-2(a)); and
2. ...the eradication of blighted areas and treatment and improvement of conservation areas by redevelopment projects is hereby declared to be essential to the public interest (at 65 ILCS 5/11-74.4-2(b)).

The legislative findings were made on the basis that the presence of blight, or conditions that lead to blight, is detrimental to the safety, health, welfare and morals of the public. The Act specifies certain requirements that 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.

The municipality must first determine that the proposed redevelopment area qualifies for designation as a "blighted area," "conservation area," "industrial park conservation area" or a combination "blighted and conservation areas." Based on the conditions present, the Eligibility Study concludes that the improved portion of the Project Area qualifies for designation as a conservation area and the vacant portion of the Project Area qualifies for designation as a blighted area under the Act.

Redevelopment projects are defined as any public or private development projects undertaken in furtherance of the objectives of the redevelopment plan and 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. 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.

The City authorized an evaluation to determine whether a portion of the City, to be known as the Washington Park Redevelopment Project Area, qualifies for designation as a combination conservation area/blighted area pursuant to the provisions contained in the Act. If the Project Area is so qualified, the City requested the preparation of a redevelopment plan for the Project Area in accordance with the requirements of the Act.

Overview of the Washington Park Redevelopment Project Area

The Project Area is approximately 988.4 acres, including 241.8 acres for public rights-of-way for streets and alleyways and a portion of the Dan Ryan Expressway. Excluding public rights-of-way the Project Area consists of 746.6 acres situated in 2,272 parcels. There are 2,785 unique parcel identification numbers (PINS) represented in the 2,272 total parcels. The Project Area is the shape of a square, and includes a 351-acre recreational park, residential uses to the east, north and portions west of the expressway in addition to small commercial nodes and industrial uses in the south, north and west borders. The Project Area is located approximately seven (7) miles south of Chicago's downtown in the Washington Park community area. The Project Area includes eight (8) 2010 U.S. Census Tracts: 4003, 4004, 4005, 4008, 8345, 8346, 8361, and 8425; of which, only tract 4004 has shown population growth from 2000 to 2010.

The vast majority (92%) of the buildings within the Project Area are well over 35 years of age. Many of the commercial properties are in need of minor repairs in order to improve their appearance, property values, and to remain viable. The majority of the Project Area was developed prior to the existence of a comprehensive plan and prior to present day development standards. This is most apparent in the excessive land coverage and lack of provisions for off-street parking found throughout the Project Area. The Plan seeks to respond to problem conditions within the Project Area and reflects a commitment by the City to improve and revitalize the area.

In addition to over 50% of the buildings within the Project Area being 35 years or older, the improved tax blocks within the Project Area are characterized by the following statutory qualifying factors for a "conservation area" under Section 5/11-74.4-3(b) of the Act:

1. Deterioration
2. Inadequate utilities
3. Deleterious land use or layout
4. Lack of community planning
5. Declining or sub-par EAV growth

The vacant parcels within the Project Area are characterized by the following statutory qualifying factors for a "blighted area" under Section 5/11-74.4-3(b) of the Act:

1. Diversity of ownership
2. Deterioration of structures or site improvements in neighboring areas
3. Declining or sub-par EAV growth

In terms of net land area (total land area less public right-of-way and parcels used as street or rail right-of-way), approximately 16% of the Project Area is vacant land. If Washington Park and Dyett High School are excluded from the tabulation, vacant land accounts for about 31% of the net land area, or 952 individual parcels; 42% of the total parcels. Almost a third of the land in the Project Area, not including Washington Park/Dyett High School, is vacant land and is evidence of the extent of disinvestment. A case could also be made for excluding the industrial area south of 63rd Street from these vacant land calculations, which would only increase the percentage of vacant land in the Project Area. As a result of these conditions, the Project Area

is in need of 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 and would not reasonably be anticipated to be developed without the adoption of the Plan. The **Eligibility Study**, in the **Plan Appendix, Attachment Three – Eligibility Study,** concludes that the property in this area is experiencing deterioration and a lack of sufficient investment. The analysis of conditions within the Project Area indicates the improved portion of the Project Area qualifies as a conservation area, and the vacant portion of the Project Area qualifies as a blighted area.

The purpose of the Plan is to create a mechanism to allow for the development of new commercial, mixed-use and community facilities on existing parcels and/or the improvement of existing commercial, mixed use, and residential properties; and the general improvement of the area's physical environment and infrastructure. The development of the Project Area is expected to encourage economic revitalization within the community and the surrounding area.

The Plan has been formulated in accordance with the provisions of the Act. This document is a guide to all proposed public and private actions in the Project Area that are assisted with tax increment financing.

SECTION 2. PROJECT AREA DESCRIPTION

Brief History of the Community

The Washington Park Redevelopment Project Area sits within the greater Washington Park Community Area. Washington Park is located approximately seven (7) miles south of the Chicago Loop. The Project Area includes eight (8) 2010 U.S. Census Tracts: 4003, 4004, 4005, 4008, 8345, 8346, 8361, and 8425; of which, only tract 4004 has shown population growth from 2000 to 2010. The 351-acre recreational Washington Park along with the Walter H. Dyett High School site separates the Project Area from the more affluent eastern neighborhood of Hyde Park.

Settled by the Irish and German railroad and meat packing workers in the 1860s and 1870s, Washington Park was a growing community for much of the late 19th and early 20th centuries. By the 1890s German Jews began moving into east Washington Park and a small number of African Americans settled into the working class districts south of Garfield (55th) and west of State Street. Wealthy American born whites settled on the wide avenues that ran north towards the Loop. In 1893, confirmation that the Columbian Exposition would be held in Jackson Park also brought another influx to the community's population.

The development of the recreational park began in 1869 and was known as South Park until 1881. The park was later renamed Washington Park. After years of lobbying by prominent south side residents, the Illinois State Legislature authorized the creation of a five-member, governor appointed South Park Commission. Frederick Law Olmsted and Calvert Vaux centered the park on a 100-acre greensward with surrounding walking trails, trees and shrubs. Olmsted and Vaux planned for a bandstand and refectory, a promenade, carriage roads and gathering places in the park. The park would be part of the boulevard system that linked the park north to the central business district. In addition, the architects' plans called for dredging and filling in wetlands in the park and the opening up of a canal between the park and Lake Michigan.

Transportation was the catalyst for much of the growth experienced by the south side neighborhoods; particularly in the Washington Park community during the late 19th and early 20th centuries. By 1887 cable cars reached as far south as 63rd Street on State Street and 67th Street on Cottage Grove Avenue. The "L" train system reached farther south than the Washington Park community by 1907. Cable cars, trains, and the wide boulevards provided easy access to Chicago's Loop for south side residents. Today, public transportation and highway access are still widely available to residents and visitors of Washington Park.

The site for the Race Riots of 1919, the Washington Park community was the home of many clashes between blacks and whites. The cultural institutions and churches have closely reflected the community's racial transition from one of the most racially diverse Chicago communities to a predominantly African American population. Greek Orthodox residents built SS. Constantine and Helen in 1909 and in 1948 the building was inhabited by an entirely African American Episcopal congregation. Many other churches in the Washington Park community such as St. Anselm Church in the 1930s, B'nai Shalom Temple Israel in 1925, were built in the early 20th century and sold to entirely African American congregations by the mid-1900s.St.

Mary's African Methodist Episcopal Church is the oldest black congregation in the Project Area and was established in 1897.

The early 1960s saw the construction of two of the Chicago Housing Authority's ("CHA") larger projects; Washington Park Homes and the Robert Taylor Homes. With the construction of these two projects, Washington Park had one of the highest concentrations of public housing in the United States. The Robert Taylor Homes consisted of 28 16-story high rises. When built, the homes planned for 11,000 residents, but at its peak housed up to 27,000 residents at once. The Robert Taylor Homes marked a failure for the CHA as socioeconomic problems perpetuated throughout the 1980s and 1990s and the City neglected property and building maintenance or building code updates. In 1996, HOPE VI federal funds were granted for off-site replacement housing for Robert Taylor Home residents. All apartments were planned to be vacated by 2005 and the last of the Robert Taylor buildings was demolished on March 8, 2007.

Current Land Use and Community Facilities

The eastern side of the Project Area is made up of Washington Park in addition to higher density residential uses. On the eastern boundary of the Project Area is Hyde Park, an affluent south side neighborhood that is home to the University of Chicago. Students and faculty have resided in Hyde Park for decades. As the demand for housing grows due to the growing number of university students, visitors and university faculty, they may choose to move to surrounding neighborhoods such as Washington Park. At the west end of the Project Area is the Englewood Community Area, which, until recently, was best known for the Englewood Mall. The Mall has recently been replaced by the Kennedy King College and the neighborhood has experienced a surge in housing demand and property values.

At intersections within and surrounding the Project Area, there are small commercial nodes. There are also some isolated industrial uses interspersed within the residential/commercial areas. Industrial corridors are located on the western border near Interstate Highway 90/94 (Dan Ryan Expressway) and also near the southwest boundary. Residential neighborhoods are also located on the western side of the Dan Ryan and to the north of the Project Area.

The Project Area includes a Chicago Fire Department station, located at the intersection of 59th Street and South Lafayette Avenue. While the Project Area offers some community facilities, there are no Chicago Police Department stations, public libraries or hospitals located within the boundaries of the Project Area.

Plan Appendix, Attachment Two, Exhibit C – Existing Land Use Map shows a lack of community parks within the boundaries of the Project Area. In 1959 the Chicago Park District took one (1) parcel of property and created the Loraine Hansberry Park which provides limited open space to the residents within the Project Area. During the 1990's, the Chicago Park District replaced the existing basketball court (at Loraine Hansberry Park) with a children's playground. The children in the neighborhoods have little access to local neighborhood parks. While there are three (3) pre-kindergarten thru eighth grade schools within the Project Area, only one provides a school playground for children. Two (2) of the schools are community schools, while the third is a charter school. There is a prominent need for more neighborhood park space within the Project Area.

Additionally, over the course of the last few decades, residential buildings have been demolished as the buildings deteriorated and were vacated. These parcels were "blighted before vacant". The City has developed the Red X Program to identify properties with structural or interior hazards with a red "X" sign. These hazards can include, but are not limited to, building deterioration or damage from previous fires, structural hazards when components of the building have been removed, and collapse hazards due to the integrity of chimney tops, parapet walls, roof systems and or stair systems being compromised. The red "X" serves as an indicator to first responders to the existence of the hazards. Further, the presence of the red "X" makes it unlawful for any person to enter the building without first notifying the fire commissioner. The vacant land that remains speaks to the poor building conditions before the demolition, the challenges of the Area, and also presents a resource and opportunity for in-fill development and revitalization.

Landmark and Historic Buildings

The Washington Park Community Area is home to several architecturally or historically significant buildings. *Washington Park,* itself, was added to the National Register of Historic Places in 2004 as United States Registered Historic District and includes all contributing buildings and structures located within the park. The City's Park Boulevard System, including Garfield Boulevard, is in the process of being nominated for the National Register of Historic Places.

In 1995, the Commission on Chicago Landmarks completed an inventory of architecturally and historically significant structures. This inventory, called the Chicago Historic Resources Survey ("CHRS"), was a decade-long research effort to analyze the historic and architectural importance of all buildings constructed in the City prior to 1940. The CHRS database identifies each property's date of construction, architect, building style and type, Chicago Landmark status, inclusion in the Illinois Historic Structures Survey, and property identification numbers (PIN). A color-coded ranking system was used to identify historic and architectural significance relative to age, degree of external physical integrity, and level of possible significance.

According to the City of Chicago Landmarks Division, the following buildings in the Project Area are listed as category "Orange" on the CHRS. Orange properties possess some architectural feature or historical association that made them potentially significant in the context of the surrounding community. While there are other historic properties nearby the Project Area, the following list of 36 properties is representative of the "Orange"-coded CHRS properties in, or immediately adjacent to, the proposed TIF boundary.

1. 40 E. 55th St./Garfield Blvd. (Schulze Baking Co.)
2. 301 E. 55th St./Garfield Blvd. (office)
3. 119-125 W. 55th St./Garfield Blvd. (religious building/church)
4. 320 E. 55th St./Garfield Blvd. (Garfield elevated train station)
5. 341-343 E. 55th St./Garfield Blvd. (Rum-Boogie Club)
6. 5206 – 5310 S. Cottage Grove (General Richard L. Jones Armory)
7. 5644 S. Cottage Grove (DuSable Museum of African American History)
8. 5700 – 5740 S. Cottage Grove (railroad stable and roundhouse)
9. 5114 – 5128 S. King Dr. (Chicago Orphan Asylum)
10. 5228 S. King Dr. (residence)
11. 5644 S. King Dr. (multi-unit residential building)
12. 5922 S. King Dr. (Jesse Binga House)

13. 6116 – 6134 S. King Dr. (South Park Terrace Apartment Building)
14. 6160 – 6212 S. King Dr. (Washington Park Terrace Apartment Building)
15. 5613 – 5659 S. La Salle St. (industrial building)
16. 5621 – 5623 S. Lafayette Ave. (multi-unit residential building)
17. 5740 S. Lafayette Ave. (single family residence)
18. 5760 S. Lafayette Ave. (John Raber House)
19. 5510 – 5514 S. Michigan Ave. (Mulvey Apartment Building)
20. 5516 S. Michigan Ave. (multi-unit residential building)
21. 5600 – 5602 S. Michigan Ave. (multi-unit residential building)
22. 6055 – 6059 S. Michigan Ave. (St. Anselm Church)
23. 6101 – 6115 S. Michigan Ave. (religious building/church)
24. 6144 S. Michigan Ave. (single family residence)
25. 5611 S. Perry Ave. (single family residence)
26. 6002 S. Prairie Ave. (Ring Lardner Residence)
27. 6137 – 6201 S. Prairie Ave. (utility building)
28. 5520 S. State St. (commercial/Residential)
29. 5955 – 5961 S. State St. (multi-unit residential and commercial building)
30. 5502 – 5512 S. Wabash Ave. (multi-unit residential building)
31. 5646 S. Wabash Ave. (multi-unit residential building)
32. 5648 S. Wabash Ave. (multi-unit residential building)
33. 5656 – 5658 S. Wabash Ave. (multi-unit residential building)
34. 5916 S. Wabash Ave. (single family residence)
35. 5527 S. Wentworth Ave. (commercial/residential building)
36. 6067 – 6077 S. Wentworth Ave. (warehouse)

While there are many "Orange" buildings listed on the CHRS, with the exception of *Washington Park,* there are no buildings in the Project Area registered on the National Register of Historic Buildings. The historic *Raber House,* located at 5760 S. Lafayette Avenue, was designated as an official Chicago Landmark in 1996.

Transportation Characteristics

Street System

Regional – The Project Area offers exceptional access to transportation routes both within the boundaries and entrance/exit routes to and from the Project Area as well as to and from other parts of the City of Chicago and the region. The western edge of the Project Area is bordered by Interstate Highway 90/94 (Dan Ryan Expressway) with entrance/exit ramps at 55th Street, 57th Street, 59th Street, and 63rd Street. Access to the expressway is also available traveling northbound on Wentworth Avenue and southbound on Wells Street. State Street provides entrance/exit ramps to the Chicago Skyway.

Local – For residents and visitors who choose to drive into, out of, and around the Project Area, there are many major thoroughfares linking the Project Area to other parts of the City. Within the Project Area, the major thoroughfares include north-south routes: Martin Luther King Drive ("King Drive"), Michigan Avenue, Indiana Avenue, Cottage Grove Avenue and State Street; and east-west routes: Garfield Boulevard and 63rd Street. Due to the location of the Dan Ryan Expressway at the western boundary of the Project Area, east and west access across the expressway is limited to Garfield Boulevard, 57th, 59th, and 63rd Streets.

Public Transportation

The Chicago Transit Authority ("CTA") has many terminals located within the Project Area. CTA's Red and Green lines travel north/south to connect the Project Area to Chicago's Loop located seven (7) miles north, and farther south to Chicago's southern neighborhoods. Within the boundaries, the CTA Red Line stops at Garfield Boulevard and 63rd Street, along the Dan Ryan Expressway. The CTA Green Line provides two stops along King Drive; at Garfield Boulevard and at 63rd Street. Within a few blocks of the Project Area boundaries, the CTA Red Line stops at 47th Street, 51st Street, and at the intersection of 63rd Street and Cottage Grove Avenue.

CTA buses also service the interior with many stops in close proximity to the Project Area. There are eight (8) bus lines with stops within the Project Area with three (3) additional express buses and three (3) bus lines with stops adjacent to the Project Area that service residents and visitors within the Project Area's boundaries. CTA bus routes within the boundaries of the Project Area are listed below:

Bus #	Route
3/X3	North-south route along King Drive
4/X4	North-south route along Cottage Grove Avenue
15	East-west along 51st Street
24	Northbound route on Wentworth Avenue and south on Yale Avenue
29	North-south route on State Street
55/X55	East-west route along Garfield Boulevard
59	East-west route along 60th and 61st Streets
63	East-west route along 63rd Street

The following CTA buses stop in close proximity to the Project Area: #2, #15, #51, and #170. The CTA buses, in conjunction with CTA's Red and Green Lines, provide excellent public transportation options for residents and visitors within the Project Area.

Pedestrian Transportation

Pedestrian traffic in and throughout the Project Area is concentrated along the major arterial streets, with Garfield Boulevard, 51st Street, King Drive and Cottage Grove Avenue having the largest concentrations. The higher concentration of pedestrian traffic in these areas is associated with commuters utilizing the CTA bus and rail lines along this route and access to the recreational opportunities found in Washington Park. Concentration of pedestrian traffic is also associated with schools located within the Project Area. Most pedestrian traffic around schools is present during the peak periods before and after school hours.

There are sidewalks on most of the streets within the Project Area that connect pedestrians from north to south and east to west. The major thoroughfares provide crosswalks at intersections for pedestrian safety. Many of the sidewalks in the Project Area are cracked and uneven; neglect of sidewalk maintenance may make it difficult for children, elderly and/or handicapped individuals to use sidewalks as a form of transportation.

SECTION 3. ELIGIBILITY OF THE PROJECT AREA FORDESIGNATION AS A CONSERVATION/BLIGHTED AREA

The Project Area, on the whole, has not been subject to significant growth and development through investment by private enterprise. Based on the conditions present, the Project Area is not likely to be comprehensively or effectively developed without the adoption of the Plan. A series of studies were undertaken to establish whether the land in the Project Area is eligible for designation in accordance with the requirements of the Act. This analysis, documented in the **Plan Appendix, Attachment Three – Eligibility Study** concluded that the Project Area so qualifies.

The improved parcels within the Project Area are characterized by the following statutory qualifying factors for a "conservation area" under Section 5/11-74.4-3(b) of the Act:

- the predominance of buildings that are 35 years of age or older (92% of buildings)[1];
- deteriorated buildings (63% of buildings);
- deteriorated site improvements (29% of parcels);
- deteriorated street and/or sidewalk pavement (86% of sub-areas);
- dilapidated buildings (4% of buildings);
- obsolete buildings (10% of buildings);
- primary buildings with excessive vacancies (20%);
- excessive land coverage (30% of improved parcels);
- inadequate utilities (76% of sub-areas);
- deleterious land use or layout (48% of sub-areas);
- lack of community planning (62% of sub-areas); and,
- demonstrates declining and sub-par EAV growth.

See Plan Appendix, Attachment Two, Exhibit B – Sub Area Key.

The vacant parcels within the Project Area, which constitutes approximately 120.6 acres (31% of net land area, not including The Park), represented on 952 parcels and by 21 sub-areas for this Plan. The vacant portion of the Project Area is characterized by the following statutory qualifying factors for a "blighted area" under Section 5/11-74.4-3(b) of the Act:

- obsolete platting (37% of parcels);
- diversity of ownership (43% of sub-areas);
- tax delinquencies (21% of vacant parcels; 50% of taxable vacant parcels);
- deterioration of structures or site improvements in neighboring areas (94% of vacant parcels); and,
- demonstrates declining or sub-par EAV growth.

For more detail on the basis for eligibility and definitions of these terms, refer to the Eligibility Study in **Plan Appendix, Attachment Three – Eligibility Study.**

Historic Equalized Assessed Values (EAV's) for the Project Area, the rate of EAV growth for the City and the Consumer Price Index for All Urban Consumers (CPI-U) in the Chicago-Gary-Kenosha MSA for the period between 2008 and 2013 are considered to identify development

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

activity and determine assessed value trends. As discussed in **Section II-B** of **Attachment Three – Eligibility Study**, analysis of historic EAV for the Project Area indicated that the Project Area's EAV has declined in 2010, 2011, and 2012 and has also experienced growth at a rate less than that of the balance of the City and less than the annual Consumer Price Index for All Urban Consumers in the Chicago-Gary-Kenosha MSA in those same years. Between 2008 and 2013, the EAV of the Project Area decreased from $119.5 million to $76.5 million (see **Table 2-3** in **Plan Appendix, Attachment Three – Eligibility Study**). The table demonstrates that:

1. In at least 3 of the past 5 years, the EAV growth of the proposed Project Area has declined;

2. In at least 3 of the past 5 years, the EAV growth of the proposed Project Area has been less than the EAV growth of the remainder of the City; and,

3. In at least 3 of the past 5 years, the EAV growth of the proposed Project Area has been less than the CPI-U of the Chicago-Gary-Kenosha MSA.

While any one of the above conditions regarding property valuation is sufficient under the TIF Act to demonstrate evidence of a declining EAV, all 3 conditions are present in the proposed Project Area. A continuation of this minimal level of private investment may exacerbate deterioration and other conservation conditions within the Project Area. There is little incentive for commercial and residential developers to initiate new projects or make major investments in the Project Area, without public financial assistance that may include the use of tax increment financing.

Despite small incremental improvements scattered throughout the Project Area, there exist conditions that continue to threaten the public safety, health and welfare of the Project Area. While not an eligibility factor under the Act, crime statistics also provide evidence that these threatening conditions are present in the Project Area. Recent crime statistics *(Chicago Tribune -2014, May 19.* Retrieved from http://crime.chicagotribune.com/chicago/community/ for the month of April 2014, obtained from the City of Chicago Data Portal) indicate the Washington Park Community Area currently ranks 7th among Chicago's 77 community areas in violent crime reports; 2nd for property crime reports; and 10th for quality of life crime reports. Other crime data sources may differ, but all indicated that the Washington Park Community Area has a high rate of crime. Furthermore, the presence of factors indicated by the Act include deteriorated, obsolete structures; building vacancies; inadequate utilities; land use incompatibilities; deteriorated streets and sidewalks; declining or sub-par EAV growth; and the predominance of underutilized, vacant and tax exempt or tax delinquent properties in the Project Area and may result in continued disinvestment that will not be overcome without action by the City. These conditions have been previously documented in this report. All properties within the Project Area will benefit from the TIF program.

SECTION 4. REDEVELOPMENT PLAN GOALS AND OBJECTIVES

The following goals and objectives are provided to guide the decisions and activities that will facilitate the revitalization of the Project Area: They generally reflect existing City policies in all or portions of the Project Area. These goals and objectives can be achieved through effective use of local, state and federal tools. They are meant to guide the review and development of future projects in the Project Area.

General Goals

- Reduce or eliminate the conditions that qualify the Project Area as a Conservation/Blighted area.
- Strengthen the economic well-being of the Project Area and the City by enhancing properties and the local tax base to their fullest potential.
- Create new jobs and retain existing jobs for residents in the Project Area.
- Improve the quality of life for the residents by creating viable commercial area.
- Create an environment within the Project Area that will contribute to the health, safety, and general welfare of the residents of the Project Area and the City.
- Preserve and enhance the historic or architecturally significant properties in the Project Area.
- Improve and enhance access to transportation flow and public transportation facilities.
- Improve the public infrastructure in the Project Area.
- Encourage the participation of minorities and women in the redevelopment process of the Project Area.

Redevelopment Objectives

To achieve the general goals of this Plan, the following redevelopment objectives have been established:

- Encourage private investment in new development and rehabilitation of buildings in the Project Area.
- Revitalize and restore the physical and economic conditions in this once thriving neighborhood by removing structurally substandard buildings, obsolete building types, deleterious uses, and other blighting influences.
- Assemble City-owned vacant lots and other underutilized land into viable disposition parcels in order to provide sites for development.
- Use City programs, where appropriate, to create a unified identity that would enhance the marketability of the Project Area.
- Improve the transportation access, traffic flow and safety particularly along 63rd Street, State Street and Michigan Avenue to accommodate an increase in both pedestrian and vehicular traffic to the businesses.
- Encourage private investment in new development and rehabilitation of buildings in the Project Area.
- Provide public infrastructure improvements throughout the Project Area. Replace and repair streets, alleys, sidewalks, and curbs, where necessary.
- Provide public and private infrastructure and streetscape improvements and other available assistance necessary to promote commercial (office and retail) uses in the Project Area.

- Establish job training and job readiness programs to provide residents within and near the Project Area with skills necessary to secure jobs.
- Attract new sales tax and real estate tax dollars to the City of Chicago.

SECTION 5. REDEVELOPMENT PLAN

The City proposes to achieve its redevelopment goals and objectives for the Project Area through the use of public financing techniques, including tax increment financing, and by undertaking some or all of the following actions:

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

Plan Appendix, Attachment 2, Exhibit H-1, Land Acquisition Overview Map indicates the parcels that may be acquired for redevelopment in the Project Area. **Plan Appendix, Attachment 2, Exhibit H-2** contains **Land Acquisition by Block and Parcel Identification Number** which portrays the acquisition properties in more detail.

In connection with the City exercising its power to acquire real property not currently identified in **Plan Appendix, Attachment 2**, including the exercise of the power of eminent domain, under the Act in implementing the Plan, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council. 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 described in **Plan Appendix, Attachment 2**: (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 ten 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 as described in the preceding paragraph.

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

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 (1) or several parcels (collectively referred to as "Redevelopment Projects"). Such redevelopment agreements may be needed to support the rehabilitation or construction of allowable private improvements, in accordance with the Plan; incur costs or reimburse developers for other eligible redevelopment project costs as provided in the Act in implementing the Plan; and provide public improvements and facilities which may include, but are not limited to utilities, street closures, transit improvements, streetscape enhancements, signalization, parking, surface right-of-way improvements, public schools and parks.

Terms of redevelopment as part of this redevelopment project may be incorporated in the appropriate redevelopment agreements. For example, the City may agree to reimburse a developer for incurring certain eligible redevelopment project costs under the Act. Such agreements may contain specific development controls as allowed by the Act.

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.

Costs Eligible for Payment with TIF Funds Include:

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

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.

Construction of New Low-Income Housing Pursuant to the Act
Pursuant to the Act, the City may pay from incremental tax revenues up to 50% of the cost of construction of new housing units to be occupied by low-income and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the City under this act or other constitutional or statutory or from other sources of municipal revenue that may be reimbursed from incremental tax revenues or the proceeds of bonds issued to finance the construction of that housing.

SECTION 6. REDEVELOPMENT PROJECT DESCRIPTION

The Plan seeks to maintain and enhance most of the existing land uses with a focus on residential and mixed use (defined as commercial, residential, and/or institutional uses) redevelopment. A mix of commercial and light industrial uses is planned for the frontage of Wentworth Avenue and portions of State Street. The construction of new infrastructure is seen as an essential part of needed redevelopment due to the documentation of inadequate utilities in much of the Project Area.

The plan recognizes that new investment in residential, institutional, commercial and mixed-use property is needed to improve the appearance, vibrancy, and overall economic health of the Project Area. Such investment will create the high quality environment that is required to sustain a revitalization of the Project Area. The major physical improvements anticipated as a result of implementing the proposed Plan are outlined below.

Residential Development

Residential uses may take the form of various single-family and multi-family developments, with density and height restrictions consistent with existing zoning. Open space and neighborhood-oriented community facilities are also acceptable in these residential areas along most frontages on Wabash, Michigan and Indiana Avenues. Since a majority of the existing Project Area is residential, the Plan seeks to promote residential infill on vacant properties and also encourages site assembly to allow for larger multi-family residential development where permitted. In areas where there are multiple adjacent vacant parcels and/or vacant residential buildings that are so deteriorated that demolition may become necessary in the near future, the Plan encourages site assembly for redevelopment of larger, multi-family residential development and infill housing.

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 3,590 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 which presents certain factual information required by the Act. The report, prepared by the Consultant, is entitled **Washington Park Project Area Tax Increment Financing Housing Impact Study**, and is located in **Plan Appendix, Attachment Six**.

Mixed Use (Commercial/Residential/Institutional)

The Plan recognizes that attractive new commercial development, coupled with stabilization and expansion of existing businesses, will encourage investment in residential property as well as provide a diverse mix of job opportunities for the residents of the Project Area. Additionally, the Plan seeks widespread residential development which will ultimately create an increased demand for commercial and retail uses. Currently, there are opportunities for several retail and

commercial corridors along the frontages of State Street, Michigan Avenue, Calumet Avenue and King Drive to compliment and promote expansion of existing smaller commercial nodes.

On State Street and Michigan Avenue there exists a diverse mix of commercial, retail and residential uses on the same block and many times on adjacent properties. Mixed use redevelopment is therefore encouraged along the frontages of State Street and Michigan Avenue, with the exception of the slated construction of a new park space south of 57th Place at State Street, to revitalize and strengthen these commercial corridors that serve residents and businesses in and around the Project Area.

Community organizations have expressed a particular desire for more restaurants, cultural venues, and retail merchandisers. In addition to providing an opportunity for retail development along State Street and Michigan Avenue, the Plan seeks to promote mixed use redevelopment along the west side of King Drive and along Calumet Avenue. Many of the existing multi-family housing units are currently vacant. Additionally, there are numerous vacant tax parcels. The Plan seeks to promote new commercial .redevelopment along these streets to create productive and vibrant commercial corridors that would provide a variety of job opportunities for existing and future residents of the Project Area.

Commercial and Light Industrial

The Plan seeks to promote the growth of existing commercial and light industrial uses within the Project Area and to encourage and attract new enterprises along Wentworth Avenue and along State Street south of 59th Street as well as those areas south of 63rd Street where needed.

Parks and Open Space

There are plans to develop park space within the Project Area at the intersection of 57th Place and State Street. This new park space will be constructed around the Chicago Landmark *Raber House* which is located at 5760 S. Lafayette Avenue.

Public Improvements

The creation of public infrastructure is needed to complement and attract private sector investment. Infrastructure improvements planned for the Project Area may include, but are not limited to, the following:

- Repair existing sidewalks, street furniture, street lighting, highlighting of pedestrian crosswalks, and other pedestrian-friendly amenities;
- Repair curbs, gutters and pedestrian walkways within Washington Park.
- Creation of additional neighborhood park space at the intersection of 57th Place and State Street.
- Implementation of streetscape and building design guidelines that meet modern development needs and standards.
- New street lighting and streetscape improvements along State Street, Michigan Avenue, Indiana Avenue, and King Drive in the Project Area, as well as installation of similar lighting where deemed necessary for health and safety.
- Physical buffers or barriers between light industrial, intensive commercial uses and residential areas (such as fences, trees, bushes or other vegetation), to the extent possible;
- Installation of additional traffic signals, signage, and traffic calming mechanisms where necessary;

- Improvements that promote the use of public transportation and for transit-related facilities, including CTA bus and rail transit improvements.

SECTION 7. GENERAL LAND USE PLAN

Plan Appendix, Attachment Two, Exhibit I – Generalized Land Use Plan, identifies land use policies to be pursued in the implementation of the Plan. The **Generalized Land Use Plan** is intended to serve as a guide for land use improvements and developments within the Project Area.

The land uses proposed for the Project Area are consistent with the redevelopment goals of this Plan and are consistent with existing zoning. The **Generalized Land Use Plan** is intended to serve as a broad guide for land use and redevelopment policy. The Plan is general in nature to allow adequate flexibility to respond to shifts in the market and private investment.

The principal land use categories planned for the Project Area are residential and Mixed Use (Commercial, Residential, and/or Institutional). Residential uses may take the form of various single-family and multi-family developments, with density and height restrictions consistent with existing zoning. Open space and neighborhood-oriented community facilities and institutional uses are also acceptable in these residential areas.

Mixed use designation is intended in the eastern corridors of the Project Area – along State Street, Michigan Avenue, Calumet Avenue, and King Drive. The mixed use category allows for commercial, residential and/or institutional uses. The Plan seeks to enhance and promote existing and new commercial/residential development in the eastern section of the Project Area in addition to major north/south arterial streets. These corridors offer the best environment for creating a pedestrian-friendly zone with a broad mix of retail merchants such as restaurants, coffee shops, bakeries, specialty food stores and book stores.

New commercial and light industrial uses are particularly encouraged for properties fronting on Wentworth Avenue and LaSalle Street, as these streets offer the best environment for creating new commercial uses in this area as well as maintaining and providing expansion opportunities for existing light industrial uses already located near the "L" tracks and in those areas south of 63rd Street.

Additional park space is planned within the Project Area at the intersection of 57th Place and State Street.

These land use strategies are intended to direct development toward the most appropriate land use pattern for the various portions of the Project Area and enhance the overall development of the Project Area in accordance with the goals and objectives of the Plan. Locations of specific uses, or public infrastructure improvements, may vary from the **Generalized 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.

SECTION 8. REDEVELOPMENT PLAN FINANCING

Tax increment financing is an economic development tool designed to facilitate the development of blighted areas and to arrest decline in areas that may become blighted without public intervention. It is expected that tax increment financing will be an important tool, but not the only one, of financing improvements and providing development incentives in the Project Area throughout its 23-year life.

Tax increment financing can only be used when private investment would not reasonably be expected to occur without public assistance. The Act sets forth the range of public assistance that may be provided.

It is anticipated that expenditures for redevelopment project costs will be carefully staged in a reasonable and proportional basis to coincide with expenditures for redevelopment by private developers and the projected availability of tax increment revenues.

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

In the event the Act is amended after the date of the approval of this Plan by the City Council of the City of Chicago to (a) include new eligible redevelopment project costs, or (b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as, for example, by increasing the amount of 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 8.1 – Estimated Redevelopment Project Costs** or otherwise adjust the line items in **Table 8.1** without amendment to this Plan, to the extent permitted by the Act. In no instance, however, shall such additions or adjustments result in any increase in the total Redevelopment Project Costs without a further amendment to this Plan.

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

1. Costs of studies and 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;

2. The cost of marketing sites within the Project Area to prospective businesses, developers and investors;

3. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, 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;

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

5. 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;

6. Costs of job training and retraining projects including the cost of "welfare-to-work" programs implemented by businesses located within the Project Area.

7. Financing costs, including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any 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;

8. 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.

9. 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, **Plan Appendix, Attachment Six, Housing Impact Study, Addenda**);

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

11. 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 (1) 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.

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

    - such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
    - such payments in any one (1) year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
    - if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
    - the total of such interest payments paid pursuant to the Act may not exceed 30% of the total: (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
    - up to 75% of the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.

13. Unless specifically authorized by the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost,

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

15. Instead of the eligible costs provided for in (12) above, the City may pay up to 50% of the cost of construction, renovation and/or rehabilitation of all low-income and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low-income and very low-income households, only the low- and very low-income households shall be eligible for benefits under the Act; and

16. The cost of day care 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% of the City, county or regional median income as

determined from time to time by the United States Department of Housing and Urban Development.

17. A public library district's increased costs attributable to assisted housing units will be reimbursed as set forth in the Act.

18. 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.

Estimated Project Costs

A range of activities and improvements may be required to implement the Plan. The proposed eligible activities and their estimated costs over the life of the Project Area are briefly described below and shown in **Table 8.1 -- Estimated Redevelopment Project Costs**.

1. Professional services including planning studies, legal, surveys, real estate marketing costs, fees and other costs related to the implementation and administration of the Plan. This budget element provides for studies and survey costs for planning and implementation of the project, including planning and legal fees, architectural and engineering, development site marketing, and financial and special service costs. *(Estimated cost: $750,000)*

2. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, and other appropriate and eligible costs needed to prepare the property for redevelopment. These costs may include the reimbursement of acquisition costs incurred by the City and private developers. Land acquisition may include acquisition of both improved and vacant property in order to create development sites, accommodate public rights-of-way or to provide other public facilities needed to achieve the goals and objectives of the Plan. Property assembly costs also include: demolition of existing improvements, including clearance of blighted properties or clearance required to prepare sites for new development, site preparation, including grading, and other appropriate and eligible site activities needed to facilitate new construction, and environmental remediation costs associated with property assembly which are required to render the property suitable for redevelopment. *(Estimated cost: $3,000,000)*

3. Costs of Rehabilitation, reconstruction, repair or remodeling of existing public or private buildings and fixtures; and up to 50% of the cost of construction of low-income and very low-income housing units. *(Estimated cost: $12,750,000)*

4. Costs of Construction of public improvements, infrastructure and facilities. These improvements are intended to improve access within the Project Area, stimulate private investment and address other identified public improvement needs, and may include all or a portion of a taxing district's eligible costs, including increased costs of the Board of Education attributable to assisted housing units within the Project Area in accordance with the requirements of the Act. *(Estimated cost: $4,500,000)*

5. Relocation costs. *(Estimated cost: $1,000,000)*

6. Job Training, Re-training, and Welfare-to-Work Programs. *(Estimated cost: $2,000,000)*

7. Interest costs related to redevelopment projects, pursuant to the provisions of the Act. *(Estimated cost: $500,000)*

8. Provision of day care services as provided in the Act. *(Estimated cost: $500,000)*

The estimated total of all eligible project costs over the life of the Redevelopment Project Area is approximately $25,000,000. All project cost estimates are in 2014 dollars. Any bonds or other tax increment allocation revenue obligations 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.

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. While development in within the Project Area will greatly influence the budget available, the Consultants are unaware of any pending projects at this time.

TABLE 8.1
ESTIMATED REDEVELOPMENT PROJECT COSTS

Eligible Expense	Estimated Cost
1. Analysis, Administration, Studies, Surveys, Legal, Marketing, etc.	$750,000
2. Property Assembly including Acquisition, Site Prep and Demolition, Environmental Remediation	$3,000,000
3. Rehabilitation of Existing Buildings, Fixtures and Leasehold Improvements, Affordable Housing Construction and Rehabilitation Cost	$12,750,000
4. Public Works & Improvements, including streets and utilities, parks and open space, public facilities (schools & other public facilities)[2]	$4,500,000
5. Relocation Costs	$1,000,000
6. Job Training, Retraining, Welfare-to-Work	$2,000,000
7. Interest Subsidy	$500,000
8. Day Care Services	$500,000
TOTAL REDEVELOPMENT COSTS[3] [4]	**$25,000,000[5]**

[2] 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 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 or the objectives of the Plan.

[3] Total Redevelopment Project Costs represent an upper limit on expenditures that are to be funded using tax increment revenues and exclude any additional financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs. Within this limit, adjustments are may be made in line items without amendment to this Plan, to the extent permitted by the Act.

[4] 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 the 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.

[5] All costs are in 2014 dollars and may be increased by five percent (5%) after adjusting for inflation reflected in the Consumer Price Index for All Urban Consumers (CPI-U) for All Items for the Chicago-Gary-Kenosha, IL-IN-WI, CMSA, published by the U.S. Department of Labor.

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

Sources of Funds

The 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 as 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 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 5/11-74.6-1 *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 the furtherance of the purposes of the Plan that net revenues from the Project Area be made available to support any such redevelopment project areas and vice versa. The City therefore proposes to utilize net incremental revenues received from the Project Area to pay eligible redevelopment project costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be 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 described in the preceding paragraph, shall not at any time exceed the total redevelopment project costs described in **Table 8.1 – Estimated Redevelopment Project Costs**.

Development of the Project Area would not be reasonably expected to occur without the use of the incremental revenues provided by the Act. Redevelopment project costs include those eligible project costs set forth in the Act. Tax increment financing or other public sources will be used only to the extent needed to secure commitments for private redevelopment activity.

Nature and Term of Obligations to be Issued

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., assuming City Council approval of the Project Area and Plan in 2014, by December 31, 2038). 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 (1) or more series of obligations may be sold at one (1) or more times in order to implement this Plan. Obligations may be issued on a parity or subordinated basis.

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

Most Recent Equalized Assessed Valuation

The purpose of identifying the most recent equalized assessed valuation ("EAV") of the Project Area is to provide an estimate of the initial EAV, which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and Incremental Property Taxes of the Project Area. The 2012 EAV of all taxable parcels within the Project Area is approximately $76,534,773. This total EAV amount, by Property Index Number ("PIN"), is summarized in the **Plan Appendix, Attachment Four – Estimated EAV by Tax Parcel**. 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

By tax year 2037 (collection year 2038) and following substantial completion of the Washington Park Redevelopment Plan, the EAV of the Project Area is estimated to be approximately $105 million. This estimated value is based on several key assumptions, including: 1) redevelopment in the project area will occur over the next five (5) to ten years; 2) several existing low value uses will be redeveloped with new development and underutilized buildings will experience renovation and/or increased occupancy; 3) an estimated inflation rate in EAV of 0.71 percent through 2037 (somewhat less than the historic CPI-U), realized in triennial assessment years

only; and 4) for all future years, EAV is calculated using the 2013 state equalization factor for Cook County of 2.6621.

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 will be eligible to levy taxes on properties located within the Project Area:

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

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.

School Districts for the City of Chicago: General responsibilities of the School Districts include the provision, maintenance and operations of educational facilities and the provision of educational services for kindergarten through twelfth grade.

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 the City and for the treatment and disposal thereof.

The proposed revitalization of the Project Area would be expected to create moderate demands on public services. The renovation or development of new residential property on underutilized parcels, deteriorated commercial parcels, or currently vacant residential units could increase the demand for school services as well as parks and other population-based services.

Within the land use designations on the **General Land Use Plan (Plan Appendix, Attachment Two – Exhibit I)** that allow for mixed use which includes residential uses, approximately 500 new dwelling units could be constructed over the next 5 to 10 years. The total population of the Project Area could increase from the current number of residents. The number of school age children in the Project Area is also likely to increase as a result of residential redevelopment. At

this time, as there are schools within the surrounding areas which may or may not be currently running at capacity, TIF sources may possibly be used to accommodate increased enrollment in existing schools or to build new schools should the need arise.

The proposed residential and commercial redevelopment may increase the demand for improved water and sewer services and similar types of infrastructure, including the Metropolitan Water Reclamation District. As discussed below, the Project Budget's $11 million for "Public Works and Improvements" is intended, in part, to address such improved service and infrastructure needs.

Redevelopment of the Project Area may result in changes to the level of required public services. The required level of these public services will depend upon the uses that are ultimately included within the Project Area. Although the specific nature and timing of the private investment expected to be attracted to the Project Area cannot be precisely quantified at this time, a general assessment of financial impact can be made based upon the level of development and timing anticipated by the proposed Plan.

When completed, developments in the Project Area will generate property tax revenues for all taxing districts. Other revenues may also accrue to the City in the form of sales tax, business fees and licenses, and utility user fees. The costs of some services such as water and sewer service, building inspections, etc. are typically covered by user charges. However, others are not and should be subtracted from the estimate of property tax revenues to assess the net financial impact of the Plan on the affected taxing districts.

For the taxing districts levying taxes on property within the Project Area, increased service demands are expected to occur. Prior to the completion of the Plan, certain taxing districts may experience an increased demand for services. However, upon completion of the Plan, all taxing districts are expected to share the benefits of a substantially improved tax base.

In anticipation of the increased demand, $11 million has been allocated to public improvements, including "taxing district capital costs" to address potential demands associated with implementing the Plan.

Real estate tax revenues resulting from increases in the EAV, over and above the Certified Initial EAV established with the adoption of the Plan, will be used to pay eligible redevelopment costs in the Project Area. Following termination of the Project Area, the real estate tax revenues attributable to the increase in the EAV over the Certified Initial EAV, will be distributed to all taxing districts levying taxes against property located in the Project Area. Successful implementation of the Plan is expected to result in new development and private investment on a scale sufficient to overcome blighted conditions and substantially improve the long-term economic value of the Project Area.

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

The Plan will be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31st of the year in which the payment to the City Treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third

calendar year following the year in which the ordinance approving the Plan is adopted (assuming adoption in 2014, by December 31, 2038).

SECTION 9. HOUSING IMPACT STUDY

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

The Project Area contains 4,375 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 are described in a separate report which presents certain factual information required by the Act. The Report, prepared by the Consultant, is entitled ***Redevelopment Project Area Tax Increment Financing Program Housing Impact Study*** and is attached as **Plan Appendix, Attachment Five** to this Plan.

SECTION 10. PROVISIONS FOR AMENDING THE PLAN

The Plan may be amended pursuant to the provisions of the Act.

SECTION 11. 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:

1. The assurance of equal opportunity in all personnel and employment actions with respect to the Redevelopment Project, including but not limited to: hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, religion, sex, age, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, source of income, or housing status.

2. Redevelopers must meet the City of Chicago'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.

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

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

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

APPENDIX

PLAN APPENDIX, ATTACHMENT ONE – LEGAL DESCRIPTION

THAT PART OF SECTIONS 10, 11, 14, 15, 16, 21 AND 22 IN TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE NORTH LINE OF THE SOUTH 16 FEET OF LOT 6 OF SOUERBRY & GRUS' SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 16 AFORESAID RECORDED SEPTEMBER 24, 1868 AS DOCUMENT 183534; THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF GARFIELD BLVD. TO THE WEST LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD; THENCE NORTH ALONG THE WEST LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD TO THE NORTH LINE OF SECTION 16; THENCE EAST ALONG THE NORTH LINE OF SECTION 16 TO THE EAST LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD; THENCE SOUTH ALONG THE EAST LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD TO THE SOUTH RIGHT OF WAY LINE OF GARFIELD BLVD.; THENCE EAST ALONG THE SOUTH RIGHT OF WAY OF GARFIELD BLVD. TO A POINT AT THE NORTHWEST CORNER OF LOT 1 IN BLOCK 2 IN YERBY'S SUBDIVISION RECORDED OCTOBER 17, 1857 AS DOCUMENT NUMBER 93105 SAID POINT ALSO BEING THE EAST RIGHT OF WAY LINE OF INDIANA AVE; THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF INDIANA AVENUE TO THE SOUTH RIGHT OF WAY LINE OF 55TH PLACE SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 1 IN SUBDIVISION OF LOT 25, 26, 27 OF BLOCK 2 OF YERBY'S SUBDIVISION RECORDED SEPTEMBER 25, 1889 AS DOCUMENT NUMBER 1160736; THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF 55TH PLACE TO THE WEST LINE OF THE EAST 16 FEET OF LOT 2 IN BLOCK 2 OF HANCE'S SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF SAID EAST 16 FEET OF LOT 2 AND ITS SOUTHERLY EXTENSION TO THE SOUTH LINE OF THE ALLEY LYING SOUTH OF 55TH PLACE; THENCE EAST TO THE WEST LINE OF THE EAST 11 FEET OF LOT 11 IN BLOCK 2 OF HANCE'S SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF SAID EAST 11 FEET OF LOT 11 TO THE NORTH RIGHT OF WAY LINE OF 56TH STREET; THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF 56TH STREET TO THE EAST LINE OF THE WEST 18 FEET OF LOT 12 IN BLOCK 2 OF HANCE'S SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF SAID WEST 18 FEET OF LOT 12 TO THE NORTH LINE OF THE ALLEY LYING NORTH OF 56TH STREET; THENCE EAST ALONG SAID ALLEY TO THE EAST LINE OF THE WEST 23 FEET OF LOT 1 IN BLOCK 2 OF HANCE'S SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF SAID WEST 23 FEET OF LOT 1 TO THE SOUTH RIGHT OF WAY LINE OF 55TH PLACE; THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF 55TH PLACE TO THE WEST RIGHT OF WAY LINE OF DR. MARTIN LUTHER KING JR. DRIVE (SOUTH PARK AVE); THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF DR. MARTIN LUTHER KING JR. DRIVE (SOUTH PARK AVE) TO THE SOUTH RIGHT OF WAY LINE OF 51ST STREET; THENCE WEST TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF SOUTH PARK AVENUE AS LOCATED IN THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 10 AFORESAID; THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF

THE WEST LINE OF SOUTH PARK AVENUE TO THE NORTH RIGHT OF WAY LINE OF 51ST STREET; THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF 51ST STREET AND ITS EASTERLY EXTENSION TO THE EAST RIGHT OF WAY LINE OF COTTAGE GROVE AVENUE; THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF COTTAGE GROVE AVENUE TO THE SOUTH RIGHT OF WAY LINE OF 60TH STREET; THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF 60TH STREET TO THE EAST RIGHT OF WAY LINE OF DR. MARTIN LUTHER KING JR. DRIVE (SOUTH PARK AVENUE); THENCE SOUTH ALONG SAID EAST LINE OF DR. MARTIN LUTHER KING JR. DRIVE (SOUTH PARK AVENUE) TO THE SOUTH RIGHT OF WAY LINE OF 63RD STREET ALSO BEING THE NORTHWEST CORNER OF LOT 10 IN BLOCK 2 IN SONNENSCHEIN & SOLOMON'S SUBDIVISION RECORDED APRIL 20, 1891 AS DOCUMENT 1453254; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE OF 63RD STREET TO THE CENTER LINE OF PRAIRIE AVENUE; THENCE SOUTH ALONG SAID CENTER LINE OF PRAIRIE AVENUE TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 12 IN SUBDIVISION OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 22 AFORESAID; THENCE NORTHWESTERLY ALONG THE EASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 12 IN SUBDIVISION OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 22 TO THE EAST LINE OF INDIANA AVENUE; THENCE WESTERLY TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 22 AFORESAID AND THE NORTHEASTERLY LINE OF THE NEW YORK CENTRAL RAILROAD RIGHT OF WAY; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF THE NEW YORK CENTRAL RAILROAD RIGHT OF WAY TO THE EAST RIGHT OF WAY LINE OF STATE STREET; THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF STATE STREET TO THE NORTHWEST CORNER OF LOT 3 IN 64TH AND STATE STREETS SUBDIVISION OF PART OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 22 AFORESAID; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF LOT 3 A DISTANCE OF 327.80 FEET TO THE NORTHEAST CORNER OF LOT 3 IN 64TH AND STATE STREETS SUBDIVISION AFORESAID; THENCE SOUTHEASTERLY TO THE NORTHEAST CORNER OF LOT 1 IN CITY PRODUCTS CORPORATION SUBDIVISION OF PART OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 22 AFORESAID; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF 25.67 FEET TO AN ANGLE POINT; THENCE CONTINUING SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF 187.50 FEET TO AN ANGLE POINT; THENCE CONTINUING SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF 88.99 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 1 SAID POINT ALSO BEING THE SOUTHWESTERLY LINE OF THE RAILROAD RIGHT OF WAY THROUGH SECTION 22; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE TO THE NORTHWEST CORNER OF LOT 27 IN BRACKETT'S RESUBDIVISION OF LOTS 1 TO 30 IN JUNCTION GROVE, ARTEMUS WHITE AND FRANCIS B. DODSWORTH'S SUBDIVISION OF

PART OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 22 AFORESAID; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 27 AND LOT 28 TO THE NORTHEAST CORNER OF LOT 28 IN BRACKETT'S RESUBDIVISION AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF LOT 28 AFORESAID TO THE SOUTHEAST CORNER OF SAID LOT 28 BEING ALSO THE NORTH RIGHT OF WAY LINE OF 66TH STREET; THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE OF 66TH STREET TO THE EAST RIGHT OF WAY LINE OF STATE STREET; THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF STATE STREET TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH RIGHT OF WAY LINE OF 66TH STREET AS LOCATED IN THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 21 AFORESAID; THENCE WESTERLY ALONG THE EASTERLY EXTENSION OF THE NORTH RIGHT OF WAY LINE OF 66TH STREET TO THE EAST LINE OF THE RIGHT OF WAY OF PERRY AVENUE; THENCE NORTH ALONG THE EAST LINE OF THE RIGHT OF WAY OF PERRY AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 3 IN COUNTY CLERK'S DIVISION OF LOTS 3 AND 4 OF BLOCK 13 OF SKINNER & JUDD'S SUBDIVISION; THENCE WEST ALONG SAID SOUTH LINE OF LOT 3 TO THE CENTER LINE OF VACATED PERRY AVENUE AS VACATED BY DOC. 89170528; THENCE NORTH TO THE POINT OF INTERSECTION WITH THE NORTHERLY LINE OF VACATED PERRY AVENUE; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF VACATED PERRY AVENUE TO A POINT ON THE EAST LINE OF LOT 1 BEING 49.50 FEET SOUTH OF THE NORTH LINE OF LOT 1 IN COUNTY CLERK'S DIVISION OF LOTS 3 AND 4 OF BLOCK 13 OF SKINNER AND JUDD'S SUBDIVISION OF THE NORTHEAST ¼ OF SECTION 21 AFORESAID; THENCE WEST ALONG A LINE BEING 49.50 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1 TO THE WEST LINE OF SAID LOT 1; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 AND ITS NORTHERLY EXTENSION TO THE SOUTHEAST CORNER OF LOT 8 IN BLOCK 13 IN SKINNER AND JUDD'S SUBDIVISION AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 8 A DISTANCE OF 86 FEET; THENCE NORTH TO THE NORTH LINE OF LOT 8 AT A POINT BEING 86 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 8; THENCE WEST ALONG THE NORTH LINE OF LOT 8 AND ITS WESTERLY EXTENSION TO THE INTERSECTION WITH A LINE BEING 40 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 21 AFORESAID, SAID LINE BEING ALSO THE EAST LINE OF WENTWORTH AVENUE AS EXTENDED; THENCE NORTH ALONG THE EXTENSION OF THE EAST LINE OF WENTWORTH AVENUE TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF 65TH STREET AS LOCATED IN THE WEST 1/2 OF THE NORTHEAST ¼ OF SECTION 21 AFORESAID; THENCE WEST ALONG THE EASTERLY EXTENSION OF THE NORTH RIGHT OF WAY LINE OF 65TH STREET TO THE WESTERLY LINE OF THE DAN RYAN EXPRESSWAY ALSO BEING A POINT 182.80 FEET EAST OF THE SOUTHWEST CORNER OF LOT 5 IN COUNTY CLERK'S DIVISION OF LOTS 4, 5 AND 6 OF BLOCK 8 OF SKINNER AND JUDD'S SUBDIVISION AFORESAID; THENCE

NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF THE DAN RYAN EXPRESSWAY TO THE SOUTH LINE OF LOT 8 IN BLOCK 3 IN SKINNER AND JUDD'S SUBDIVISION AFORESAID; THENCE EAST TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE NORTHWESTERLY TO A POINT ON THE WEST LINE OF THE EAST 40 FEET OF LOT 8 LYING 50.76 FEET SOUTH OF THE NORTH LINE OF SAID LOT 8; THENCE NORTH ALONG THE WEST LINE OF THE EAST 40 FEET OF LOT 8 AFORESAID EXTENDED NORTH TO THE NORTH RIGHT OF WAY LINE OF 64TH SREET; THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE OF 64TH STREET TO THE EAST RIGHT OF WAY LINE OF YALE AVENUE; THENCE NORTH ALONG THE EAST RIGHT OF WAY LINE OF YALE AVENUE TO THE SOUTH RIGHT OF WAY LINE OF 63RD STREET; THENCE NORTHEASTERLY TO THE SOUTHEAST CORNER OF LOT 34 IN BLOCK 3 IN I.J. NICHOL'S SUBDIVISION; THENCE WEST ALONG THE NORTH RIGHT OF WAY OF 63RD STREET TO THE SOUTHWEST CORNER OF LOT 30 IN BLOCK 3 IN I.J. NICHOL'S SUBDIVISION; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 30 IN BLOCK 3 A DISTANCE OF 38 FEET; THENCE NORTHEAST TO A POINT ON THE NORTH LINE OF LOT 31 IN BLOCK 3 IN I.J. NICHOL'S SUBDIVISION SAID POINT BEING 12 FEET EAST OF THE WEST LINE OF SAID LOT 31; THENCE NORTH TO A POINT ON THE NORTH LINE OF A PUBLIC ALLEY LYING NORTH OF 63RD STREET SAID POINT ALSO BEING A POINT ON LOT 22 IN BLOCK 3 IN I.J. NICHOL'S SUBDIVISION; THENCE WEST ALONG SAID NORTH RIGHT OF WAY LINE OF THE PUBLIC ALLEY, TO THE CENTER LINE OF THE VACATED ALLEY IN BLOCK 3 IN I.J. NICHOL'S SUBDIVISION; THENCE NORTH ALONG THE CENTER LINE OF THE VACATED PUBLIC ALLEY TO THE SOUTH RIGHT OF WAY LINE OF ENGLEWOOD AVENUE; THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF ENGLEWOOD AVENUE TO THE NORTHWEST CORNER OF SAID LOT 22 IN BLOCK 3 IN I.J. NICHOL'S SUBDIVISION; THENCE NORTH TO THE SOUTHWEST CORNER OF LOT 35 IN BLOCK 2 IN I.J. NICHOL'S SUBDIVISION SAID POINT ALSO BEING THE EAST RIGHT OF WAY LINE OF A 20 FOOT ALLEY; THENCE NORTH ALONG THE EAST LINE OF SAID ALLEY TO THE SOUTH LINE OF LOT 17 IN BLOCK 1 OF IRA J. NICHOLS SUBDIVISION; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 17 AND THE SOUTH LINE OF LOTS 15 AND 16 IN BLOCK 1 TO THE NORTHEASTERLY LINE OF THE RAILROAD RIGHT OF WAY THROUGH SAID BLOCK 1; THENCE NORTHWEST ALONG THE NORTHEASTERLY LINE OF SAID RAILROAD RIGHT OF WAY TO THE EAST LINE OF THE 20 FOOT VACATED ALLEY IN BLOCK 1 OF IRA J. NICHOLS SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF SAID VACATED ALLEY TO THE SOUTH LINE OF AN ALLEY SOUTH OF 61ST PLACE; THENCE NORTHWESTERLY TO THE SOUTHWEST CORNER OF LOT 9 IN BLOCK 7 IN ASSESSOR'S DIVISION OF OUTLOTS 17 TO 21 OF SCHOOL TRUSTEES' SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF A PUBLIC ALLEY LYING EAST OF PRINCETON AVENUE TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 61ST PLACE; THENCE WEST ALONG THE NORTH LINE OF 61ST PLACE TO THE EAST LINE OF THE WEST 20 FEET OF LOT 8 IN THE SUBDIVISION OF THE WEST 300 FEET OF PART OF BLOCK 5 OF

ASSESSOR'S DIVISION; THENCE NORTH ALONG SAID EAST LINE OF THE WEST 20 FEET OF LOT 8 TO THE NORTH LINE OF THE ALLEY LYING NORTH OF 61ST PLACE; THENCE EAST ALONG THE NORTH LINE OF SAID ALLEY TO THE EAST LINE OF LOT 4 IN ASSESSOR'S DIVISION AFORESAID; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 4 TO THE SOUTH RIGHT OF WAY LINE OF 61ST STREET; THENCE NORTH TO THE SOUTHEAST CORNER OF LOT 17 OF THE SUBDIVISION OF THE NORTH 148.56 FEET OF THE EAST ½ OF OUTLOT 18 AND THE SOUTH 116.80 FEET OF THE EAST ½ OF OUTLOT 19 OF SCHOOL TRUSTEES' SUBDIVISION SAID POINT ALSO BEING THE NORTH RIGHT OF WAY LINE OF 61ST STREET; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 17 TO THE SOUTH RIGHT OF WAY LINE OF A 16 FOOT ALLEY IN SUBDIVISION OF THE NORTH 148.56 FEET OF THE EAST ½ OF OUTLOT 18 AND THE SOUTH 116.80 FEET OF THE EAST ½ OF OUTLOT 19 OF SCHOOL TRUSTEES' SUBDIVISION; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID 16 FOOT ALLEY; THENCE EAST ALONG THE NORTH LINE OF SAID ALLEY TO A POINT 11.12 FEET WEST OF THE SOUTHEAST CORNER OF LOT 24 IN THE SUBDIVISION OF THE NORTH 148.56 FEET OF THE EAST ½ OF OUTLOT 18 AND THE SOUTH 116.80 FEET OF THE EAST ½ OF OUT LOT 19 OF SCHOOL TRUSTEES' SUBDIVISION; THENCE NORTHEASTERLY TO A POINT 7.32 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 24 SAID NORTHEAST CORNER ALSO BEING THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF 60TH PLACE; THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF 60TH PLACE TO THE EAST LINE OF THE WEST 25 FEET OF LOT 26 IN D.C. NICHOL'S SUBDIVISION EXTENDED TO THE SOUTH RIGHT OF WAY LINE OF 60TH PLACE; THENCE NORTH ALONG SAID EAST LINE AND ITS SOUTHERLY EXTENSION AND ITS NORTHERLY EXTENSION TO A POINT ON THE NORTH RIGHT OF WAY OF A 16 FOOT PUBLIC ALLEY IN D.C. NICHOL'S SUBDIVISION; THENCE EAST TO THE EAST LINE OF THE WEST 11 FEET OF LOT 16 IN D.C. NICHOL'S SUBDIVISION; THENCE NORTH ALONG SAID EAST LINE TO THE NORTH RIGHT OF WAY LINE OF 60TH STREET; THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF 60TH STREET TO THE SOUTHEAST CORNER OF LOT 7 IN COUNTY CLERK'S DIVISION OF PART OF BLOCK 5 IN ASSESSOR'S DIVISION; THENCE NORTH ALONG SAID EAST LINE OF LOT 7 TO THE SOUTH LINE OF THE ALLEY LYING NORTH OF 60TH STREET; THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF A 16 FOOT PUBLIC ALLEY TO A POINT WITH THE EXTENSION OF THE EAST LINE OF THE WEST 50 FEET OF LOT 11 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE NORTH ALONG SAID EAST LINE TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 59TH PLACE; THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE OF 59TH PLACE TO THE SOUTHEAST CORNER OF LOT 19 IN BLOCK 1 IN MICHAEL REICH'S SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF LOTS 19 & 29 IN BLOCK 1 TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 59TH STREET; THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF 59TH STREET TO THE WEST RIGHT OF WAY

LINE OF WENTWORTH AVENUE; THENCE NORTH ALONG THE WEST LINE OF WENTWORTH AVENUE TO THE POINT OF BEGINNING.

PLAN APPENDIX, ATTACHMENT TWO – MAPS AND PLAN EXHIBITS A-I

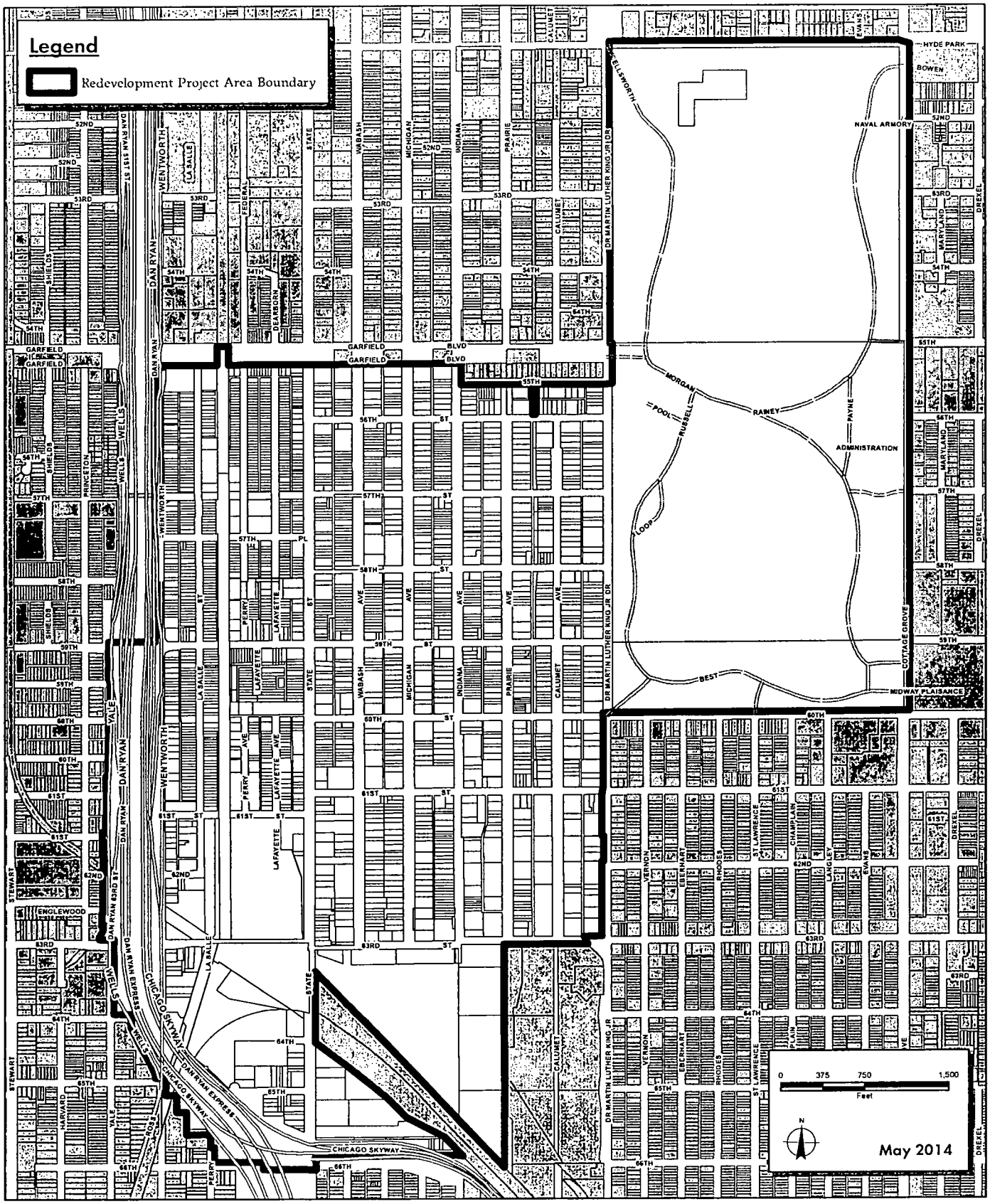


Exhibit A - Boundary Map of TIF Area

Washington Park Redevelopment Project Area
City of Chicago, Illinois

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

PGAV PLANNERS

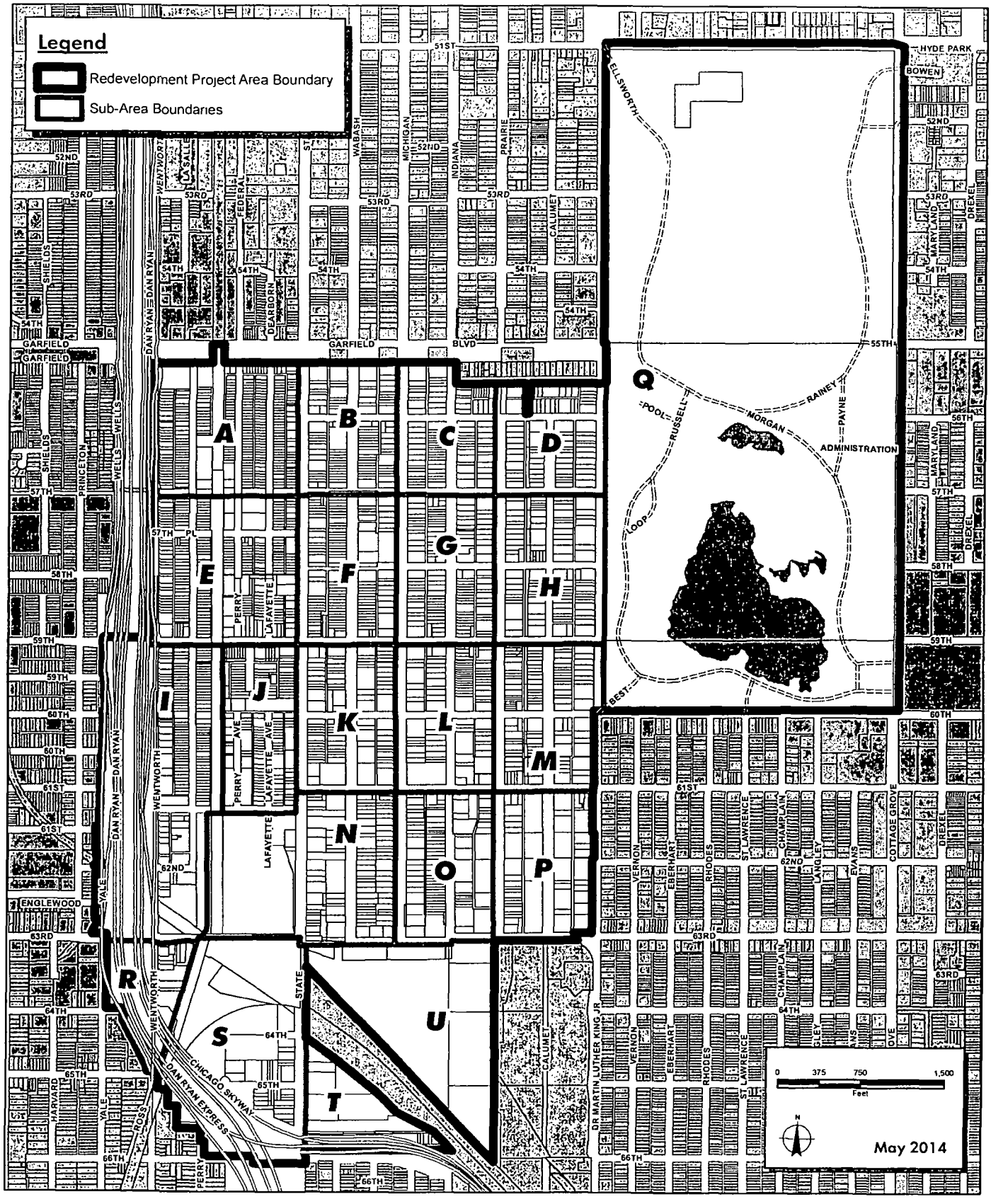


Exhibit B - Sub Area Key

Washington Park Redevelopment Project Area
City of Chicago, Illinois

Vincent A. Sawyer Enterprises, Inc.
100 North LaSalle Street, Suite 1515 • Chicago, Illinois 60602

PGAV PLANNERS

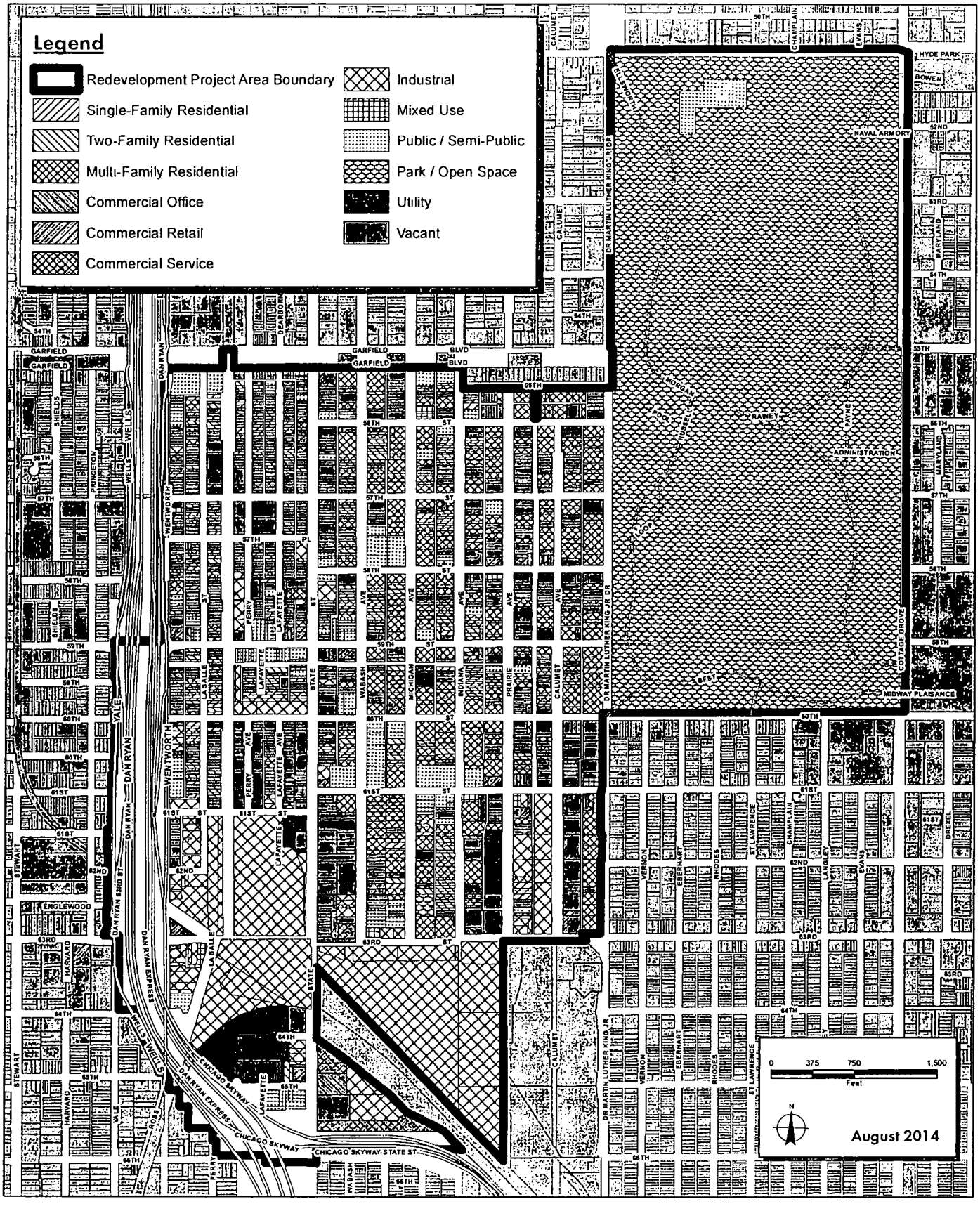


Exhibit C - Existing Land Use

Washington Park Redevelopment Project Area
City of Chicago, Illinois

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

PGAV PLANNERS

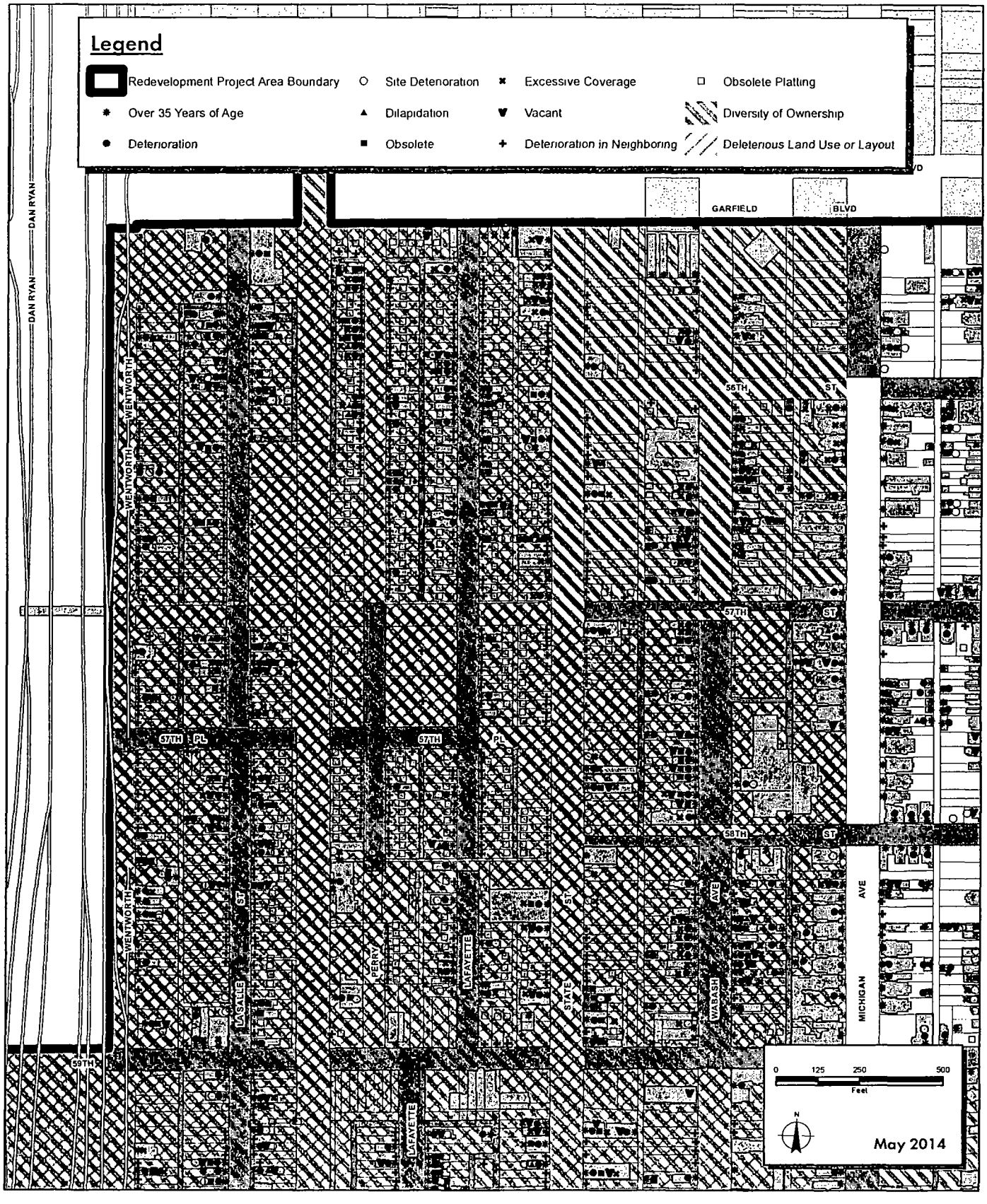


Exhibit D1 - Existing Conditions (Northwest)

Washington Park Redevelopment Project Area
City of Chicago, Illinois

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

PGAV PLANNERS

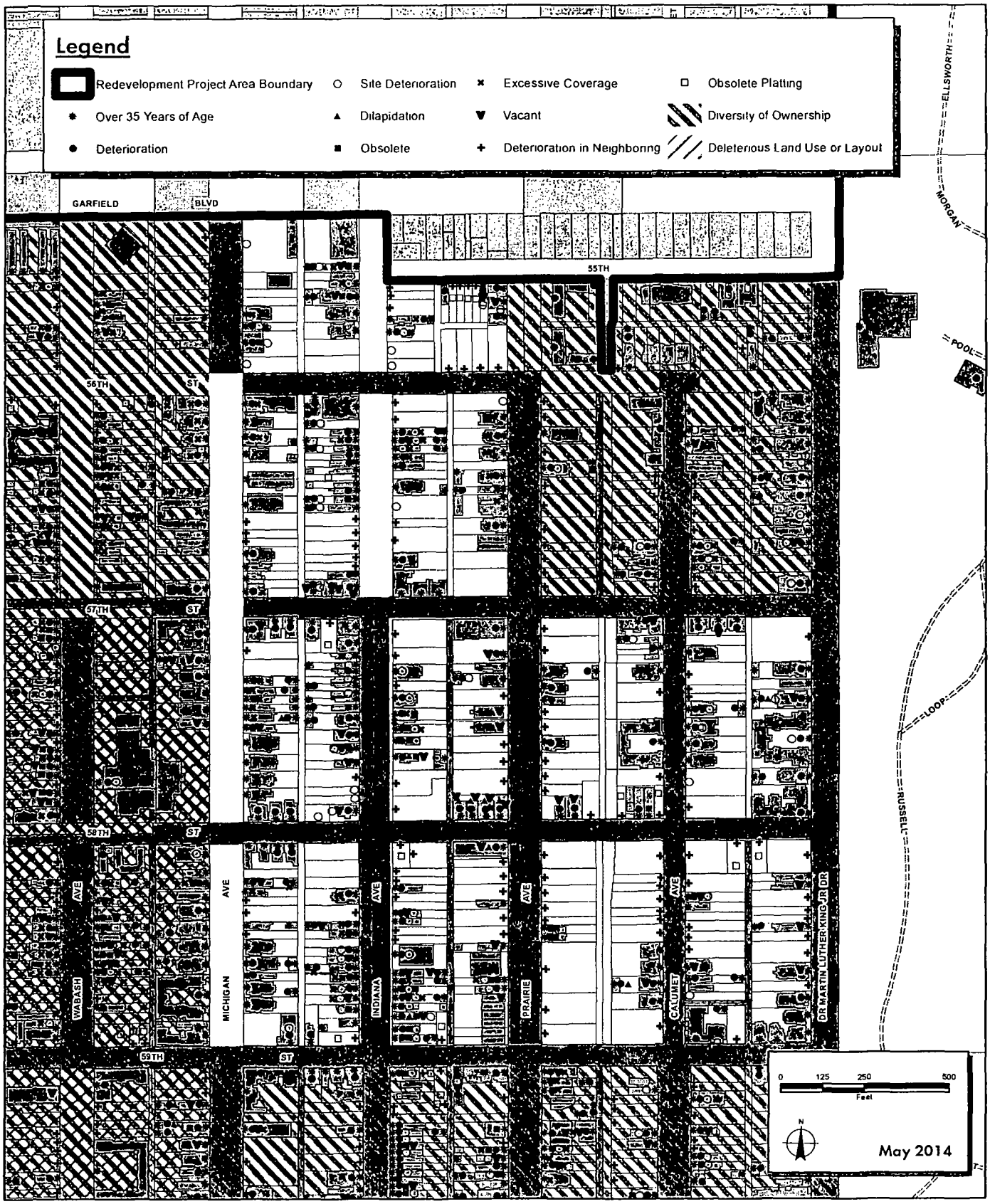


Exhibit D2 - Existing Conditions (Northeast)

Washington Park Redevelopment Project Area
City of Chicago, Illinois

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

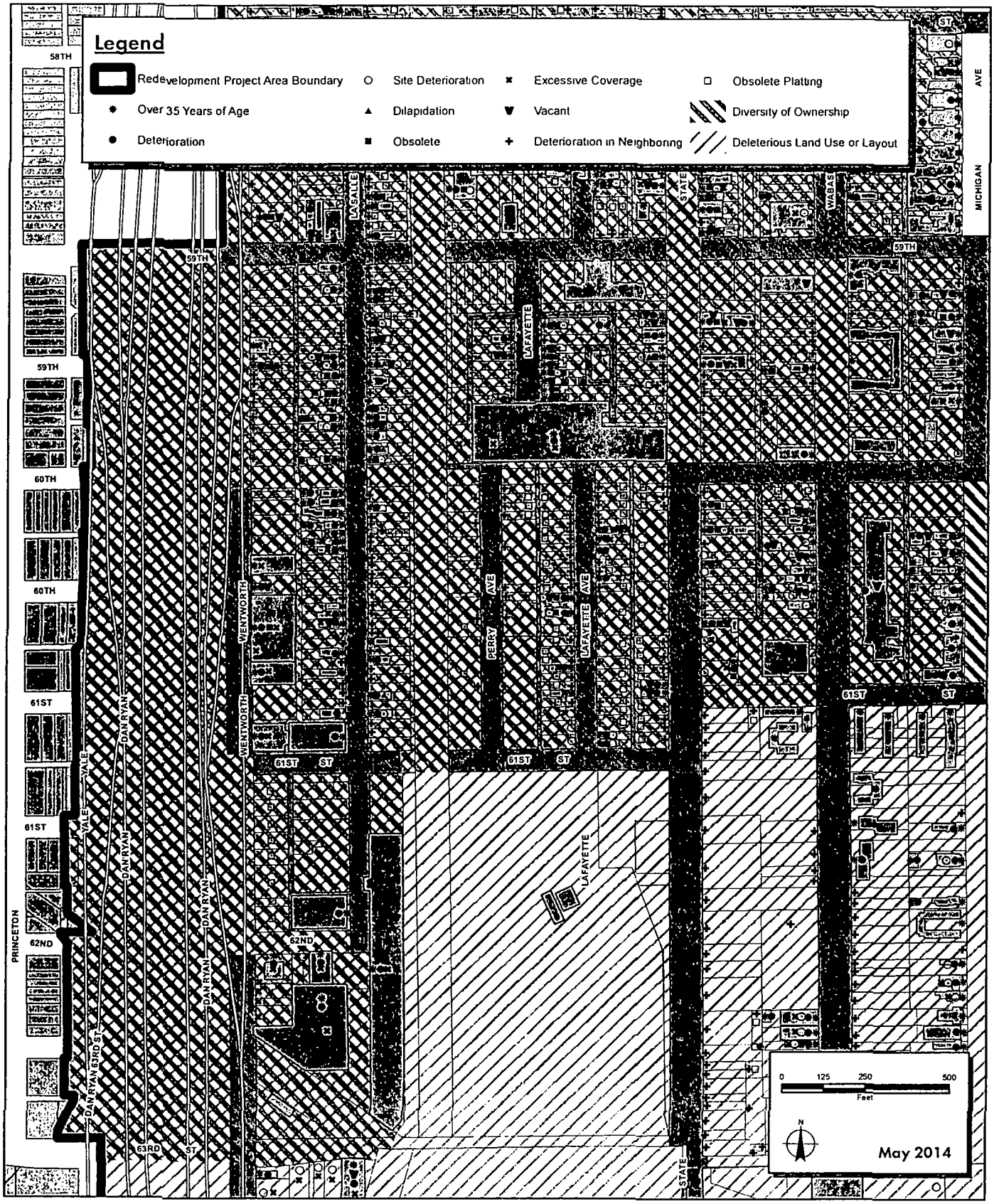


Exhibit D3 - Existing Conditions (Southwest)

Washington Park Redevelopment Project Area
City of Chicago, Illinois

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

PGAV PLANNERS

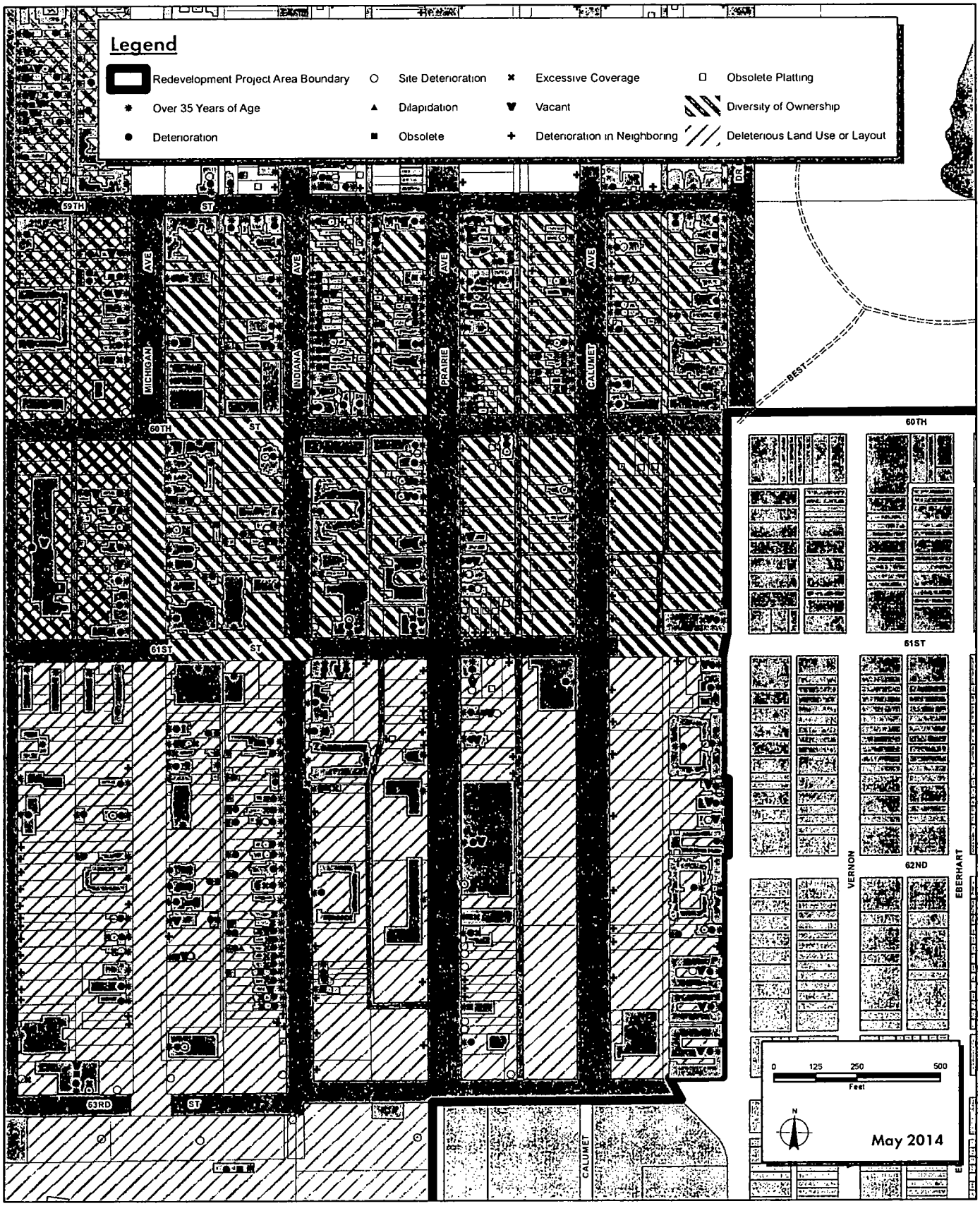


Exhibit D4 - Existing Conditions (Southeast)

Washington Park Redevelopment Project Area
City of Chicago, Illinois

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

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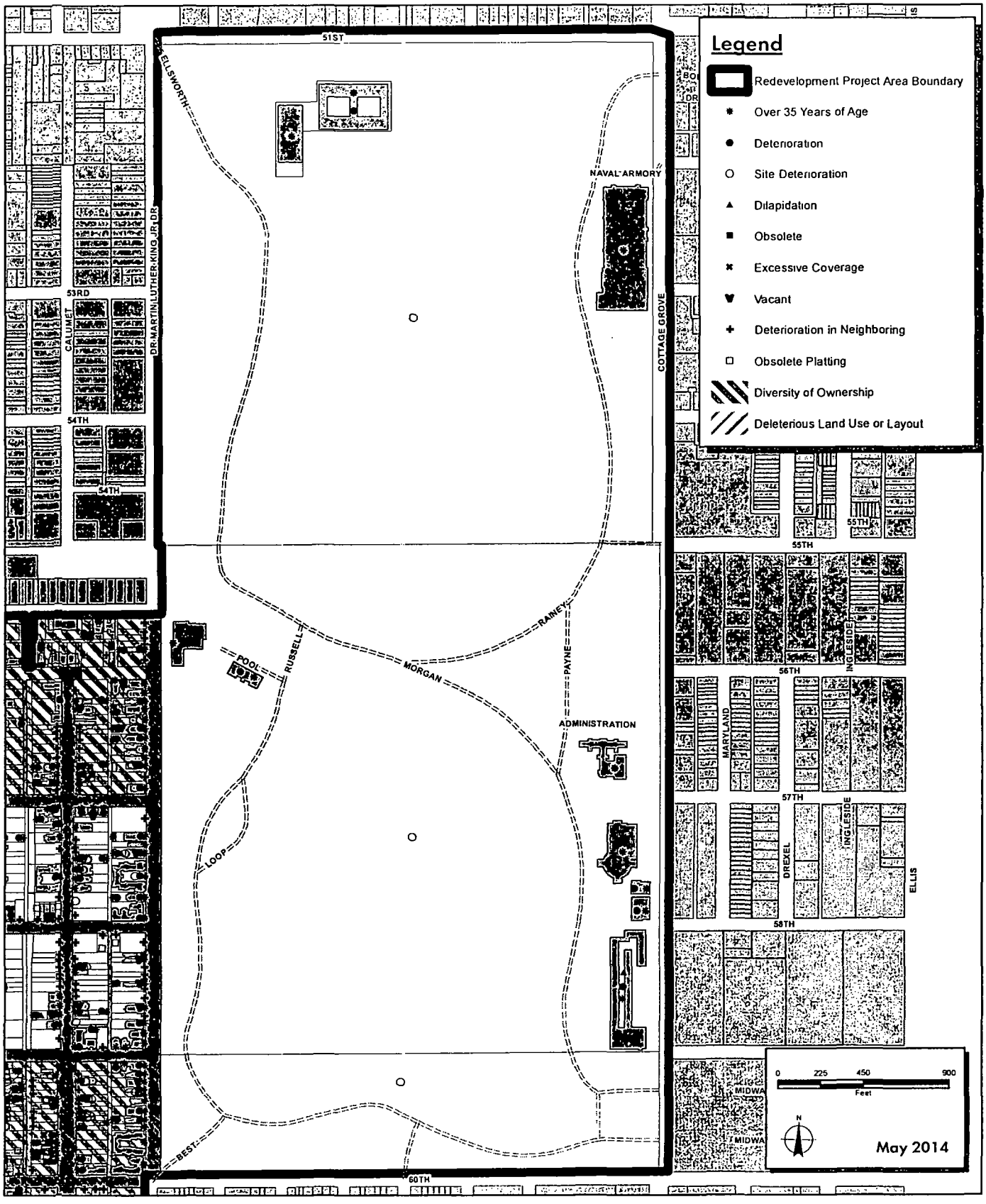


Exhibit D5 - Existing Conditions (Park)

Washington Park Redevelopment Project Area
City of Chicago, Illinois

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

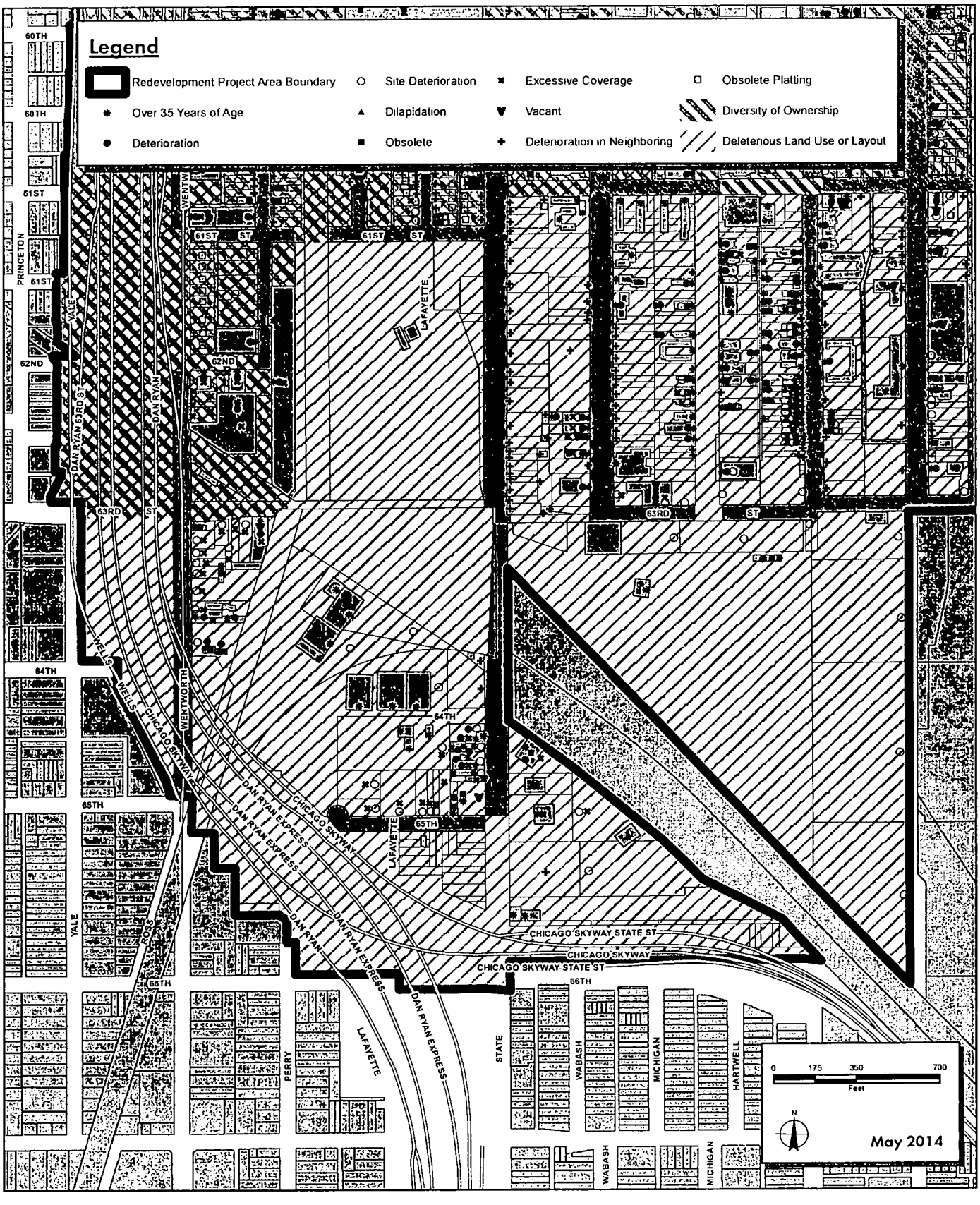


Exhibit D6 - Existing Conditions (Addition)

Washington Park Redevelopment Project Area
City of Chicago, Illinois

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

PGAV PLANNERS

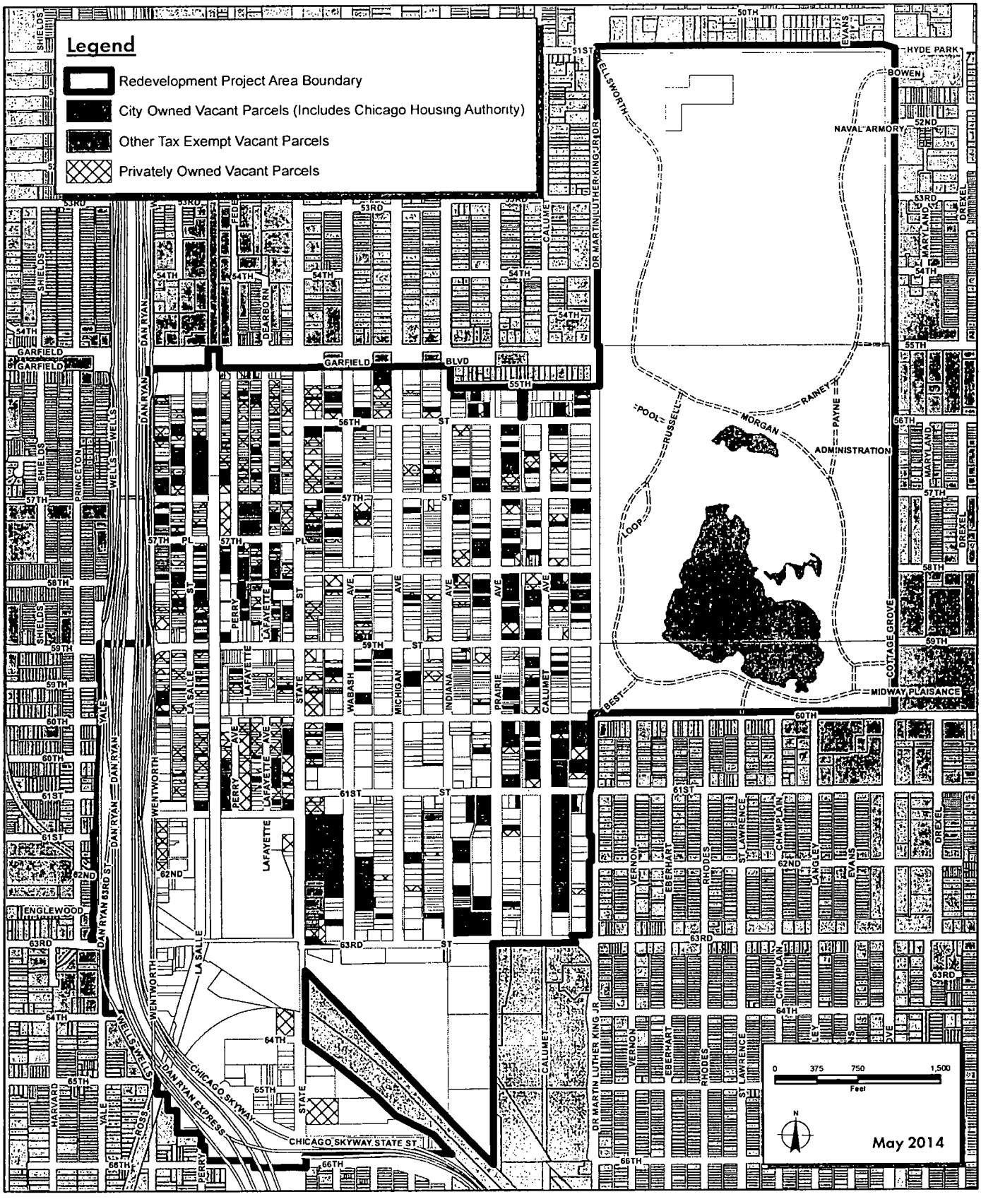


Exhibit E - Vacant Land

Washington Park Redevelopment Project Area
City of Chicago, Illinois

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

PGAV PLANNERS

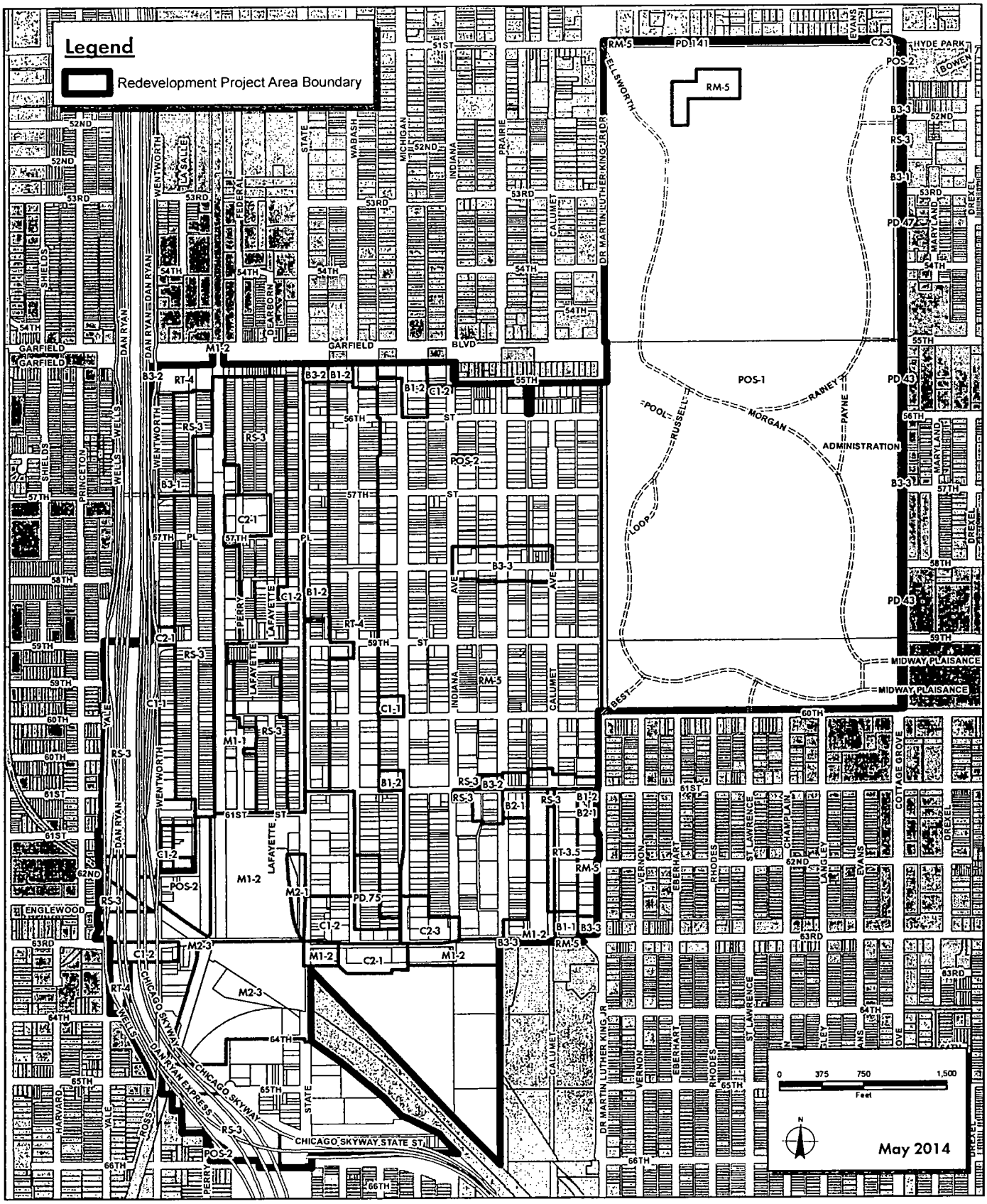


Exhibit F - Existing Zoning

Washington Park Redevelopment Project Area
City of Chicago, Illinois

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

PGAV PLANNERS

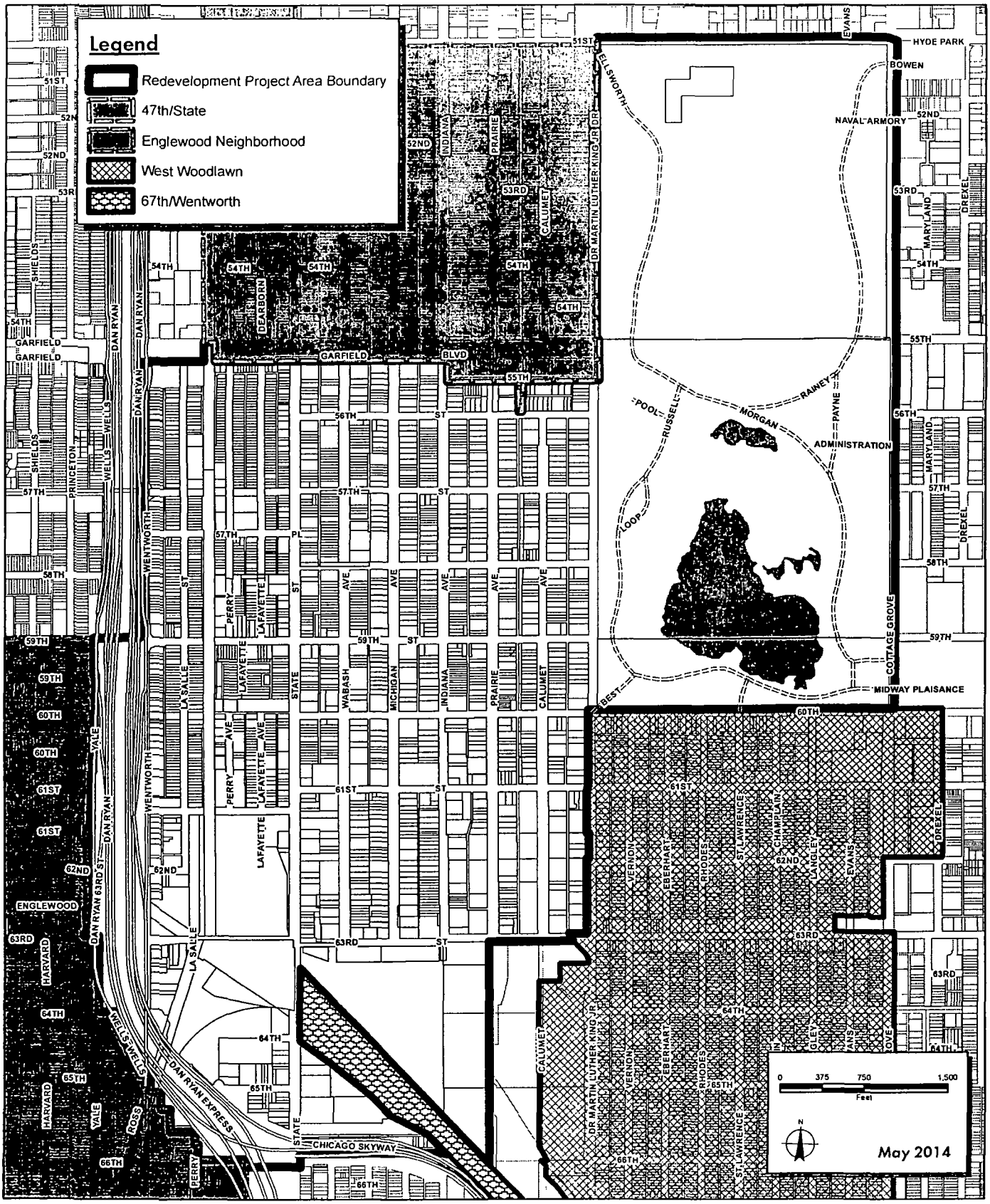


Exhibit G - Adjacent TIF / Redevelopment Areas

Washington Park Redevelopment Project Area
City of Chicago, Illinois

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

PGAV PLANNERS

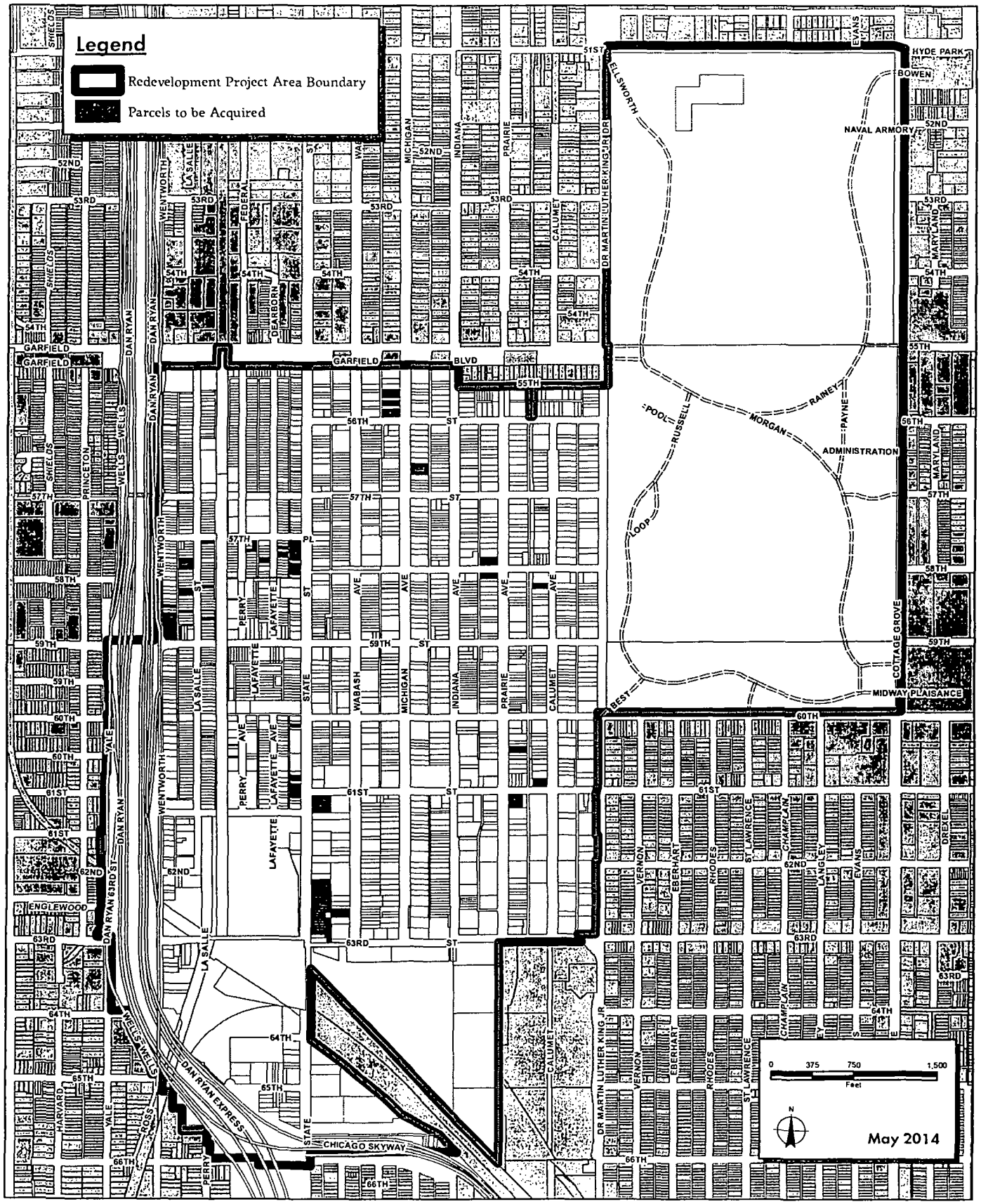


Exhibit H-1 - Land Acquisiton

Washington Park Redevelopment Project Area
City of Chicago, Illinois

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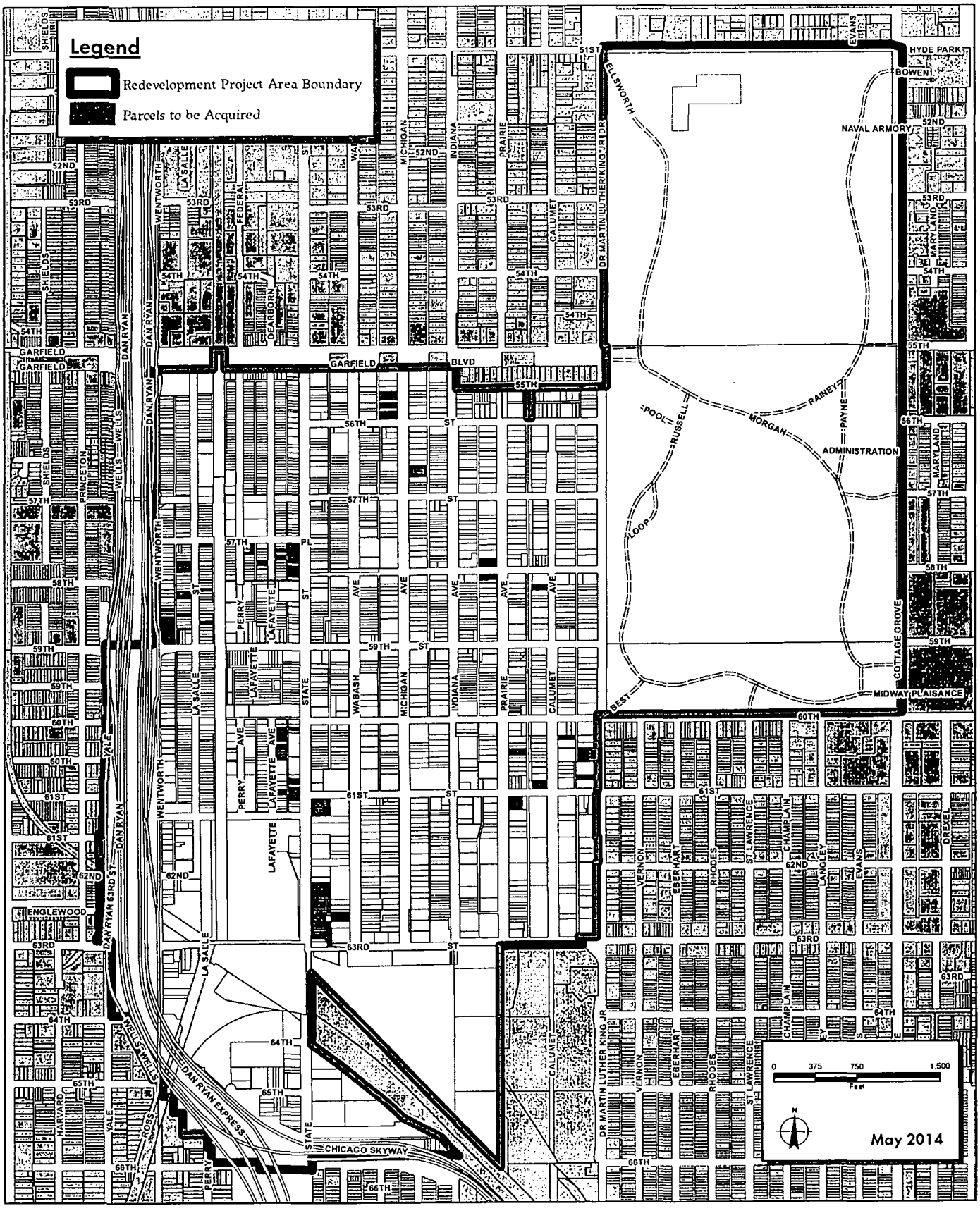


Exhibit H - Land Acquisiton

Washington Park Redevelopment Project Area
City of Chicago, Illinois

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

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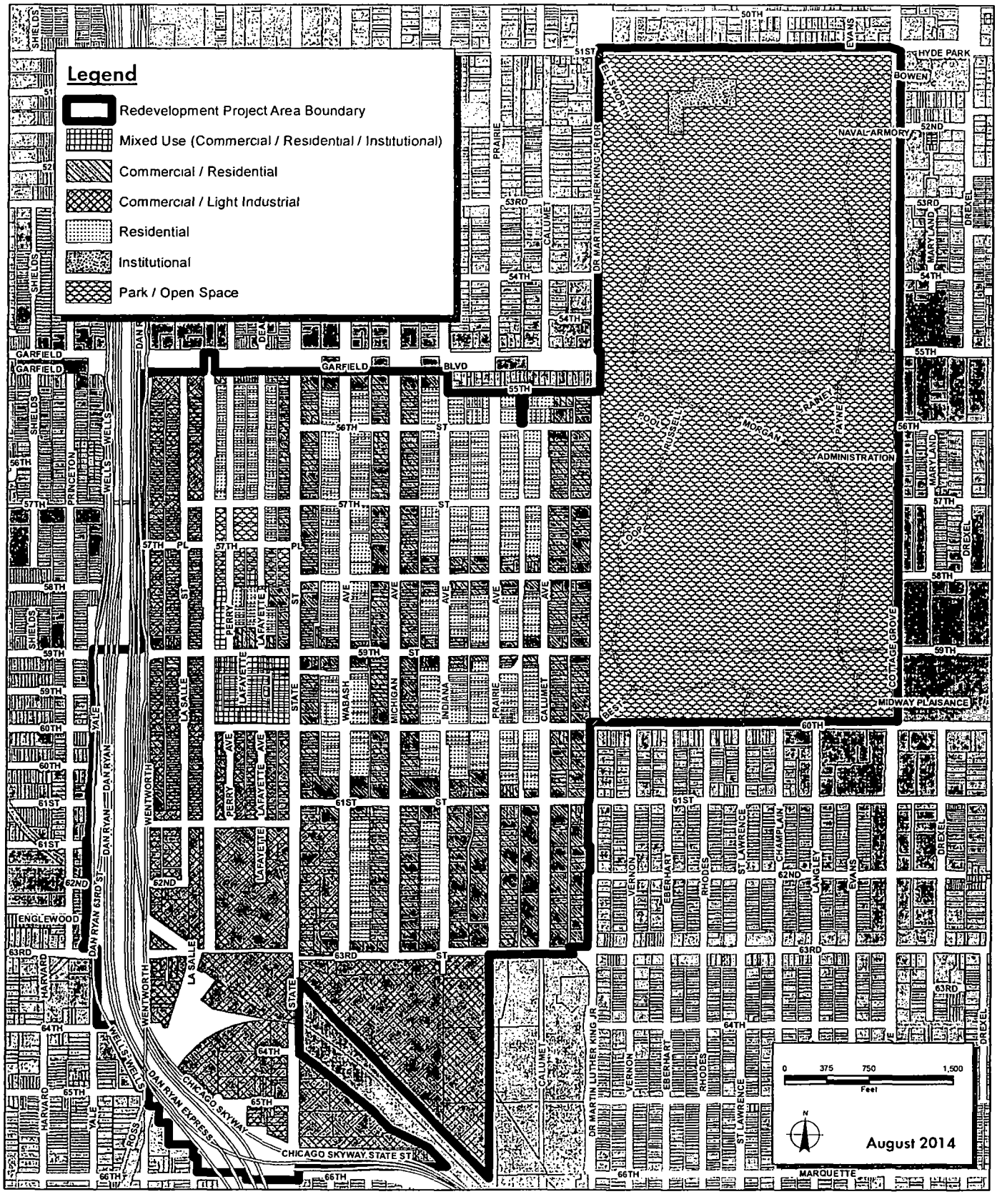


Exhibit I - General Land Use Plan

Washington Park Redevelopment Project Area
City of Chicago, Illinois

Ernest R. Sawyer Enterprises, Inc.
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PLAN APPENDIX, ATTACHMENT THREE – ELIGIBILITY STUDY

I. Introduction

Ernest R. Sawyer Enterprises ("ERSE") in conjunction with PGAV PLANNERS (the "Consultant") has been retained by the City of Chicago (the "City") to prepare a Tax Increment Redevelopment Plan (the "Redevelopment Plan") for the proposed redevelopment project area known as the Washington Park Redevelopment Project Area (the "Project Area"). Prior to preparation of the Redevelopment Plan, the Consultant undertook various surveys and investigations of the Project Area to determine whether the Project Area qualifies for designation as a tax increment financing district, pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended ("the Act").

This report includes the analyses and findings of the Consultant's work, which is the responsibility of the Consultant. This assignment is the responsibility of the Consultant which has prepared this Eligibility Study with the understanding that the City would rely: 1) on the findings and conclusions of this Eligibility Study in proceeding with the designation of the Project Area as a redevelopment project area under the Act, and 2) on the fact that ERSE has obtained the necessary information to conclude that the Project Area can be designated as a redevelopment project area in compliance with the Act.

Following this introduction, Section II presents background information of the Project Area including the geographic location, description of current conditions and area data; Section III documents the building condition assessment and qualifications of the Project Area as a combination conservation area and vacant blighted area under the Act; and Section IV, Summary and Conclusions, documents the findings of the Eligibility Study.

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

II. BACKGROUND INFORMATION

A. Location and Size of Project Area

The Washington Park Redevelopment Project Area is located about seven (7) miles south of Downtown Chicago. The Project Area can be separated into three sections: 1. Washington Park (the "Park") is bounded by 51st and 60th Streets on the north and south, and Cottage Grove Avenue and Martin Luther King Drive on the east and west; 2. the neighborhood section which is generally bounded by Martin Luther King Drive and Washington Park on the east, the Dan Ryan Expressway on the west, Garfield Boulevard on the north and 63rd Street on the south; and 3. the industrial area south of 63rd Street to the Chicago Skyway, west of Prairie Avenue. The neighborhood section is roughly one (1) mile north to south and 0.8 miles east to west, centered on 59th Street and Michigan Avenue. The Park is roughly 1.2 miles north to south and 0.5 miles east to west, centered just north of the intersection of Morgan Drive and Rainey Drive. The industrial section is roughly two-thirds of a mile north to south and a third of a mile east to west, with a significant section of this area used as railway siding.

The Project Area contains approximately 988.4 acres in 2,272 parcels. The Project Area includes 241.8 acres for public rights-of-way for streets, alleyways, rail lines, and highways, leaving approximately 746.6 acres of usable land (either presently developed or vacant).

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

B. Description of Current Conditions

Surrounding Area Characteristics

The Project Area sits within the greater Washington Park community, located approximately seven (7) miles south of the Chicago Loop. The Project Area includes eight (8) 2010 U.S. Census Tracts: 4003, 4004, 4005, 4008, 8345, 8346, 8361, and 8425; of which, only tract 4004 has shown population growth from 2000 to 2010. The 352-acre Washington Park and Walter H. Dyett High School site separates the Project Area from the more affluent eastern neighborhood of Hyde Park.

Transportation was the catalyst for much of the growth experienced by the south side neighborhoods; particularly in the Washington Park community during the late 19th and early 20th centuries. By 1887 cable cars reached as far south as 63rd Street on State Street and 67th on Cottage Grove Avenue. The "L" train system reached farther south than the Washington Park community by 1907. Cable cars, trains, and the wide boulevards provided easy access to Chicago's Loop for south side residents. Today, public transportation and highway access are still widely available to residents and visitors of Washington Park.

The Project Area is bordered by higher density residential uses. On the eastern boundary of the Washington Park Community Area is Hyde Park, an affluent south side neighborhood that is home to the University of Chicago. Students and faculty have resided in Hyde Park for decades. As the demand for housing grows around the growing university students, visitors and

university faculty may choose to move to surrounding neighborhoods such as Washington Park. To the west of the Project Area is the Englewood Community Area, which, until recently, was best known for the Englewood Mall. The Mall has recently been replaced by the Kennedy King College and the neighborhood has experienced a much needed surge in housing demand and property values.

At intersections within and surrounding the Project Area, there are small commercial nodes. There are also some isolated industrial uses interspersed within the residential/commercial areas. Industrial corridors within the Project Area are located near Interstate Highway 90/94 (Dan Ryan Expressway) and south of 63rd Street. Residential neighborhoods are also located on the western side of the Dan Ryan Expressway and to the north of the Project Area.

Existing Land Use

A tabulation of land area by land use category is provided below in **Table 2-1 – Tabulation of Existing Land Use**. Since almost 50% of the land area being encompassed by Washington Park and Walter H. Dyett High School, an additional table on the following page, **Table 2-2 – Tabulation of Existing Land Use Excluding Washington Park**, provides a tabulation of land use excluding Washington Park/Dyett High School. **Table 2-2** illustrates a more accurate breakdown of existing developed land uses in the Project Area because the percent to total land uses is not skewed by the open land in Washington Park; although the industrial area to the south of 63rd street is included. The existing land uses are shown graphically on **Plan Appendix, Attachment Two, Exhibit C – Existing Land Use**. Land use data for the Project Area was compiled as part of the TIF eligibility and redevelopment planning fieldwork conducted in spring and fall of 2013 and early 2014.

Table 2-1

Tabulation of Existing Land Use

Land Use	Land Area (acres)[1]	% of Net Land Area
Vacant Land	120.6	16.1%
Multi-Family Residential	83.8	11.2%
Public/Semi-Public (Including Walter H. Dyett High School in Washington Park - 3.8 acres)	33.1	4.4%
Industrial	102.8	13.8%
Two-Family Residential	14.9	2.0%
Single-Family Residential	10.6	1.4%
Commercial (Retail/Service/Office)	14.1	1.9%
Mixed Use	4.0	0.5%
Utility	13.4	1.8%
Park (including parcels comprising Washington Park - 348.2 acres)	349.3	46.8%
TOTAL	746.6	100.0%

1. Land Area excludes 241.8 acres of street, alley, rail, or other public rights-of-way
Note. Percentage and acreage figures are approximated due to rounding

In classifying land use for this TIF eligibility report, it is important to clarify the use of the term "vacant land". The Act establishes one (1) set of eligibility criteria for designation of improved land and a separate set of criteria for designation of vacant land. The full definition of "vacant land" and the full set of criteria are provided in Section III of this study. In short, under the Act all parcels without buildings are considered "vacant".

Classification of vacant land is especially relevant given the high proportion of the Project Area that is currently vacant. In terms of net land area (total land area less public right-of-way and parcels used as street or rail right-of-way), approximately 16% of the Project Area is vacant land as shown in **Table 2-1 – Tabulation of Existing Land Use**. If Washington Park/Dyett High School is omitted from tabulations, as shown below in **Table 2-2 – Tabulation of Existing Land Use Excluding Washington Park**, vacant land accounts for about 31% of the net land area, or 952 individual parcels; 42% of the total parcels. The next largest land use categories (still excluding Washington Park) are industrial uses (about 26% of net land area), followed by multi-family residential (about 21% of net land area).

Table 2-2

Tabulation of Existing Land Use Excluding Washington Park

Land Use	Land Area (acres)[1]	% of Net Land Area
Vacant Land	120.6	30.6%
Multi-Family Residential	83.8	21.2%
Public/Semi-Public (excludes Walter H. Dyett High School in Washington Park - 3.8 acres)	29.3	7.4%
Industrial	102.8	26.1%
Two-Family Residential	14.9	3.8%
Single-Family Residential	10.6	2.7%
Commercial (Retail/Service/Office)	14.1	3.6%
Mixed Use	4.0	1.0%
Utility	13.4	3.4%
Park (excludes parcels comprising Washington Park - 348.2 acres)	1.1	0.3%
TOTAL	394.6	100.0%

1. Land Area excluding Washington Park, street, alley, rail, or other public rights-of-way
Note: Percentage and acreage figures are approximated due to rounding

Almost a third of the land in the Project Area, not including Washington Park/Dyett High School, is vacant land and is evidence of the extent of disinvestment. A case could also be made for excluding the industrial area south of 63rd Street from these vacant land calculations, which would only increase the percentage of vacant land in the Project Area. Additionally, over the course of the last few decades, residential buildings have been demolished as the buildings deteriorated and were vacated. These parcels were "blighted before vacant". The City has developed the Red X program to identify properties with structural or interior hazards with a red "X" sign. These hazards can include, but are not limited to, building deterioration or damage

from previous fires, structural hazards when components of the building have been removed, and collapse hazards due to the integrity of chimney tops, parapet walls, roof systems and or stair systems being compromised. The red "X" serves as an indicator to first responders to the existence of the hazards. Further, the presence of the red "X" makes it unlawful for any person to enter the building without first notifying the fire commissioner. The vacant land that remains speaks to the poor building conditions before the demolition, the challenges of the Area, and also presents a resource and opportunity for in-fill development and revitalization. **Plan Appendix, Attachment Two, Exhibit E – Vacant Land Map** highlights the location of the vacant parcels in the Project Area and distinguishes between public and privately owned land. Of the 952 vacant parcels, 498 (52%) are owned by the City, 53 (6%) are owned by another tax-exempt entity, and the remaining 401 (42%) are privately owned. There are 2,785 unique parcel identification numbers (PINS) represented in the 2,272 total parcels. Of these PINS, 22 are railroad property and 907 are owned by other entities exempted from property tax. These 929 PINS indicate that a full third (33%) of the PINS in the Project Area are not in use by a property tax revenue generating entity.

As shown on **Plan Appendix, Attachment Two, Exhibit C – Existing Land Use Map**, the majority of the Project Area is residential in nature, with commercial uses situated near intersections and a number of smaller industrial uses scattered in the southern and western portions of the Project Area; and then industrial uses south of 63rd Street. Some of these industrial uses are directly adjacent to land used for, or zoned as, residential, which may present an obstacle to in-fill development. The residential density is generally greater in the central and eastern portions of the Project Area. Moving east toward the Park, there are fewer single-family homes and more multi-family buildings.

A total of 1,090 structures are located on the approximately 277 acres of improved land in the Project Area. Of these structures, 174 are accessory buildings, such as garages, outbuildings or other secondary structures. The improved portions of the Project Area comprise about 70% of land area, not including Washington Park and other parkland. According to field observation, 92% of buildings were judged to be more than 35 years old, which means the improved portions of the Project Area may qualify as a "conservation area" if a combination of three (3) or more conservation factors are found to be present such that the presence of those factors is detrimental to the public safety, health, morals or welfare and the area may become "blighted". These factors are defined in detail in **Section III. Qualification of the Project Area.**

A high proportion of buildings in the Project Area have deteriorated primary or secondary building components. Further, deteriorated conditions in the public right-of-way, including streets, sidewalk, curb and gutter, have been documented. The extent of deterioration on improved parcels is documented in detail in Section III of this report.

Within the Project Area, there are varying types of residential uses. The types of residential uses were identified during the building condition and land use survey conducted as part of this eligibility analysis for the Project Area. This survey, completed in 2013 and 2014, revealed that the Project Area contains about 4,375 housing units. Of those housing units, 3.7% are single unit dwellings, 7.0% are two-unit buildings, 32.8% are in 3-unit or 4-unit buildings, and 37.1% are multi-family dwellings in buildings of 5 units or more. Approximately 86% of all occupied units are rental units. Because there are likely to be residents displaced from more than 10 inhabited residential units within the boundaries of the Project Area, the municipality is required to perform a Housing Impact Study as part of the feasibility report (see Subsection 11.74.4-3(n)(5) of the Act).

The Project Area has a relative lack of quality retail/commercial uses. While commercial buildings account for 3.6% of the total land (excluding rights-of-way and the Park), the majority of commercial and retail uses that used to thrive on neighborhood street corners are now boarded-up and vacant or underutilized. Many storefronts have deteriorated over time because of long-term disinvestment in the Project Area. The deterioration that has occurred as a result has led to total vacancy of many parcels in the Project Area.

Development Activity and Assessed Value Trends

Historic Equalized Assessed Values (EAV's) for the Project Area, the rate of EAV growth for the City, and the Consumer Price Index for All Urban Consumers (CPI-U) in the Chicago-Gary-Kenosha MSA for the period between 2008 and 2013 are considered to identify development activity and determine assessed value trends. **Table 2-3 - Equalized Assessed Value Trends**, shown below, illustrates the comparison of the Project Area's EAV growth to both the City EAV and the CPI-U.

Table 2-3 Equalized Assessed Value Trends 2008 - 2013
Washington Park Redevelopment Project Area
City of Chicago, Illinois

Comparison of EAV Growth Rates

	Project Area EAV[1]	% Change from Previous Year	Balance of City EAV[2]	% Change from Previous Year	Is Area's EAV growth rate lower than the balance of the City's EAV growth rate[2]?
2008	$119,521,985		$80,858,021,035		
2009	$128,241,562	7.3%	$84,458,566,127	4.5%	NO
2010	$115,965,285	-9.6%	$81,971,204,778	-2.9%	YES
2011	$96,747,622	-16.6%	$75,026,166,288	-8.5%	YES
2012	$76,534,773	-20.9%	$65,173,852,494	-13.1%	YES
2013	$76,534,773	0.0%	$65,173,852,494	0.0%	NO

[1]Cook County Assessor data compiled by ERSE, April 2013.

[2]*Citywide EAV less the Project Area EAV. Source is Cook County Clerk's Agency Tax Rate Reports for City of Chicago.*

Comparison to Consumer Price Index

	Project Area EAV[1]	% Change from Previous Year	CPI-U for Chicago-Gary-Kenosha MSA	Is proposed Area's EAV growth rate less than the CPI-U for Chicago-Gary-Kenosha MSA[2]?
2008	$119,521,985		-0.5%	
2009	$128,241,562	7.3%	2.2%	NO
2010	$115,965,285	-9.6%	1.4%	YES
2011	$96,747,622	-16.6%	2.1%	YES
2012	$76,534,773	-20.9%	1.2%	YES
2013	$76,534,773	0.0%	1.2%	YES

[1]Cook County Assessor data compiled by ERSE, April 2013.

[2]CPI-U source is U.S. Department of Labor.

The upper half of **Table 2-3** also shows that between 2008 and 2013, the EAV of the Project Area decreased from $119.5 million to $76.5 million. The table demonstrates that; 1) In at least 3 of the past 5 years, the EAV growth of the Project Area has declined; 2) In at least 3 of the

past 5 years, the EAV growth of the Project Area has been less than the EAV growth of the remainder of the City; and, 3) In at least 3 of the past 5 years, the EAV growth of the Project Area has been less than the CPI-U of the Chicago-Gary-Kenosha MSA.

There are 2,785 PINS represented in the 2,272 total parcels. As noted, 929 (33%) of these PINS are owned by an entity exempted from property tax. In 2012 a total of 424 PINS (15%), represented by 211 parcels were delinquent in the payment of property taxes; 200 of these parcels were also vacant.

Prior Redevelopment Efforts

Four (4) existing TIF redevelopment project areas are adjacent to the Project Area. The Englewood Neighborhood TIF (T-106) borders the Project Area to the south-west, the 67th/Wentworth TIF (T-174) extends into the Project Area to the south, the West Woodlawn TIF (T-171) was established on the south-eastern boundary, and the 47th/State TIF (T-136) borders along the north and western boundary of Washington Park. The boundaries of the adjacent TIF redevelopment project areas are identified in the **Plan Appendix, Attachment Two, Exhibit G – Adjacent TIF/Redevelopment Areas Map**.

The South Side Empowerment Zone covers a portion of the Project Area from the northern boundary to the southern boundary and from the eastern boundary west to State Street. The Englewood Enterprise Zone (#6) covers most of the Project Area. The Enterprise Zone omits only a section of the Project Area between 60th and 62nd Streets, east of State Street.

III. QUALIFICATION OF THE PROJECT AREA

A. Illinois Tax Increment Allocation Redevelopment Act

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

As set forth in the Act a conservation area is:

> *"**conservation area** means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of three (3) or more of the following factors is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area:*
>
> *(1) Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.*
>
> *(2) Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.*
>
> *(3) Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.*
>
> *(4) Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.*
>
> *(5) Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.*
>
> *(6) Excessive vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.*

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

(8) Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are:

(i) of insufficient capacity to serve the uses in the redevelopment project area,

(ii) deteriorated, antiquated, obsolete, or in disrepair, or

(iii) lacking within the redevelopment project area.

(9) Excessive land coverage and 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 (1) or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

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

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

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

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

As set forth in the Act, a blighted area is:

"any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where:

...

*(2) If **vacant**, the sound growth of the redevelopment project area is impaired by a combination of two (2) or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:*

(A) Obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-way for streets or alleys or that crated inadequate right-of-way widths for streets, alleys,, or other public rights-of-way or that omitted easement for public utilities.
(B) Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.
(C) Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last five (5) years.
(D) Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.
(E) The area has incurred Illinois Environmental Protection Agency or United State 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.

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

(3) If vacant, the sound growth of the redevelopment project area is impaired by one of the following factors that (i) is present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

(A) The area consists of one or more unused quarries, mines, or strip mine ponds.
(B) The area consists of unused rail yards, rail tracks, or railroad rights-of-way.
(C) The area, prior to its designation, is subject to chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency.
(D) The area consist of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.
(E) Prior to the effective date of this amendatory Act of the 91st General Assembly, the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within five (5) years prior to the designation of the redevelopment project area), and the area meets at least one (1) of the factors itemized in paragraph (1) of this subsection, the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982,, and the area has not been developed for that designated purpose.
(F) The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area."

B. Survey, Analysis and Distribution of Eligibility Factors

A parcel-by-parcel analysis of the Project Area was conducted to identify the presence of TIF eligibility factors. The condition of each parcel and structure in the Project Area was documented using a tablet computer with GIS software. Field survey data was compiled and analyzed to investigate the presence and distribution of each of the TIF eligibility factors.

Eligibility factor data was collected for individual parcels and is aggregated into 21 sub-areas (each approximately four blocks) for analysis and presentation in two tables: **Table 3-1 – Conservation Factors Matrix for Improved Land**, and **Table 3-2 – Blighting Factors Matrix for Vacant Land.** The conditions recorded in **Table 3-1** and **Table 3-2** are depicted graphically in the **Plan Appendix, Attachment Two, Exhibit D – Existing Conditions Map** (due to map scaling, the Existing Conditions Map displays the Project Area divided into six sections and labeled as Exhibit D1 through D6).

The improved portion of the Project Area contains 1,090 structures and constitutes approximately 70% of the land area not including Washington Park. The Project Area is characterized by the following conditions:

- the predominance of buildings that are 35 years of age or older (92% of buildings)[1];
- deteriorated buildings (63% of buildings);
- deteriorated site improvements (29% of parcels);
- deteriorated street and/or sidewalk pavement (86% of sub-areas);
- dilapidated buildings (4% of buildings);
- obsolete buildings (10% of buildings);
- primary buildings with excessive vacancies (20%);
- excessive land coverage (30% of improved parcels);
- inadequate utilities (76% of sub-areas);
- deleterious land use or layout (48% of sub-areas);
- lack of community planning (62% of sub-areas); and,
- demonstrates declining and subpar EAV growth.

The vacant portion of the Project Area constitutes approximately 120.6 acres (30% of net land area, not including Washington Park), represented on 952 parcels and by 21 sub-areas for this Eligibility Study. The vacant portion of the Project Area is characterized by the following statutory qualifying factors for a "blighted area" under Section 5/11-74.4-3(b) of the Act:

- obsolete platting (37% of parcels);
- diversity of ownership (43% of sub-areas);
- tax delinquencies (21% of vacant parcels; 50% of taxable vacant parcels);
- deterioration of structures or site improvements in neighboring areas (94% of vacant parcels); and,
- demonstrates declining or subpar EAV growth.

C. Evaluation Procedure

The Consultant conducted exterior surveys of observable conditions on all properties, buildings, and public and private improvements located in the Project Area. These inspectors have been trained in TIF survey techniques and have extensive experience in similar undertakings.

The surveys examined not only the condition and use of buildings, but also included surveys of streets, sidewalks, curbs, gutters, lighting, vacant land, underutilized land, parking facilities, landscaping, fences and walls, and general maintenance. In addition, an analysis was

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

conducted on existing site coverage, parking and land uses, and their relationship to the surrounding area. Investigators also researched historic photos and were assisted by information obtained from the City. The boundary and qualification of the Project Area was determined by the field investigations, eligibility requirements described in the Act, and the needs and deficiencies of the Project Area.

D. Investigation and Analysis of Factors

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

1. Contacts with local individuals knowledgeable as to the Project Area conditions and history, age of buildings and site improvements, methods of construction, real estate records and related items, and other information related to the Project Area was used. In addition, aerial photographs, Sidwell block sheets, City utility atlases, electronic permitting data, etc. were also utilized.

2. Inspection and research as to the condition of local buildings, streets, utilities, etc.

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

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

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

    i. There exists in many Illinois municipalities, areas that are conservation or blighted areas, within the meaning of the TIF statute.

    ii. The eradication of blighted areas and the treatment of conservation areas by redevelopment projects are essential to the public interest.

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

Table 3-1 – Conservation Factors Matrix for Improved Land, provided on the following page documents the conditions in the Project Area.

Table 3-1
Conservation Factors Matrix for Improved Land
Washington Park Redevelopment Project Area
City of Chicago, Illinois

Sub-Area	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	TOTAL	
No of improved parcels	104	59	66	42	81	81	96	49	78	56	56	74	58	59	67	35	4	14	34	6	9	1,128	54%
No of vacant parcels	173	43	30	33	190	45	30	48	77	83	34	17	55	53	22	16	0	0	2	1	0	952	46%
Parcels in R.O.W	9	1	0	3	5	2	0	6	69	14	5	4	6	0	7	0	0	18	15	28	0	192	8%
Total parcels (net R O W. parcels)	277	102	96	75	271	126	126	97	155	139	90	91	113	112	89	51	4	14	36	7	9	2,080	100%
Total parcels	286	103	96	78	276	128	126	103	224	153	95	95	119	112	96	51	4	32	51	35	9	2,272	100%
No. of primary buildings	80	56	65	38	59	63	98	48	54	26	42	80	54	29	49	24	10	10	21	6	4	916	84%
No. of secondary buildings	13	11	20	15	5	13	25	10	6	2	11	13	8	3	18	1	0	0	0	0	0	174	16%
Total Buildings	93	67	85	53	64	76	123	58	60	28	53	93	62	32	67	25	10	10	21	6	4	1,090	100%
No. of buildings 35 years or older	82	61	76	43	62	74	111	56	58	30	49	83	60	30	64	24	10	7	20	4	2	1,006	92%
Housing units	115	379	261	321	106	289	374	376	77	50	170	507	283	140	518	408	0	0	2	0	0	4,376	100%
Occupied housing units	91	351	202	311	86	251	319	327	10	32	146	477	243	137	502	304	0	0	0	0	0	3,789	87%
Sub-Area count	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	21	100%
IMPROVED LAND FACTORS:																							
No. of deteriorated buildings	73	28	44	30	47	52	73	37	51	27	34	48	41	16	44	21	5	7	7	1	1	687	63%
No. of parcels with site improvements that are deteriorated	34	7	21	13	26	25	34	8	16	15	16	22	16	11	13	18	3	11	14	2	7	332	29%
Deteriorated street and/or sidewalk pavement (by sub-area)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	1	1	0	0	18	86%
No of dilapidated buildings	9	0	2	0	7	1	8	2	4	2	2	0	1	0	2	2	1	0	0	0	0	43	4%
No. of obsolete buildings	21	2	2	0	16	12	9	1	8	4	7	12	0	1	3	3	0	2	1	1	1	106	10%
No of structures below minimum code																						216	NO
No of buildings lacking ventilation, light or sanitation facilities	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%
No of building with illegal uses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%
No of primary buildings with excessive vacancies	12	10	9	4	16	18	24	12	8	9	16	12	12	3	7	11	0	1	1	0	0	185	20%
No of parcels with excessive land coverage or overcrowding of structures	46	31	18	3	30	39	23	2	27	20	12	6	20	8	19	2	0	12	14	3	0	335	NO
Inadequate utilities (by sub-area)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	0	0	0	0	16	76%
Deleterious land use or layout (by sub-area)	1	0	0	0	1	1	0	0	1	1	1	0	0	1	1	1	0	0	1	0	0	10	48%
Environmental Clean-up	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%
Lack of community planning (by sub-area)	1	1	0	0	1	1	0	0	1	1	1	0	1	1	1	1	0	1	1	0	0	13	62%
Declining or Sub-par EAV Growth																							YES

E. Eligibility Factors – Improved Area

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

The report stated below details conditions that cause the Project Area to qualify under the Act as a conservation area, per surveys and research undertaken by the Consultant in 2013 and 2014:

Age of Structures

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

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

Summary of Findings Regarding Age:

There are 1,090 buildings in the Project Area (including accessory structures such as garages and secondary buildings). Of these buildings, 1006 (92%) are 35 years of age or older as determined by field surveys and local research. In many instances buildings are significantly older than 35 year of age; the vast majority of buildings were constructed prior to World War II. The Project Area meets the threshold requirement for a conservation area in that more than 50% of the structures exceed 35 years of age.

1. Dilapidation

Dilapidation as a factor is based upon the documented presence and reasonable distribution of buildings in an advanced state of disrepair. In order for a building to be classified as dilapidated, as the term is defined in the Act, major defects to the primary structural components of the building must be evident, or evident structural defects must be so extensive that the buildings must be removed. A small number of structures in the Project Area have critical defects in primary structural components, such as leaning or bowing load-bearing walls, severely sagging roofs, damaged floor structures, or foundations exhibiting major cracks or displacement.

Summary of Findings Regarding Dilapidation:

Of the 1,090 buildings in the Project Area, 43 buildings, (4%), were found to exhibit primary structural components in an advanced state of disrepair.

2. Obsolescence

An obsolete building or improvement is one which no longer serves its intended use. The Act defines obsolescence as *"the condition or process of falling into disuse. Structures have become ill-suited for the original use."* Obsolescence, as a factor, is based upon the documented presence and reasonable distribution of buildings and other site improvements evidencing such obsolescence. Examples include:

a. **Functional Obsolescence:** Structures are typically built for specific uses or purposes, and their design, location, height and space arrangement are each intended for a specific occupancy at a given time. Buildings are obsolete when they contain characteristics or deficiencies that limit the use and marketability of such buildings. The characteristics may include loss in value to a property resulting from an inherent deficiency existing from poor design or layout, improper orientation of the building on site, etc., which detracts from the overall usefulness or desirability of a property. Obsolescence in such buildings is typically difficult and expensive to correct.

b. **Economic Obsolescence:** Economic obsolescence is normally a result of adverse conditions that cause some degree of market rejection, and hence, depreciation in market values. Typically, buildings classified as dilapidated and buildings that contain vacant space are characterized by problem conditions, which may not be economically curable, resulting in net rental losses and/or depreciation in market value.

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

Throughout the Project Area, there are buildings that have a size, layout, or construction type that are indicative of obsolescence. Vacant storefronts, vacant upper-stories, underutilized properties, undersized commercial buildings, lack of parking or loading space, deteriorated buildings, and inadequate site improvements are all found in the Project Area and are indicators of obsolescence. Some structures are clearly now used for purposes other than the building's designed and original use.

Summary of Findings Regarding Obsolescence:

The field survey of buildings in the Project Area found that certain buildings exhibit characteristics of obsolescence. Obsolete buildings comprised approximately 10% or 106 of the 1,090 buildings in the Project Area. These obsolete buildings include:

- *Long-term vacant commercial and industrial structures (e.g. 6115 S. Prairie Avenue, 5822 State Street, 6238 Wabash Avenue) that have been rejected by the local real-estate market could be indicative of functional or economic obsolescence.*
- *Industrial buildings that have become ill-suited for their original use (e.g. 6155 S. Prairie Avenue). Industrial structures of this age are ill-suited for modern industrial*

techniques due to factors such as inadequate floor area, excessive roof supports, inadequate utilities, poor energy efficiency, and constrictive vehicular access. These conditions could be indicative of functional or economic obsolescence as well as obsolete site improvements.

- *Residential buildings that house more dwelling units than originally intended (multiple examples on LaSalle Street, Perry Avenue, and Michigan Avenue). Single-family housing that has been converted to multi-family units or another use demonstrates functional obsolescence and the buildings are not being used as originally intended. Obsolete site improvements also exist in the Project Area and are generally associated with the commercial and industrial buildings.*

3. Deterioration

Deterioration refers to physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair. Conditions that are not easily correctable in the course of normal maintenance were classified as deteriorated. Such buildings may be classified as deteriorating or in an advanced stage of deterioration, depending upon the degree or extent of the defects. Buildings with major defects in the secondary building components (e.g., damaged doors and door frames, broken windows, window frames and muntins, dented or damaged metal siding, gutters and downspouts damaged or missing, weathered fascia materials, cracks in masonry walls, spalling masonry surfaces, etc.) were observed in the Project Area. Many of the structures located in the Project Area exhibited these conditions. In addition, roadways, off-street parking and surface storage areas also evidenced deterioration such as cracking on paved surfaces, potholes, depressions, loose paving materials, weeds protruding through the surface, etc.

Summary of Findings Regarding Deterioration:

Throughout the Project Area, deteriorating conditions were recorded on 687 (63%) of the 1,090 buildings. The exterior field survey of primary buildings in the Project Area found major defects in secondary building components, including windows, doors, gutters, downspouts, siding, fascia materials, parapet walls, etc. 332 (29%) of the improved parcels in the Project Area demonstrated deteriorated site improvements. Deteriorated public improvements (street pavement, curb and gutter, and sidewalk) were observed on 18 (86%) of the 21 sub-areas in the Project Area.

4. Presence of Structures Below Minimum Code Standards

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

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

Considering the age of buildings in the Project Area, it is certain that many of the buildings are below the minimum code standards currently in force by the City of Chicago. However, in order to substantiate these conditions both interior and exterior inspections of the properties by qualified professionals would be required. Rather than attempt such an evaluation, the Consultant relied on City data on documented code violations.

The Department of Planning and Development provided electronic data on code violation records for the Project Area. These records included thousands of building or property maintenance code compliance issues documented through the Department of Buildings tracking system between 2004 and 2013. Code violations were recorded for 216 separate addresses for buildings in the Project Area (20% of all primary buildings).

Because the data are based on property address rather than PIN, code violation data is not presented at the sub-area level in ***Table 3-1 – Conservation Factors Matrix for Improved Land****. It should also be recognized that the code violations documented through the City's record system are only a fraction of the code deficiencies in the Project Area. The predominance of structures in excess of 60 years of age indicates that most of the buildings in the Project Area likely have some characteristics that do not meet the City's current building or zoning requirements. However, due to this unsubstantiated data, this factor cannot be verified as present for this Eligibility Study.*

5. Illegal Use of Individual Structures

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

a. illegal home occupations;

b. conduct of any illegal vice activities such as gambling or drug manufacture;

c. uses not in conformance with local zoning codes and not previously grand fathered in as legal nonconforming uses;

d. uses involving manufacture, sale, storage or use of dangerous explosives and firearms.

Summary of Findings Regarding Illegal Use of Individual Structures:

This factor was not documented in the Project Area.

6. Excessive Vacancies

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

Summary of Findings Regarding Excessive Vacancies:

During the field investigation, and subsequent updates, of the Project Area a total of 185 primary buildings were observed to contain vacant floor space. Based on the condition of some of the vacant buildings (boarded-up windows, deteriorated interior finishes, lack of lighting, outdated signage, etc.) it is evident that a number of these buildings have been vacant for an extended period of time. The appearance of vacant buildings within the Project Area indicates underutilization of existing structures and may lead to a tendency of vacancies to spread quickly throughout the Project Area.

Residential vacancies are especially abundant on Lafayette Avenue between Garfield Boulevard and 57th Street. Where there are improved parcels in this stretch, many multi-unit and single family residential structures stand boarded-up and vacant. Vacant residential buildings represent an adverse influence on the Project Area by causing a decrease in the value of surrounding property.

In addition to the number of vacant residential units in the Project Area, many commercial buildings are boarded-up and vacant, as well. The extent and duration of vacancies at these locations and other vacant commercial parcels within the Project Area, combined with the lack of investment in commercial development indicate that the frequency of vacancies will likely persist and spread.

Vacancies are generally distributed equally among commercial and residential structures within the Project Area, and many are owned by the City of Chicago as shown in the ***Plan Appendix, Attachment Two, Exhibit E - Vacant Land Map.*** *From the field investigation, it appears that a high concentration of privately owned vacancies occurs in the north/west-central sub-areas of A, B, E, F, I, J, and K, as identified in the* ***Plan Appendix, Attachment Two, Exhibit B – Sub Area Key Map.*** *This distribution of vacancies results in a significant blighting effect on surrounding properties. Without intervention, vacancies are likely to persist and begin to negatively impact surrounding properties. The field investigation indicates that 185 primary buildings, 20% of the 916 total primary buildings, have vacancy of floor space, and It appears that many primary structures have been abandoned without use for an extended period of time.*

7. Lack of Ventilation, Light or Sanitary Facilities

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

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

The exterior field survey of main buildings in the Project Area did not result in documentation of structures without adequate mechanical ventilation, natural light and proper window area ratios.

8. Inadequate Utilities

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

Summary of Findings Regarding Inadequate Utilities:

The Bureau of Engineering Services in the City's Department of Water Management provided the consultant with data on the condition of sanitary sewer mains and water lines in the Project Area. Many of the water mains serving the Project Area are deficient in terms of either age or size. According to the City's Bureau of Engineering Services, all 6-inch cast iron water mains are obsolete and in need of replacement with ductile iron mains of at least eight (8) inches in diameter. Undersized water mains are found in the majority of the Project Area's sub-areas. The projected service life of water mains is 100 years. Some sections of water line in the Project Area are more than 120 years old, and the Project Area's sub-areas are served by water mains that exceed their expected service life.

Sanitary sewer data was also reviewed by the Consultant. Many sections of sewer line exceed 100 years of age. Based on the age and condition of lines, 12 sections of sanitary sewer main in the Project Area have been identified as candidates for relining (a less costly alternative to replacement). These relining projects, along with three (3) sewer improvement projects identified through hydraulic studies, are distributed throughout the Project Area.

Obsolete, undersized and deficient water lines are indicated on ***Plan Appendix, Attachment Two, Exhibit D – Existing Condition Maps*** *with a dashed line pattern. These deficient utilities are distributed throughout the Project Area and present in 16 (76%) of the 21 sub-areas.*

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

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

Summary of Findings Regarding Excessive Land Coverage and Overcrowding of Structures and Community Facilities:

Structures exhibiting 100% lot coverage with party or fire walls separating one structure from the next is a historical fact of high-density urban development. This situation is common throughout the industrial and commercial corridors in the western portion of the Project Area, and in the southern residential sub-areas. The incidence of excessive land coverage in the Project Area is high both as a result of inadequate spacing between buildings and inadequate parking.

Numerous commercial and industrial businesses are located in structures that cover 100% of their respective lots. Other businesses are utilizing 100% of their lots for business operations. These conditions typically do not allow for off-street loading facilities for shipping operations or do not provide parking for patrons and employees. This has prompted overflow parking and truck traffic associated with normal business operations to utilize surrounding residential areas for parking and access. This is common along Wentworth Avenue and La Salle Street. Furthermore, delivery trucks were observed to be blocking alleys and streets while performing normal delivery operations or accessing shipping facilities.

In addition, numerous residential structures exhibited excessive land coverage and overcrowding of structures. Along Wabash Avenue, LaSalle Street and State Street between 58th Street and 60th Street are numerous buildings where the buildings are spaced too closely or buildings are improperly situated on their sites. Residences that were originally built as single family homes have been converted into multi-unit residences. The result of overcrowding of structures in the residential corridors throughout the Project Area is increased demand for parking on residential streets. 30%, or 335 of the 1,128 improved parcels in the Project Area, revealed some evidence of excessive land coverage or overcrowding of structures and community facilities. This Eligibility Study considers no finding regarding Excessive Land Coverage.

10. Deleterious Land Use or Layout

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

Summary of Findings Regarding Deleterious Land Use or Layout:

In locations such as the Project Area where its character has evolved over the years, industrial, commercial and residential uses are often in close proximity to one another. It is not unusual to find small pockets or isolated residential buildings within a predominantly industrial area or an industrial use in a residential area. Although these buildings may be considered, because of age and continuous occupancy, as legal non-conforming uses (whose existence and use is thereby "grandfathered"), they are, nonetheless, incompatible land uses inasmuch as the predominant character of the Project Area is influenced by these differing uses.

*As illustrated in **Exhibit C – Existing Land Use**, the Project Area is primarily residential with interspersed pockets of industrial corridors in the western sub-areas, as well as an industrial area to the south. The combination of limited on-site parking and high density industrial and commercial development in close proximity to primarily residential uses causes conflict in traffic, parking, safety, and environmental conditions that has promoted deleterious use of land in some portions of the Project Area. For example, a food manufacturing company, located on South Perry Avenue is located in a predominantly residential part of the Project Area. Parallel streets adjacent to Perry Avenue, Lafayette and LaSalle Streets, contain mostly residential parcels or vacant parcels zoned residential. The food manufacturer's location in a predominantly residential neighborhood is an example of deleterious land uses and land use relationships within the Project Area.*

Additionally, the presence of other commercial or industrial uses within residential land uses or abandoned equipment and vehicles are present. As an example, there is a vehicle storage on Wentworth Avenue, or the automotive repair business located on South State Street qualify as deleterious or incompatible land uses. Commercial uses are typically not encouraged within primarily residential neighborhoods. The garage on the residential parcel located on South LaSalle Street is being used for tire storage and is a noxious and offensive land use to neighboring residential property owners. The storage of abandoned vehicles on Wentworth Avenue is another example of deleterious land use. The location of the automotive repair business on South State Street adjacent to residential land uses further exhibit's the presence of deleterious land uses distributed throughout the Project Area.

*Deleterious land uses and land use relationships were located within 48%, or ten (10) of the 21 sub-areas identified in the **Plan Appendix, Attachment Two, Exhibit B – Sub Area Key Map**.*

11. Lack of Community Planning

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

1. Streets, alleys, and intersections that are too narrow or awkwardly configured to accommodate traffic movements.

2. Inadequate street and utility layout.

3. Tracts of land that are too small or have awkward configurations that would not meet contemporary development standards.

4. Properties lack adequate access to public streets.

5. Industrial land use and zoning adjacent to or within heavily developed residential areas without ample buffer areas.

6. Commercial and industrial properties that are too small to adequately accommodate appropriate off-street parking and loading requirements.

7. The presence of deteriorated structures, code violations and other physical conditions that are further evidence of an absence of effective community planning.

Summary of Findings Regarding Lack of Community Planning:

Much of the Project Area was developed originally from the late 1800's to the mid-1900's. As evidenced by limited lot sizes for commercial uses, placement and orientation of buildings with total or near-total lot coverage, and lack of provisions for off-street parking, loading and service, the development of the area occurred without consideration of a comprehensive community plan with adequate guidelines for the overall community area development.

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.

As previously noted in this analysis, many properties in the Project Area are affected by narrow streets, lack of parking that has led to excessive land coverage, incompatible land-uses, and inadequate utilities. Additionally, there is evidence of deteriorating building conditions and numerous code violations. Large commercial or industrial properties are in potential conflict with residential areas and may not meet contemporary development standards. Deteriorated infrastructure is present as indicated by areas with standing water that also indicate inadequate storm water utilities. Many parcels have been left vacant where previously there had been structural improvements. Increased disinvestment and lack of demand has resulted in the vacancy of structures and many buildings have subsequently been demolished. The lack of new construction after demolition can also be attributed to a lack of community planning in the Project Area.
As indicated previously, there is a general lack of commercial uses throughout the Project Area. While Garfield Boulevard, State Street and Prairie Avenue had once served as commercial corridors for the Project Area, many of the previously existing businesses have been replaced by vacant or boarded-up storefronts. For example, on South State Street a previously open commercial structure is now boarded and vacant. This example shows the presence of deteriorated structures and other conditions that indicate the absence of community planning. The lack of effective community planning has led to continued disinvestment in the Project Area as well as increased commercial and residential vacancies.

Lack of community planning was observed in 62% or 13 of the 21 sub-areas identified in the ***Plan Appendix, Attachment Two, Exhibit B – Sub Area Key Map****.*

12. Environmental Remediation Costs

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

Summary of Findings Regarding Environmental Remediation Costs:

This factor was not identified in the Project Area. However, field observation reveals that several properties may be affected by environmental contamination.

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

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

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

As discussed in ***Section II-B, Development Activity and Assessed Value Trends,*** *of this Eligibility Study, analysis of historic EAV for the Project Area indicates that the EAV of the Project Area has declined in 2010, 2011, and 2012 and has also experienced growth at a rate less than that of the balance of the City and less than the annual Consumer Price Index for All Urban Consumers in the Chicago-Gary-Kenosha MSA in those same years.*

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

The presence of deteriorated buildings; deteriorated site improvements and public rights-of-way; inadequate utilities; deleterious land use relationships; lack of community planning; and declining or sub-par EAV growth are all indications of detrimental conditions in the Project Area. Furthermore, these conditions are present to a meaningful extent and reasonably distributed throughout the improved portions of the Project Area. The presence of these TIF eligibility factors underscores the lack of private investment in the Project Area.

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

G. Analysis of Undeveloped or Vacant Property

For the purpose of qualification for TIF, the term "vacant land" is defined in the TIF Act as follows:

> *Any parcel or combination of parcels of real property without industrial, commercial, and residential buildings which has not been used for commercial agricultural purposes within five (5) years prior to the designation of the redevelopment project area.*

Approximately 120.6 acres of the 394.6-acre Area (30.6% of the net land area excluding Washington Park/Dyett High School) is considered vacant by this definition. Vacant land is identified in the **Plan Appendix, Attachment Two, Exhibit C - Existing Land Use Map** and highlighted in the **Plan Appendix, Attachment Two, Exhibit E – Vacant Land Map**. The blighting factors present on vacant parcels are summarized on **Table 3-2 – Blighting Factors Matrix for Vacant Land** on the following page.

Table 3-2
Blighting Factors Matrix for Vacant Land
Washington Park Redevelopment Project Area
City of Chicago, Illinois

Sub-Area	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	TOTAL	
No of improved parcels	104	59	66	42	81	81	96	49	78	56	56	74	58	59	67	35	4	14	34	6	9	1,128	54%
No of vacant parcels	173	43	30	33	190	45	30	48	77	83	34	17	55	53	22	16	0	0	2	1	0	952	46%
Parcels in R.O W	9	1	0	3	5	2	0	6	69	14	5	4	6	0	7	0	0	18	15	28	0	192	0%
Proportion of parcels vacant	62%	42%	31%	44%	70%	36%	24%	49%	50%	60%	38%	19%	49%	47%	25%	31%	0%	0%	6%	14%	0%		
Total parcels (net R O W parcels)	277	102	96	75	271	126	126	97	155	139	90	91	113	112	89	51	4	14	36	7	9	2,080	100%
Sub-Area count	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	21	100%
VACANT LAND FACTORS (2 or More):																							
Obsolete Platting (by parcel)	103	4	5	0	127	11	4	4	13	50	2	4	14	4	2	1	0	0	1	1	0	350	NO
Obsolete Platting (% of vacant parcels)	60%	9%	17%	0%	67%	24%	13%	8%	17%	60%	6%	24%	25%	8%	9%	6%	0%	0%	50%	100%	0%		NO
Obsolete Platting (sub-area > 10%)	1	0	1	0	1	1	1	0	1	1	0	1	1	0	0	0	0	0	1	1	0	9	NO
Diversity of Ownership (by sub-area)	0	1	0	1	1	1	0	0	1	1	1	1	1	0	0	0	0	0	0	0	0	9	43%
Tax Delinquencies																						200	21%
Deterioration of Struct. Or Site Improvements in Neighborng Areas	149	37	24	31	190	44	30	48	65	80	34	17	55	52	22	16	0	0	2	0	0	896	94%
Environmental Clean-up	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%
Declining or Sub-par EAV Growth																							YES
VACANT LAND FACTORS (1 or More):																							
Unused Quarry, Mines, Rail, etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%
Blighted Before Vacant	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%
Chronic Flooding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%
Unused or Illegal Disposal Site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%

Using GIS software the Consultant evaluated the Project Area's vacant land in terms of the conditions listed in **Table 3-2** during field surveys and subsequent analyses. The data was consolidated by sub-area for each of the factors relevant to making a finding of eligibility.

Vacant Blighted Area Category 1 Factors:

Obsolete Platting, Diversity of Ownership, Tax Delinquencies, Deterioration of Structures in Neighboring Areas, Environmental Remediation, Declining or Sub-Par E.A.V. (2 or More)

Vacant land may qualify as a blighted area if any two (2) of the six (6) Vacant Blighted Area Category 1 Factors are present or if any one (1) of the Vacant Blighted Area Category 2 Factors is present.

Summary of Findings Regarding Obsolete Platting:

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

This Eligibility Study considers no finding regarding Obsolete Platting in the Project Area.

Summary of Findings Regarding Diversity of Ownership:

Diversity of ownership refers to parcels of vacant land owned by so large a number of individuals or entities that the ability to assemble the land for development is retarded or impeded. As indicated above, some assembly of parcels has taken place over time. However, an analysis of common ownership grouping reveals that there remain diverse ownership conditions in 9 of the Area's 21 sub-areas (43%). This diversity of ownership in the Project Area will present an obstacle to redevelopment of the Project Area.

Summary of Findings Regarding Tax Delinquencies:

There are 952 vacant parcels in the Project Area. 498 (52%) of these vacant parcels are owned by the City and another 53 (6%) are owned by other entities exempt from property tax, leaving a total of 401 (42%) vacant, privately owned, tax revenue generating parcels. The ability of these parcels to generate property tax revenue is critical and represents increased revenue potential for the Project Area. For the 2012 tax year, there were 200 (21%) vacant parcels found to be delinquent. Although not an impact on the qualifying factor, it is also important to note that of the 401 vacant, privately owned, tax generating parcels, 50% were delinquent for the 2012 tax year.

Summary of Findings Regarding Deterioration of Structures or Site Improvements in Neighboring Areas Adjacent to the Vacant Land:

As indicated in the prior analysis of blighting factors on improved portions of the Project Area, approximately 63% of buildings exhibited deteriorated conditions and 86% of sub-areas exhibited deteriorated right-of-way conditions. It was found that 896 (94%) of the 952 vacant parcels are located adjacent to deteriorated buildings or site improvements.

Much of the vacant land in the Project Area is adjacent to or near deteriorated buildings and site improvements. These deteriorated buildings detract from the desirability and marketability of nearby vacant sites. This impediment to redevelopment can be addressed in part through the use of public-private financing mechanisms such as tax increment financing to encourage investment.

Summary of Findings Regarding Environmental Remediation:

As is noted in the discussion of environmental remediation, this factor was not identified. It is not known whether past land uses on parcels that are now vacant created soil or groundwater contamination. No documentation of past contamination of vacant land is presently available.

Summary of Findings Regarding Declining or Sub-Par Equalized Assessment Valuation (EAV) Growth:

As indicated in the prior analysis of blighting factors on improved portions of the Project Area, analysis of historic EAV for the Project Area indicated that the EAV has declined in 2010, 2011, and 2012 and has also experienced growth at a rate less than that of the balance of the City and less than the annual Consumer Price Index for All Urban Consumers in the Chicago-Gary-Kenosha MSA in those same years.

With regard to the second set of vacant land factors, if the category 1 factors are not found to exist, only one (1) category 2 factor is required for eligibility. No category 2 factors were found to be present in the Project Area.

Summary of Findings Regarding Blighted Improved Area Immediately Prior to Becoming Vacant:

It is evident from aerial photography that many buildings have been demolished in the Project Area. Those familiar with the Project Area indicate that many of these buildings were deteriorated and vacant. Additionally, over the course of the last few decades, residential buildings have been demolished as the buildings deteriorated and were vacated. These parcels were "blighted before vacant". The City has developed the Red X program to identify properties with structural or interior hazards with a red "X" sign. These hazards can include, but are not limited to, building deterioration or damage from previous fires, structural hazards when components of the building have been removed, and collapse hazards due to the integrity of chimney tops, parapet walls, roof systems and or stair systems being compromised. The red "X" serves as an indicator to first responders to the existence of the hazards. Further, the presence of the red "X" makes it unlawful for any person to enter the building without first notifying the fire commissioner. The vacant land that remains speaks to the poor building conditions

before the demolition, the challenges of the Area, and also presents a resource and opportunity for in-fill development and revitalization. Based on data from the City, 63 demolition permits have been issued in the Project Area from 2007 to 2013. However, documentation of actual building demolitions and the conditions of these parcels prior to their becoming vacant is not available, and for the purposes of this analysis this factor was not shown as present within the Project Area on ***Table 3-2 – Blighting Factors Matrix for Vacant Land.***

Summary of Findings Regarding Unused or Illegal Disposal Site:

Garbage and littering consisting of various materials was found on scattered vacant lots around the Project Area. However, none of these sites had accumulations of materials at a sufficient quantity to classify them as "illegal disposal sites", and for the purposes of this analysis this factor was not shown on ***Table 3-2 – Blighting Factors Matrix for Vacant Land*** *to be present. Nonetheless, it should be noted that the prevalence of vacant lots in the Project Area, most of which are not owned by residents of the Project Area, is such that ensuring proper maintenance of vacant lots will continue to be a challenge for the neighborhood. The presence of overgrown or litter-strewn vacant lots detracts from the appearance of the Project Area and inhibits investment.*

H. Conclusion of Investigation of Eligibility Factors for the Vacant Portion of the Redevelopment Project Area

The discussion above, and the evidence summarized in **Table 3-2 – Blighting Factors Matrix for Vacant Land**, indicate that the factors required to qualify the vacant portion of the Project Area as a blighted area exist, that the presence of those factors were documented to a meaningful extent so that the City may reasonably find that the factors are clearly present within the intent of the Act, and that the factors were reasonably distributed throughout the vacant portion of the Project Area.

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

IV. SUMMARY AND CONCLUSIONS

The conclusions of PGAV PLANNERS are that the number, degree, and distribution of eligibility factors in the Project Area as documented in this Eligibility Study warrant: i) the designation of the improved portion of the Project Area as a ***conservation area,*** and ii) the designation of the vacant portion of the Project Area as a ***blighted area*** as set forth in the Act. Below is a table summarizing the qualifying factors that are found to exist in the Project Area.

A. Conservation Area Statutory Factors

FACTOR[1]		EXISTING IN PROJECT AREA[2]
	Age[3]	**92% of bldgs. exceed 35 yrs. of age**
1	Dilapidation	Minor extent (4% of buildings)
2	Obsolescence	Minor extent (10% of buildings)
3	**Deterioration**	**Major extent (63% of buildings; 86% of sub-areas)**
4	Presence of structures below minimum code standards	Not Verified
5	Illegal use of individual structures	Not Documented
6	Excessive vacancies	Minor extent (20% of buildings)
7	Lack of ventilation, light or sanitary facilities	Not Documented
8	**Inadequate utilities**	**Major extent (76% of sub-areas)**
9	Excessive land coverage or overcrowding of structures	No Finding
10	Deleterious land use or layout	Minor extent (48% of sub-areas)
11	Environmental clean-up	Not Documented
12	**Lack of Community Planning**	**Major extent (62% of sub-areas)**
13	**Declining or subpar E.A.V. growth**	**YES**

Notes:
1 Not including Age as a factor, only three (3) factors are required by the Act to be present for eligibility as a Conservation Area. Eight (8) factors are verified present in the Project Area.
2 Except for EAV growth, qualifying factors can be identified as being found to a major extent by their existence on more than 50% of the structures or sub-areas in the Project Area. Three (3) factors were found to exist to a major extent and four (4) other factors were found to exist to a minor extent.
3 Age, although not a blighting factor for designation, is a threshold that must be present for an area to qualify as a Conservation Area.

B. Blighting Factors for Vacant Areas

	FACTOR	EXISTING IN VACANT/ UNIMPROVED PORTION OF PROJECT AREA
1	Two (2) or more of the following factors: i. Obsolete platting – no finding ii. Diversity of ownership – minor (Present on 43% of sub-areas) iii. Tax and assessment delinquencies – minor (Present for 21% of vacant parcels) iv. Deterioration of Structures in Neighboring Areas – **YES** **(Present on 94% of vacant parcels)** v. Environmental Remediation – not present vi. Declining or Subpar E.A.V. Growth – **YES** or	**YES** Two (2) factors required, **Two (2) are present**
2	Area immediately prior to becoming vacant qualified as a blighted improved area; or	Not Applicable
3	Area consists of unused quarry or quarries; or	Not Applicable
4	Area consists of unused rail yards, rail tracks or railroad right-of-way; or	Not Applicable
5	Area prior to designation is subject to chronic flooding or contributes to downstream flooding; or	Not Applicable
6	Area consists of unused or illegal disposal site containing earth, stone, building debris or similar materials; or	Not Documented
7	Area is not less than 50 nor more than 100 acres and 75% is vacant;	Not Applicable

Note: The Project Area qualifies per statutory requirements. Only one (1) above the above seven (7) situations is required by the Act

Although it may be concluded that the mere presence of the stated eligibility factors noted above may be sufficient to make a finding of qualification as a conservation area or a vacant blighted area, this evaluation was made on the basis that the factors must be present to an extent that would lead reasonable persons to conclude that public intervention is appropriate or necessary. From the data presented in this report it is clear that the eligibility factors are reasonably distributed throughout the Project Area.

Despite small incremental improvements scattered throughout the Project Area, there exist conditions that continue to threaten the public safety, health and welfare of the Project Area. While not an eligibility factor under the Act, crime statistics also provide evidence that these threatening conditions are present in the Project Area. Recent crime statistics *(Chicago Tribune -2014, May 19.* Retrieved from http://crime.chicagotribune.com/chicago/community/ for the month of April 2014, obtained from the City of Chicago Data Portal.) indicate the Washington Park Community Area currently ranks 7th among Chicago's 77 community areas in violent crime reports; 2nd for property crime reports; and 10th for quality of life crime reports. Other crime data sources may differ, but all indicated that the Washington Park Community Area has a high rate of crime. Furthermore, the presence of factors indicated by the Act include deteriorated, obsolete structures; building vacancies; inadequate utilities; land use incompatibilities; deteriorated streets and sidewalks; declining or subpar EAV growth; and the predominance of underutilized, vacant and tax exempt or tax delinquent properties in the Project Area and may result in continued disinvestment that will not be overcome without action by the City. These conditions have been previously documented in this report. All properties within the Project Area will benefit from the TIF program.

The conclusions presented in this Eligibility Study are those of the Consultant. The local governing body should review this Eligibility Study and, if satisfied with the summary of findings contained herein, adopt a resolution making a finding of a conservation area for the improved portion of the Project Area and a finding of a blighted area for the vacant portion of the Project Area and making this Eligibility Study a part of the public record.

The analysis contained herein was based upon data assembled by Ernest R. Sawyer Enterprises and PGAV PLANNERS. The study and survey of the Project Area indicate the requirements necessary for designation as a combination conservation and blighted area, are present. Therefore, the Project Area qualifies as a combination conservation area and a vacant blighted area to be designated as a redevelopment project area and eligible for Tax Increment Financing under the Act.

PLAN APPENDIX, ATTACHMENT FOUR – 2012 ESTIMATED EAV BY TAX PARCEL

20104000020000	EXEMPT		20153100220000	46,646
20104000030000	EXEMPT		20153100230000	EXEMPT
20151000010000	364,722		20153100240000	EXEMPT
20151000020000	8,467		20153100250000	EXEMPT
20151000050000	8,470		20153100260000	EXEMPT
20151000060000	EXEMPT		20153100270000	EXEMPT
20151000070000	42,662		20153100280000	EXEMPT
20151000080000	16,937		20153100290000	33,067
20151000090000	EXEMPT		20153100301001	36,633
20151000100000	EXEMPT		20153100301002	43,024
20151000110000	780,024		20153100301003	46,102
20151000120000	13,551		20153100301004	50,057
20151000130000	64,453		20153100311001	111,163
20151000140000	EXEMPT		20153100311002	83,685
20151000150000	48,015		20153100311003	57,456
20151000170000	EXEMPT		20153100311004	53,292
20151000180000	EXEMPT		20153100311005	57,456
20151000190000	26,339		20153100311006	53,292
20151000200000	16,937		20153110010000	EXEMPT
20151000240000	59,695		20153110020000	EXEMPT
20151010010000	EXEMPT		20153110030000	EXEMPT
20151010020000	EXEMPT		20153110040000	20,983
20151010030000	41,989		20153110050000	EXEMPT
20151010040000	119,238		20153110060000	EXEMPT
20151010050000	84,839		20153110070000	EXEMPT
20151010060000	EXEMPT		20153110080000	EXEMPT
20151010070000	EXEMPT		20153110090000	EXEMPT
20151010080000	EXEMPT		20153110100000	EXEMPT
20151010090000	EXEMPT		20153110110000	EXEMPT
20151010100000	27,102		20153110120000	EXEMPT
20151010110000	27,102		20153110130000	EXEMPT
20151010120000	13,551		20153110140000	EXEMPT
20151010130000	57,913		20153110150000	68,218
20151010140000	13,551		20153110160000	EXEMPT
20151010150000	13,551		20153110170000	32,938
20151010170000	39,890		20153110180000	114,679
20151010201001	23,096		20153120010000	6,186
20151010201002	16,096		20153120020000	3,765
20151010201003	23,096		20153120030000	2,441
20151010201004	23,096		20153120040000	9,514
20151020010000	EXEMPT		20153120050000	3,838
20151020020000	EXEMPT		20153120070000	EXEMPT
20151020030000	5,081		20153120080000	EXEMPT
20151020040000	5,081		20153120090000	EXEMPT
20151020060000	78,402		20153120100000	EXEMPT
20151020070000	25,991		20153120110000	EXEMPT
20151020080000	9,876		20153120120000	EXEMPT
20151020090000	EXEMPT		20153120130000	EXEMPT
20151020100000	16,117		20153120140000	EXEMPT
20151020120000	50,274		20153120150000	EXEMPT
20151020130000	458,101		20153120160000	EXEMPT
20151020140000	136,874		20153120170000	EXEMPT
20151020150000	92,285		20153120180000	EXEMPT
20151020160000	EXEMPT		20153120190000	EXEMPT
20151020170000	29,049		20153120200000	EXEMPT
20151020201001	32,222		20153120210000	EXEMPT
20151020201002	26,165		20153120220000	EXEMPT
20151020201003	26,165		20153120230000	EXEMPT
20151020211001	30,811		20153120240000	14,766
20151020211002	37,811		20153120250000	EXEMPT
20151020211003	30,811		20153120260000	EXEMPT
20151020211004	30,811		20153120300000	EXEMPT
20151050010000	EXEMPT		20153120310000	EXEMPT
20151050020000	EXEMPT		20153120320000	EXEMPT
20151050030000	EXEMPT		20153120330000	EXEMPT
20151050040000	58,267		20153120340000	EXEMPT
20151050050000	23,261		20153120350000	EXEMPT
20151050060000	EXEMPT		20153120360000	EXEMPT
20151050070000	EXEMPT		20153120370000	71,790

PIN NUMBER	2012 EAV		PIN NUMBER	2012 EAV
20151050080000	52,305		20153120380000	92,837
20151050090000	EXEMPT		20153120390000	EXEMPT
20151050100000	EXEMPT		20153120410000	EXEMPT
20151050110000	EXEMPT		20153120420000	EXEMPT
20151050120000	EXEMPT		20153120430000	160,149
20151050130000	14,603		20153120440000	23,682
20151050140000	271,694		20153120450000	889
20151050150000	EXEMPT		20153120460000	1,852
20151050160000	EXEMPT		20153120470000	143,492
20151050170000	19,883		20153120480000	5,227
20151050180000	EXEMPT		20153120490000	668
20151060010000	72,281		20153130010000	35,384
20151060280000	223,472		20153130020000	19,375
20151060050000	23,517		20153130030000	27,256
20151060060000	147,199		20153130040000	27,254
20151060070000	151,438		20153130050000	27,254
20151060080000	96,939		20153130060000	4,660
20151060090000	75,039		20153130070000	50,666
20151060290000	217,936		20153130080000	71,734
20151060150000	EXEMPT		20153130090000	32,806
20151060160000	12,726		20153130100000	30,373
20151060170000	63,084		20153130110000	35,780
20151060180000	EXEMPT		20153130140000	EXEMPT
20151060190000	14,847		20153130150000	EXEMPT
20151060200000	EXEMPT		20153130160000	EXEMPT
20151060210000	EXEMPT		20153130170000	EXEMPT
20151060220000	70,620		20153130180000	EXEMPT
20151060230000	EXEMPT		20153130190000	EXEMPT
20151060240000	8,560		20153130200000	EXEMPT
20151060250000	EXEMPT		20153130210000	EXEMPT
20151060260000	13,573		20153130220000	EXEMPT
20151060270000	EXEMPT		20153130230000	EXEMPT
20151070010000	EXEMPT		20153130240000	EXEMPT
20151070020000	8,678		20153130250000	EXEMPT
20151070030000	8,678		20153130260000	EXEMPT
20151070040000	8,678		20153130270000	EXEMPT
20151070050000	29,700		20153130280000	EXEMPT
20151070060000	17,358		20153130290000	EXEMPT
20151070070000	EXEMPT		20153130300000	1,383
20151070170000	EXEMPT		20153130320000	39,040
20151070180000	EXEMPT		20153130330000	7,544
20151070190000	301,829		20153130340000	7,502
20151070200000	29,761		20153130350000	7,502
20151070210000	49,609		20153130360000	7,497
20151070310000	16,937		20153130370000	4,497
20151070320000	33,538		20153130380000	7,196
20151070330000	8,131		20153130390000	28,903
20151070340000	8,467		20153130400000	30,455
20151070350000	8,467		20153130410000	19,460
20151070360000	8,467		20153130420000	34,440
20151070370000	8,521		20153130430000	10,100
20151070380000	8,417		20153130440000	19,460
20151070390000	13,568		20153130450000	18,315
20151070400000	45,771		20153130460000	3,654
20151070410000	EXEMPT		20153130470000	178,215
20151070420000	24,032		20153130480000	17,706
20151070430000	57,686		20153130490000	48,004
20151070440000	34,214		20153130500000	59,184
20151070450000	45,768		20153130510000	55,559
20151070460000	39,831		20153130520000	68,316
20151070470000	13,551		20153130540000	EXEMPT
20151070480000	0		20153130570000	EXEMPT
20151070490000	EXEMPT		20153130580000	EXEMPT
20151080010000	EXEMPT		20153130590000	EXEMPT
20151080020000	51,424		20153130600000	EXEMPT
20151080030000	37,359		20153130610000	56,538
20151080040000	52,855		20153130620000	144,988
20151080050000	32,363		20153130630000	12,499
20151080060000	44,570		20153130660000	30,632

20151080070000	0		20153130670000	EXEMPT
20151080080000	45,330		20153130680000	EXEMPT
20151080090000	17,213		20153130690000	31,827
20151080100000	55,486		20153130700000	5,886
20151080110000	49,794		20153130710000	EXEMPT
20151080120000	44,023		20153140010000	EXEMPT
20151080130000	13,551		20153140020000	EXEMPT
20151080150000	54,415		20153140030000	EXEMPT
20151080160000	13,551		20153140040000	EXEMPT
20151080170000	26,270		20153140050000	52,815
20151080180000	45,406		20153140060000	41,702
20151080200000	2,663		20153140070000	335
20151080240000	78,966		20153140080000	80,714
20151080250000	211,767		20153140090000	17,035
20151080260000	83,579		20153140100000	EXEMPT
20151080270000	76,012		20153140110000	EXEMPT
20151080280000	79,763		20153140120000	EXEMPT
20151080290000	EXEMPT		20153140130000	79,752
20151080300000	EXEMPT		20153140140000	81,295
20151080310000	46,298		20153140150000	78,647
20151080320000	187,075		20153140160000	144,244
20151080340000	54,802		20153140170000	26,995
20151080350000	45,992		20153140180000	43,004
20151080360000	13,551		20153140280000	EXEMPT
20151080370000	27,102		20153140290000	EXEMPT
20151080380000	80,075		20153140300000	EXEMPT
20151080390000	89,386		20153140310000	EXEMPT
20151080401001	43,361		20153140320000	EXEMPT
20151080401002	23,696		20153140330000	EXEMPT
20151080430000	18,927		20153140340000	78,933
20151080421001	20,792		20153140370000	34,318
20151080421002	20,141		20153140380000	56,106
20151080421003	20,529		20153140390000	26,034
20151090010000	121,342		20153140400000	18,663
20151090020000	121,342		20153140410000	22,215
20151090030000	84,454		20153140420000	51,598
20151090040000	73,972		20153140430000	72,668
20151090050000	EXEMPT		20153140440000	68,067
20151090060000	EXEMPT		20153140450000	41,946
20151090140000	EXEMPT		20153140460000	59,184
20151090150000	EXEMPT		20153140470000	27,075
20151090160000	68,642		20153140480000	17,117
20151090170000	53,612		20153140490000	47,154
20151090180000	40,193		20153140500000	47,151
20151090190000	4,814		20153140510000	41,621
20151090200000	0		20153140520000	36,953
20151090210000	45		20153140530000	47,939
20151090220000	11,382		20153140540000	47,047
20151090230000	45,605		20153140560000	34,447
20151090240000	38,571		20153140570000	41,548
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20151090450000	58,631		20153140680000	EXEMPT
20151090460000	58,631		20153140690000	EXEMPT
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20151090480000	54,760		20153140730000	EXEMPT
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20151090510000	EXEMPT		20153140760000	EXEMPT
20151090520000	EXEMPT		20153140770000	484,056
20151090530000	EXEMPT		20153140780000	483,057
20151090540000	68,314		20153140790000	483,057
20151090550000	31,128		20153140800000	484,095
20151100010000	26,886		20153140810000	504,284

PIN NUMBER	2012 EAV		PIN NUMBER	2012 EAV
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20151100080000	EXEMPT		20153150050000	206,955
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20151100120000	EXEMPT		20153150090000	EXEMPT
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20151100160000	76,444		20153150350000	EXEMPT
20151100190000	10,605		20153150360000	EXEMPT
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20151100250000	EXEMPT		20153150390000	EXEMPT
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20151100271005	14,811		20153150760000	17,846
20151100271006	21,137		20153150770000	27,038
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20151100281002	16,115		20153150800000	EXEMPT
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20151100281005	18,211		20153150840000	192,877
20151100281006	23,211		20153150860000	232,216
20151100281007	24,830		20153150880000	67,054
20151100281008	24,830		20153160010000	41,189
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20151100281019	884		20153160160000	26,934
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20151100301011	3,793		20153170350000	45
20151100301012	3,793		20153170360000	62,108

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20151100301014	3,793		20153170380000	85,568
20151100301015	3,793		20153170390000	135
20151100301016	3,793		20153170400000	455,427
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20151100311002	35,381		20153170430000	63,348
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20151100311004	35,381		20153170470000	193,146
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20151120271005	20,458		20162040390000	17,437
20151120271006	25,576		20162040400000	4,899
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20151130420000	EXEMPT		20162050140000	EXEMPT
20151130430000	EXEMPT		20162050150000	EXEMPT
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20151130460000	36,243		20162050180000	EXEMPT
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20151140190000	65,991		20162050320000	3,201

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20151140231004	8,131		20162050390000	3,201
20151140231005	8,010		20162050400000	EXEMPT
20151140231006	8,131		20162050410000	3,201
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20151150020000	EXEMPT		20162050430000	3,072
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20151150240000	40,824		20162060080000	37,522
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20151150420000	69,615		20162060230000	6,222
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20151150381005	35,101		20162060310000	3,779
20151150381006	43,032		20162060320000	3,779
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20151180221013	18,500		20162070410000	EXEMPT
20151180221014	18,610		20162070420000	EXEMPT
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20151180221018	17,193		20162070460000	80,487
20151180221019	16,211		20162070470000	30,657
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20151180221021	17,083		20162070490000	25,054
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20151180221023	16,758		20162070510000	EXEMPT
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20151180221025	22,557		20162070530000	EXEMPT
20151180221026	16,101		20162070540000	EXEMPT
20151180221027	25,393		20162070550000	EXEMPT
20151180221028	18,719		20162070560000	EXEMPT
20151180221029	25,938		20162070570000	EXEMPT
20151180221030	15,557		20162070580000	77,437
20151180221031	23,101		20162070590000	44,194
20151180221032	16,758		20162070600000	81,301
20151180221033	19,263		20162070610000	14,477
20151180221034	30,076		20162070620000	28,379
20151180221035	23,407		20162070630000	29,251
20151180221036	29,644		20162070640000	14,749
20151180221037	17,630		20162070650000	EXEMPT
20151180221038	26,157		20162070660000	EXEMPT
20151180221039	21,443		20162070670000	EXEMPT
20151180221040	21,987		20162070680000	2,778
20151180221041	1,523		20162070690000	24,440
20151180221042	1,523		20162070700000	2,778
20151180221043	1,523		20162070710000	EXEMPT
20151180221044	1,523		20162070720000	EXEMPT
20151180221045	1,523		20162070730000	EXEMPT
20151180221046	1,523		20162070740000	EXEMPT
20151180221047	1,523		20162070760000	EXEMPT
20151180221048	1,523		20162070770000	EXEMPT
20151180221049	1,523		20162070780000	19,566
20151180221050	1,523		20162120010000	12,572
20151180221051	1,523		20162120020000	45,277
20151180221052	1,523		20162120030000	EXEMPT
20151180221053	1,523		20162120040000	EXEMPT
20151180221054	1,523		20162120050000	EXEMPT
20151180221055	1,523		20162120060000	EXEMPT
20151180221056	1,523		20162120070000	35,811
20151180221057	1,523		20162120080000	EXEMPT
20151180221058	1,523		20162120090000	EXEMPT
20151180221059	1,523		20162120100000	EXEMPT
20151180221060	1,523		20162120110000	EXEMPT
20151180221061	1,523		20162120120000	31,117
20151180221062	1,523		20162120130000	5,210
20151180221063	1,523		20162120140000	EXEMPT
20151180221064	1,523		20162120150000	28,151
20151180221065	1,523		20162120160000	19,381
20151180221066	1,523		20162120170000	EXEMPT
20151180221067	1,523		20162120190000	EXEMPT
20151180221068	1,523		20162120200000	EXEMPT
20151180221069	1,523		20162120210000	EXEMPT
20151180221070	1,523		20162120220000	EXEMPT
20151180221071	1,523		20162120231001	6,077

20151180221072	1,523		20162120231002	6,077
20151180221073	1,523		20162120231003	6,259
20151180221074	1,523		20162130010000	4,677
20151180221075	1,523		20162130020000	31,672
20151180221076	1,523		20162130030000	25,775
20151180221077	1,523		20162130040000	4,677
20151180230000	25,393		20162130050000	29,739
20151180241001	28,508		20162130060000	27,341
20151180241002	27,961		20162130070000	4,938
20151180241003	35,362		20162130080000	4,938
20151180241004	28,362		20162130090000	EXEMPT
20151180241005	36,187		20162130100000	14,626
20151180241006	36,187		20162130110000	21,078
20151180241007	30,284		20162130120000	EXEMPT
20151180241008	30,284		20162130130000	RAILROAD
20151180251001	14,937		20162130140000	13,520
20151180251002	20,015		20162130150000	RAILROAD
20151180251003	20,040		20162130160000	13,910
20151180251004	27,119		20162130170000	EXEMPT
20151180251005	21,059		20162140270000	EXEMPT
20151180251006	21,137		20162140288001	EXEMPT
20151180251007	21,059		20162140288002	EXEMPT
20151180251008	21,137		20162140298001	EXEMPT
20151180251009	4,074		20162140298002	EXEMPT
20151180251010	4,074		20162150010000	3,765
20151180251011	4,074		20162150020000	28,418
20151180251012	4,074		20162150030000	3,765
20151180251013	4,074		20162150040000	3,765
20151180251014	4,074		20162150050000	EXEMPT
20151180251015	4,074		20162150060000	EXEMPT
20151180251016	4,074		20162150070000	EXEMPT
20151180251017	4,074		20162150080000	EXEMPT
20151180251018	4,074		20162150090000	7,546
20151180261001	24,600		20162150100000	3,818
20151180261002	13,677		20162150110000	21,628
20151180261003	7,598		20162150120000	4,124
20151180261004	13,677		20162150130000	EXEMPT
20151180261005	14,598		20162150140000	5,648
20151180261006	13,677		20162150150000	5,648
20151180261007	14,598		20162150160000	5,648
20151180261008	24,600		20162150170000	11,295
20151180261009	13,655		20162150180000	11,455
20151180261010	14,598		20162150190000	5,726
20151180261011	13,677		20162150200000	5,726
20151180261012	7,598		20162150210000	3,818
20151180261013	13,677		20162150220000	EXEMPT
20151180261014	14,598		20162150230000	EXEMPT
20151180271001	50,380		20162180010000	EXEMPT
20151180271002	50,380		20162180020000	EXEMPT
20151180271003	18,189		20162180030000	EXEMPT
20151180271004	25,189		20162180040000	EXEMPT
20151180271005	25,189		20162180050000	EXEMPT
20151180271006	25,189		20162180060000	EXEMPT
20151180271007	2,340		20162180070000	EXEMPT
20151180271008	2,340		20162180080000	EXEMPT
20151180271009	2,340		20162180090000	54,451
20151180271010	2,340		20162180100000	14,814
20151180271011	2,340		20162180110000	EXEMPT
20151180271012	2,340		20162180120000	44,314
20151180271013	2,340		20162180130000	11,184
20151180271014	2,340		20162180140000	15,237
20151180271015	2,340		20162180150000	EXEMPT
20151180271016	2,340		20162180160000	EXEMPT
20151180271017	2,340		20162180170000	EXEMPT
20151180271018	2,340		20162180180000	7,407
20151180271019	2,340		20162180190000	EXEMPT
20151180271020	2,340		20162180200000	22,459
20151180281001	44,786		20162180210000	21,898
20151180281002	37,786		20162180220000	85,001

20151180281003	37,786		20162180270000	EXEMPT
20151180281004	37,786		20162180280000	EXEMPT
20151180281005	30,093		20162180290000	EXEMPT
20151180281006	44,786		20162180300000	EXEMPT
20151180281007	44,786		20162180310000	EXEMPT
20151180281008	44,786		20162180320000	21,092
20151180281009	37,786		20162180330000	5,207
20151180281010	37,786		20162180340000	20,761
20151180281011	37,786		20162180350000	10,880
20151180281012	37,786		20162180360000	23,127
20151180281013	20,052		20162180370000	23,042
20151180281014	37,786		20162180380000	EXEMPT
20151180281015	35,828		20162180390000	EXEMPT
20151180281016	44,786		20162180400000	EXEMPT
20151180281017	44,786		20162180410000	EXEMPT
20151180281018	37,786		20162180420000	EXEMPT
20151180281019	37,786		20162180430000	17,282
20151180281020	37,786		20162180440000	6,874
20151180281021	44,786		20162180450000	7,081
20151180281022	38,473		20162180460000	EXEMPT
20151180281023	44,786		20162180470000	EXEMPT
20151180281024	44,786		20162180480000	EXEMPT
20151180281025	44,786		20162180490000	5,207
20151180281026	3,863		20162180500000	EXEMPT
20151180281027	3,863		20162180510000	28,623
20151180281028	3,863		20162180520000	25,845
20151180281029	3,863		20162180530000	25,845
20151180281030	3,863		20162180540000	31,956
20151180281031	3,863		20162180550000	33,833
20151180281032	3,863		20162180560000	4,820
20151180281033	3,863		20162180570000	6,574
20151180281034	3,863		20162180580000	EXEMPT
20151180291001	76,969		20162180590000	EXEMPT
20151180291002	49,928		20162180600000	EXEMPT
20151180291003	49,928		20162180610000	83,893
20151190010000	EXEMPT		20162190010000	5,081
20151190020000	839		20162190020000	EXEMPT
20151190030000	2,368		20162190030000	EXEMPT
20151190040000	9,146		20162190040000	16,772
20151190050000	8,807		20162190050000	EXEMPT
20151190060000	8,807		20162190060000	13,562
20151190070000	8,467		20162190070000	0
20151190080000	337		20162190080000	EXEMPT
20151190090000	9,146		20162190090000	1,089
20151190100000	6,049		20162190100000	EXEMPT
20151190130000	EXEMPT		20162190110000	34,402
20151190140000	59,184		20162190120000	32,029
20151190150000	EXEMPT		20162190130000	EXEMPT
20151190160000	9,850		20162190140000	EXEMPT
20151190170000	1,450		20162190150000	EXEMPT
20151190180000	185,652		20162190160000	27,197
20151190190000	EXEMPT		20162190170000	EXEMPT
20151190200000	EXEMPT		20162190180000	EXEMPT
20151190210000	53,994		20162190190000	EXEMPT
20151190220000	70,659		20162190200000	EXEMPT
20151190230000	EXEMPT		20162190210000	EXEMPT
20151190240000	14,180		20162190220000	EXEMPT
20151190250000	33,732		20162190230000	5,246
20151190260000	46,102		20162190240000	5,246
20151190270000	48,851		20162190250000	EXEMPT
20151190280000	5,284		20162190260000	EXEMPT
20151190290000	37,455		20162190270000	EXEMPT
20151190300000	19,611		20162190280000	5,592
20151190310000	56,199		20162190290000	EXEMPT
20151190320000	1,429		20162190300000	23,477
20151190330000	EXEMPT		20162190310000	37,525
20151190340000	EXEMPT		20162190320000	EXEMPT
20151190350000	EXEMPT		20162190330000	EXEMPT
20151190360000	EXEMPT		20162190340000	34,481

PIN NUMBER	2012 EAV		PIN NUMBER	2012 EAV
20151190370000	EXEMPT		20162190350000	EXEMPT
20151190380000	EXEMPT		20162190360000	EXEMPT
20151190390000	EXEMPT		20162190370000	2,430
20151190400000	EXEMPT		20162190380000	EXEMPT
20151190420000	58,505		20162190390000	EXEMPT
20151190430000	9,674		20162190400000	EXEMPT
20151200010000	133,244		20162190410000	2,424
20151200020000	20,549		20162190420000	EXEMPT
20151200030000	EXEMPT		20162190430000	EXEMPT
20151200040000	53,604		20162190440000	EXEMPT
20151200050000	14,006		20162190450000	EXEMPT
20151200060000	35,210		20162190460000	24,577
20151200070000	26,529		20162190470000	769
20151200080000	56,566		20162190480000	120,282
20151200090000	39,158		20162190500000	EXEMPT
20151200100000	75,291		20162190510000	EXEMPT
20151200110000	45,585		20162190520000	962
20151200120000	39,253		20162190530000	EXEMPT
20151200130000	37,710		20162190540000	EXEMPT
20151200140000	EXEMPT		20162190550000	EXEMPT
20151200150000	15,083		20162200010000	EXEMPT
20151200160000	51,937		20162200020000	EXEMPT
20151200170000	17,238		20162200030000	4,871
20151200180000	EXEMPT		20162200040000	EXEMPT
20151200190000	EXEMPT		20162200050000	3,818
20151200200000	EXEMPT		20162200060000	63,227
20151200250000	53,399		20162200070000	EXEMPT
20151200260000	3,771		20162200080000	EXEMPT
20151200280000	77,087		20162200090000	EXEMPT
20151200290000	84,087		20162200100000	EXEMPT
20151200300000	121,499		20162200110000	EXEMPT
20151200310000	117,922		20162200120000	EXEMPT
20151200320000	291,597		20162200130000	EXEMPT
20151200330000	170,373		20162200140000	EXEMPT
20151200340000	204,716		20162200150000	6,049
20151200351001	24,257		20162200160000	EXEMPT
20151200351002	19,611		20162200170000	5,709
20151200351003	26,611		20162200180000	EXEMPT
20151200361001	33,109		20162200190000	EXEMPT
20151200361002	35,311		20162200200000	EXEMPT
20151200361003	44,185		20162200210000	EXEMPT
20151210010000	EXEMPT		20162200220000	28,494
20151210020000	EXEMPT		20162200230000	EXEMPT
20151210040000	1,624		20162200240000	EXEMPT
20151210050000	52,476		20162200250000	EXEMPT
20151210060000	13,551		20162200260000	EXEMPT
20151210070000	EXEMPT		20162200270000	EXEMPT
20151210080000	56,224		20162200280000	3,818
20151210090000	EXEMPT		20162200290000	29,630
20151210100000	149,872		20162200300000	EXEMPT
20151210110000	87,024		20162200310000	7,926
20151210120000	44,379		20162200320000	63,227
20151210130000	83,023		20162200330000	3,818
20151210140000	77,729		20162200340000	EXEMPT
20151210150000	EXEMPT		20162200350000	EXEMPT
20151210160000	EXEMPT		20162200360000	EXEMPT
20151210170000	EXEMPT		20162200370000	EXEMPT
20151210180000	EXEMPT		20162200380000	0
20151210200000	27,102		20162200390000	EXEMPT
20151210210000	60,217		20162200400000	EXEMPT
20151210220000	50,369		20162200410000	4,582
20151210230000	EXEMPT		20162200420000	4,582
20151210240000	54,474		20162200430000	4,582
20151210250000	4,655		20162200440000	EXEMPT
20151210260000	50,602		20162200450000	0
20151210270000	1,624		20162200460000	28,224
20151210280000	27,806		20162200470000	28,637
20151210290000	41,295		20162200480000	33,600
20151210300000	44,511		20162200490000	457

20151210310000	50,953		20162200500000	EXEMPT
20151210320000	44,409		20162200510000	EXEMPT
20151210330000	0		20162200520000	EXEMPT
20151210340000	16,160		20162200530000	EXEMPT
20151210351001	19,746		20162200540000	EXEMPT
20151210351002	32,750		20162200550000	EXEMPT
20151210351003	27,461		20162200560000	EXEMPT
20151210351004	35,241		20162200570000	EXEMPT
20151210351005	19,746		20162210010000	EXEMPT
20151210351006	32,750		20162210020000	152
20151210351007	27,461		20162210030000	EXEMPT
20151210351008	28,241		20162210040000	3,818
20151210361001	4,382		20162210050000	EXEMPT
20151210361002	6,228		20162210060000	3,818
20151210361003	6,228		20162210070000	1,908
20151210361004	6,228		20162210080000	1,908
20151220020000	13,551		20162210090000	EXEMPT
20151220030000	13,551		20162210100000	EXEMPT
20151220050000	EXEMPT		20162210110000	EXEMPT
20151220060000	13,551		20162210120000	EXEMPT
20151220070000	50,871		20162210130000	EXEMPT
20151220080000	57,091		20162210140000	EXEMPT
20151220090000	13,551		20162210150000	EXEMPT
20151220100000	EXEMPT		20162210160000	EXEMPT
20151220110000	EXEMPT		20162210170000	EXEMPT
20151220130000	56,249		20162210180000	3,818
20151220140000	43,573		20162210190000	21,407
20151220150000	45,984		20162210220000	3,818
20151220160000	57,122		20162210230000	3,818
20151220170000	4,115		20162210240000	0
20151220180000	1,332		20162210250000	38,108
20151220190000	44,284		20162210260000	4,060
20151220200000	9,665		20162210270000	EXEMPT
20151220210000	237,225		20162210280000	EXEMPT
20151220220000	EXEMPT		20162210290000	4,646
20151220230000	EXEMPT		20162210300000	37,093
20151220240000	EXEMPT		20162210320000	5,726
20151220250000	72,993		20162210330000	15,184
20151220260000	EXEMPT		20162210340000	6,071
20151220270000	EXEMPT		20162210350000	6,265
20151220280000	56,429		20162210360000	EXEMPT
20151220300000	47,446		20162210370000	EXEMPT
20151220310000	1,875		20162210380000	225,486
20151220330000	EXEMPT		20162210390000	83,169
20151220340000	20,394		20162210400000	EXEMPT
20151220420000	82,016		20162210410000	EXEMPT
20151220430000	82,016		20162210420000	EXEMPT
20151220440000	227,660		20162210430000	EXEMPT
20151220371001	28,345		20162210440000	19,892
20151220371002	36,882		20162210450000	131,383
20151220371003	32,957		20162210460000	145,706
20151220371004	34,492		20162210470000	EXEMPT
20151220381001	38,908		20162210480000	EXEMPT
20151220381002	41,122		20162210490000	5,726
20151220381003	43,838		20162210500000	EXEMPT
20151220381004	39,048		20164010110000	10,151
20151220391001	65,399		20164010120000	EXEMPT
20151220391002	76,015		20164010200000	EXEMPT
20151220391003	82,072		20164010210000	EXEMPT
20151220391004	95,197		20164010220000	EXEMPT
20151220401001	41,997		20164010230000	EXEMPT
20151220401002	27,071		20164010240000	EXEMPT
20151220401003	35,620		20164010250000	EXEMPT
20151220411001	34,559		20164010260000	EXEMPT
20151220411002	37,912		20164010270000	EXEMPT
20151220411003	39,031		20164010280000	EXEMPT
20151220411004	40,148		20164010290000	EXEMPT
20151220411005	37,912		20164010300000	EXEMPT
20151220411006	40,148		20164010310000	EXEMPT

PIN NUMBER	2012 EAV		PIN NUMBER	2012 EAV
20151220411007	41,326		20164010320000	EXEMPT
20151220411008	42,443		20164010380000	EXEMPT
20151220411009	37,912		20164010390000	EXEMPT
20151220411010	40,148		20164010430000	EXEMPT
20151220411011	41,326		20164010440000	EXEMPT
20151220411012	49,443		20164010450000	EXEMPT
20151230010000	EXEMPT		20164030140000	EXEMPT
20151230030000	EXEMPT		20164030150000	EXEMPT
20151230040000	EXEMPT		20164030300000	EXEMPT
20151230050000	62,913		20164030350000	EXEMPT
20151230060000	49,982		20164030360000	EXEMPT
20151230070000	EXEMPT		20164030370000	EXEMPT
20151230080000	48,784		20164040040000	26,678
20151230090000	EXEMPT		20164040050000	7,166
20151230100000	17,653		20164040070000	37,808
20151230110000	12,373		20164040080000	7,166
20151230120000	12,541		20164040090000	EXEMPT
20151230130000	EXEMPT		20164040100000	7,166
20151230140000	EXEMPT		20164040110000	10,151
20151230150000	EXEMPT		20164040120000	EXEMPT
20151230160000	EXEMPT		20164040130000	EXEMPT
20151230180000	81,935		20164040140000	EXEMPT
20151230190000	82,552		20164040150000	EXEMPT
20151230200000	EXEMPT		20164040180000	EXEMPT
20151230210000	EXEMPT		20164040190000	2,558
20151230220000	EXEMPT		20164040200000	EXEMPT
20151230231001	24,100		20164040210000	31,768
20151230231002	24,100		20164040220000	5,036
20151230231003	24,137		20164040230000	EXEMPT
20151230231004	24,100		20164040240000	5,036
20151230231005	24,100		20164040250000	5,036
20151230231006	24,137		20164040260000	5,036
20151230231007	24,137		20164040270000	5,036
20151230231008	24,100		20164040280000	34,094
20151230231009	24,137		20164040290000	47,872
20151230231010	24,100		20164040300000	24,064
20151230231011	24,100		20164040310000	EXEMPT
20151230231012	31,137		20164040320000	30,157
20151240010000	EXEMPT		20164040330000	29,852
20151240020000	17,664		20164040340000	EXEMPT
20151240030000	EXEMPT		20164040350000	8,503
20151240040000	67,870		20164040360000	15,113
20151240060000	14,965		20164040370000	14,345
20151240070000	EXEMPT		20164040380000	5,246
20151240080000	EXEMPT		20164040390000	5,246
20151240090000	29,964		20164040400000	0
20151240110000	61,314		20164040420000	15,526
20151240130000	238,476		20164040430000	EXEMPT
20151240140000	19,886		20164040440000	EXEMPT
20151240150000	EXEMPT		20164040450000	16,598
20151240160000	EXEMPT		20164040470000	14,929
20151240170000	66,689		20164040498001	EXEMPT
20151240190000	EXEMPT		20164040498002	3
20151240200000	EXEMPT		20164050010000	EXEMPT
20151240210000	EXEMPT		20164050030000	5,073
20151240220000	55,281		20164050040000	50,599
20151240230000	EXEMPT		20164050050000	30,536
20151240240000	EXEMPT		20164050060000	EXEMPT
20151240260000	93,859		20164050070000	EXEMPT
20151240270000	340,712		20164050080000	EXEMPT
20151240280000	46,581		20164050090000	2,721
20151240290000	EXEMPT		20164050100000	35,505
20151240300000	14,982		20164050110000	5,073
20151240321001	37,817		20164050120000	26,288
20151240321002	44,817		20164050130000	EXEMPT
20151240321003	37,822		20164050140000	5,073
20151240331001	41,004		20164050150000	20,969
20151240331002	48,004		20164050160000	EXEMPT
20151240331003	48,004		20164050170000	28,513

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20151240331004	48,004		20164050180000	5,283
20151240351001	10,574		20164050190000	5,283
20151240351002	10,574		20164050200000	11,472
20151240351003	3,984		20164050210000	18,270
20151240351004	10,984		20164050220000	17,420
20151240351005	10,984		20164050230000	20,313
20151240351006	10,574		20164050240000	7,009
20151240351007	13,217		20164050250000	18,826
20151240351008	9,825		20164050260000	RAILROAD
20151240361001	50,720		20164050270000	EXEMPT
20151240361002	54,580		20164050280000	EXEMPT
20151240361003	14,440		20164050290000	EXEMPT
20151240361004	58,438		20164050300000	EXEMPT
20152000010000	EXEMPT		20164050310000	EXEMPT
20153000010000	116,085		20164050320000	EXEMPT
20153000020000	39,169		20164050340000	EXEMPT
20153000030000	76,197		20164050350000	EXEMPT
20153000040000	8,518		20164050360000	EXEMPT
20153000050000	16,867		20164050370000	RAILROAD
20153000060000	112,165		20164050380000	11,023
20153000070000	8,349		20164050390000	RAILROAD
20153000080000	8,349		20164050400000	5,555
20153000090000	EXEMPT		20164050410000	EXEMPT
20153000100000	33,746		20164050420000	EXEMPT
20153000110000	33,025		20164050430000	0
20153000120000	263,000		20164050440000	4,820
20153000130000	7,631		20164050450000	27,576
20153000140000	EXEMPT		20164050460000	EXEMPT
20153000150000	EXEMPT		20164050470000	22,633
20153000160000	EXEMPT		20164050480000	4,820
20153000170000	26,995		20164050490000	5,014
20153000180000	30,084		20164050500000	9,212
20153000190000	EXEMPT		20164050510000	63,140
20153000200000	EXEMPT		20164050520000	64,731
20153000230000	EXEMPT		20164050530000	39,795
20153000250000	EXEMPT		20164050540000	138,524
20153000260000	EXEMPT		20164050550000	EXEMPT
20153010010000	442,903		20164050560000	EXEMPT
20153010020000	EXEMPT		20164050570000	EXEMPT
20153010030000	EXEMPT		20164060010000	EXEMPT
20153010040000	EXEMPT		20164060020000	EXEMPT
20153010050000	152,066		20164060030000	EXEMPT
20153010060000	EXEMPT		20164060040000	EXEMPT
20153010070000	EXEMPT		20164060050000	EXEMPT
20153010080000	EXEMPT		20164060060000	EXEMPT
20153010090000	EXEMPT		20164060070000	EXEMPT
20153010100000	EXEMPT		20164060080000	EXEMPT
20153010110000	18,500		20164060090000	EXEMPT
20153010120000	EXEMPT		20164060100000	EXEMPT
20153010130000	50,787		20164060110000	46,040
20153010150000	80,689		20164060120000	9,258
20153010160000	23,379		20164060130000	30,949
20153010170000	60,579		20164060140000	30,949
20153010180000	57,453		20164060150000	32,113
20153010190000	83,194		20164060160000	22,706
20153010200000	31,002		20164060170000	22,414
20153010210000	EXEMPT		20164060180000	614
20153010221001	5,305		20164060190000	2,964
20153010221002	5,305		20164060200000	23,009
20153010221003	5,305		20164060210000	69,876
20153010221004	2,076		20164060220000	70,429
20153010221005	5,230		20164060270000	EXEMPT
20153010221006	5,230		20164060280000	EXEMPT
20153010221007	5,230		20164060290000	36,863
20153010221008	2,345		20164060300000	36,097
20153020010000	235,670		20164060310000	EXEMPT
20153020020000	31,762		20164060320000	5,785
20153020030000	EXEMPT		20164060330000	0
20153020040000	82,187		20164060340000	8,678

PIN NUMBER	2012 EAV		PIN NUMBER	2012 EAV
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20153020070000	174,811		20164060370000	EXEMPT
20153020080000	75,706		20164060380000	9,026
20153020090000	203,866		20164060390000	9,026
20153020100000	21,135		20164060400000	9,026
20153020110000	48,585		20164060410000	9,699
20153020120000	30,974		20164060420000	440,541
20153020130000	30,974		20164060430000	EXEMPT
20153020140000	71,557		20164080470000	EXEMPT
20153020150000	68,305		20164080480000	EXEMPT
20153020160000	29,125		20164080490000	EXEMPT
20153020170000	29,131		20164100180000	41,349
20153020180000	135,979		20164100300000	EXEMPT
20153030010000	63,140		20164100310000	EXEMPT
20153030020000	EXEMPT		20164100320000	EXEMPT
20153030030000	57,007		20164110010000	4,164
20153030040000	57,086		20164110020000	6,770
20153030050000	10,403		20164110030000	2,643
20153030060000	1,282		20164110040000	16,817
20153030070000	EXEMPT		20164110050000	7,642
20153030080000	61,311		20164110060000	7,642
20153030090000	44,847		20164110070000	164,206
20153030100000	45,212		20164110080000	38,072
20153030110000	14,295		20164110170000	15,271
20153030120000	39,649		20164110180000	13,848
20153030130000	56,286		20164110190000	8,365
20153030140000	45,959		20164110200000	8,710
20153030150000	47,507		20164110210000	23,084
20153030160000	41,153		20164110220000	12,052
20153030170000	35,496		20164110230000	20,840
20153030180000	41,329		20164110240000	30,385
20153030190000	43,702		20164110250000	4,887
20153030210000	47,516		20164110260000	EXEMPT
20153030220000	271,742		20164110270000	4,887
20153030230000	56,752		20164110280000	28,519
20153030260000	EXEMPT		20164110290000	4,887
20153030270000	EXEMPT		20164110300000	4,887
20153030280000	7,910		20164110310000	3,431
20153030290000	60,702		20164110320000	0
20153030310000	62,178		20164110330000	36,739
20153030320000	51,418		20164110340000	5,906
20153030330000	78,975		20164110350000	EXEMPT
20153030350000	15,355		20164110360000	31,190
20153030360000	EXEMPT		20164110370000	33,608
20153030370000	43,341		20164110380000	19,731
20153030390000	42,438		20164110390000	6,111
20153030401001	32,565		20164110400000	6,111
20153030401002	22,672		20164110410000	6,111
20153030401003	22,672		20164110420000	17,627
20153030411001	38,428		20164110450000	258,090
20153030411002	26,364		20164110460000	EXEMPT
20153030411003	19,364		20164110470000	EXEMPT
20153030411004	37,643		20164110480000	EXEMPT
20153030411005	18,809		20164120020000	4,629
20153030411006	18,809		20164120030000	4,629
20153030411007	26,039		20164120040000	2,315
20153030411008	19,341		20164120050000	4,629
20153030411009	39,177		20164120060000	4,629
20153030411010	40,906		20164120070000	4,629
20153030411011	49,754		20164120080000	4,629
20153030411012	40,415		20164120090000	4,629
20153030411013	22,759		20164120100000	EXEMPT
20153030411014	54,712		20164120110000	31,094
20153030411015	20,293		20164120120000	4,629
20153030411016	13,097		20164120130000	4,629
20153030421001	23,870		20164120140000	6,557
20153030421002	22,187		20164120150000	4,711
20153030421003	23,253		20164120160000	19,538

20153030421004	17,201		20164120170000	5,207
20153030421005	16,870		20164120180000	31,644
20153030421006	29,187		20164120190000	5,207
20153030421007	23,253		20164120200000	5,207
20153030421008	30,253		20164120210000	5,207
20153030431001	56,637		20164120220000	9,547
20153030431002	48,534		20164120230000	EXEMPT
20153030431003	48,534		20164120240000	19,235
20153040020000	59,686		20164120250000	EXEMPT
20153040030000	20,684		20164120260000	EXEMPT
20153040040000	EXEMPT		20164120270000	EXEMPT
20153040050000	147,561		20164120280000	75,549
20153040060000	15,707		20164120290000	74,275
20153040070000	39,761		20164120300000	5,362
20153040080000	56,216		20164120310000	1,072
20153040090000	75,493		20164120320000	2,143
20153040100000	EXEMPT		20164120330000	48,472
20153040110000	EXEMPT		20164120340000	1,072
20153040120000	EXEMPT		20164120350000	RAILROAD
20153040130000	33,726		20164120360000	RAILROAD
20153040140000	33,726		20164120370000	EXEMPT
20153040150000	36,958		20164120380000	27,944
20153040160000	EXEMPT		20164120390000	EXEMPT
20153040170000	EXEMPT		20164120400000	EXEMPT
20153040180000	28,320		20164130010000	4,012
20153040190000	30,297		20164130020000	4,012
20153040200000	EXEMPT		20164130030000	2,522
20153040210000	83,425		20164130040000	4,124
20153040220000	46,792		20164130460000	161,970
20153040230000	EXEMPT		20164130130000	4,124
20153040240000	EXEMPT		20164130140000	4,124
20153040250000	EXEMPT		20164130150000	35,889
20153040260000	44,023		20164130160000	112,224
20153040270000	56,224		20164130170000	11,988
20153040280000	11,447		20164130180000	3,703
20153040290000	EXEMPT		20164130190000	3,703
20153040300000	EXEMPT		20164130200000	3,703
20153040310000	81,792		20164130210000	3,703
20153040320000	53,682		20164130220000	31,036
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20153040350000	21,089		20164130250000	30,632
20153040360000	50,961		20164130260000	3,703
20153040370000	26,788		20164130290000	27,812
20153040400000	123,452		20164130300000	5,246
20153040390000	4,842		20164130310000	34,158
20153050040000	EXEMPT		20164130320000	EXEMPT
20153050050000	118,927		20164130330000	EXEMPT
20153050060000	EXEMPT		20164130340000	27,049
20153050070000	54,608		20164130350000	38,911
20153050080000	EXEMPT		20164130360000	3,858
20153050090000	EXEMPT		20164130370000	25,062
20153050100000	42,816		20164130380000	39,264
20153050110000	42,816		20164130390000	11,192
20153050120000	42,202		20164130400000	11,444
20153050130000	34,972		20164130410000	11,433
20153050381001	6,772		20164130420000	EXEMPT
20153050381002	13,169		20164130430000	31,653
20153050381003	28,323		20164130440000	EXEMPT
20153050381004	35,937		20164130450000	EXEMPT
20153050381005	13,169		20164140010000	4,012
20153050381006	28,323		20164140040000	3,703
20153050381007	11,772		20164140050000	3,703
20153050381008	29,046		20164140060000	8,091
20153050381009	31,967		20164140070000	9,637
20153050381010	15,955		20164140080000	29,661
20153050381011	28,213		20164140090000	3,703
20153050381012	23,921		20164140100000	3,703
20153050381013	30,547		20164140110000	23,592

20153050381014	31,967		20164140120000	29,582
20153050381015	22,849		20164140130000	EXEMPT
20153050381016	27,893		20164140140000	EXEMPT
20153050381017	17,137		20164140150000	EXEMPT
20153050381018	37,547		20164140160000	EXEMPT
20153050381019	31,754		20164140170000	7,715
20153050381020	15,955		20164140180000	28,943
20153050381021	21,000		20164140190000	28,943
20153050381022	23,921		20164140200000	EXEMPT
20153050381023	30,441		20164140220000	EXEMPT
20153050381024	31,967		20164140230000	5,588
20153050381025	22,849		20164140240000	EXEMPT
20153050381026	21,000		20164140330000	EXEMPT
20153050381027	16,921		20164140350000	39,497
20153050381028	30,547		20164140360000	11,573
20153050381029	31,860		20164140370000	EXEMPT
20153050381030	22,955		20164140380000	EXEMPT
20153050381031	21,107		20164140390000	EXEMPT
20153050381032	16,921		20164140400000	10,454
20153050381033	25,074		20164140410000	31,832
20153050381034	22,849		20164140420000	4,189
20153050381035	28,000		20164140430000	4,242
20153050381036	24,030		20164140440000	EXEMPT
20153050381037	30,441		20164140450000	22,807
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20153050170000	68,227		20164140470000	EXEMPT
20153050180000	223,376		20164140480000	EXEMPT
20153050240000	73,588		20164140490000	11,573
20153050290000	170,373		20164140500000	5,785
20153050301001	25,921		20164160390000	EXEMPT
20153050301002	27,088		20164160400000	EXEMPT
20153050301003	27,088		20164160410000	EXEMPT
20153050301004	25,921		20164160420000	EXEMPT
20153050301005	27,088		20164160430000	EXEMPT
20153050301006	27,088		20164160440000	EXEMPT
20153050320000	68,863		20164180080000	EXEMPT
20153050330000	73,139		20164180180000	EXEMPT
20153050341001	13,686		20164180370000	EXEMPT
20153050341002	21,957		20164180380000	EXEMPT
20153050341003	21,957		20164180390000	EXEMPT
20153050341004	21,957		20164180400000	EXEMPT
20153050341005	23,786		20164190010000	14,884
20153050341006	23,786		20164190040000	12,370
20153050341007	23,786		20164190050000	12,370
20153050341008	23,786		20164190060000	28,435
20153050361001	7,146		20164190070000	24,740
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20153050361003	9,334		20164190090000	19,328
20153050361004	9,334		20164190100000	16,511
20153050361005	9,334		20164190120000	25,408
20153050361006	9,334		20164190210000	168,347
20153050361007	9,334		20164190220000	4,924
20153050371001	32,997		20164190230000	6,722
20153050371002	28,561		20164190240000	100,550
20153050371003	28,561		20164190250000	20,865
20153050371004	25,997		20164190260000	85,111
20153050371005	34,784		20164200090000	EXEMPT
20153050371006	27,784		20164200100000	EXEMPT
20153050371007	24,925		20164200320000	EXEMPT
20153050371008	22,602		20164200350000	EXEMPT
20153050371009	23,912		20164200370000	EXEMPT
20153050371010	23,912		20164200380000	EXEMPT
20153050371011	21,353		20164200390000	EXEMPT
20153050371012	17,538		20164220020000	EXEMPT
20153050371013	19,566		20164220100000	6,576
20153050371014	19,566		20164220150000	EXEMPT
20153050371015	19,805		20164220340000	EXEMPT
20153050371016	28,410		20164220350000	EXEMPT
20153050371017	21,410		20164220360000	EXEMPT

20153050371018	17,482		20164220370000	EXEMPT
20153050371019	25,730		20164230010000	EXEMPT
20153050371020	25,730		20164230020000	EXEMPT
20153060010000	16,665		20164230050000	EXEMPT
20153060020000	16,408		20164230060000	EXEMPT
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20153060050000	16,665		20164230080000	EXEMPT
20153060060000	22,843		20164230130000	RAILROAD
20153060070000	42,365		20164230150000	EXEMPT
20153060080000	8,248		20164230170000	EXEMPT
20153060090000	EXEMPT		20164230180000	EXEMPT
20153060100000	EXEMPT		20164230190000	467,295
20153060110000	8,333		20164240020000	EXEMPT
20153060120000	8,333		20164240070000	RAILROAD
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20153060140000	87,162		20164240100000	113,893
20153060150000	86,654		20164240110000	22,389
20153060180000	EXEMPT		20165010010000	EXEMPT
20153060190000	EXEMPT		20165010020000	EXEMPT
20153060200000	EXEMPT		20165020040000	RAILROAD
20153060210000	52,815		20165020050000	RAILROAD
20153060230000	25,966		20165020060000	RAILROAD
20153060240000	36,105		20165020070000	RAILROAD
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20153060290000	59,647		20212020090000	EXEMPT
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20153060380000	EXEMPT		20212020360000	EXEMPT
20153060390000	58,909		20212020370000	EXEMPT
20153060410000	45,310		20212030010000	40,437
20153060421001	25,015		20212030020000	19,541
20153060421002	30,971		20212030030000	12,505
20153060421003	30,971		20212030040000	14,182
20153060421004	32,161		20212030050000	22,585
20153070010000	EXEMPT		20212030060000	49,749
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20153070090000	EXEMPT		20212030080000	17,187
20153070100000	EXEMPT		20212030090000	10,535
20153070110000	EXEMPT		20212030100000	17,563
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20153070130000	21,536		20212030120000	113,228
20153070140000	61,328		20212030130000	43,024
20153070150000	22,972		20212030140000	EXEMPT
20153070160000	13,907		20212030180000	EXEMPT
20153070180000	13,495		20212030190000	EXEMPT
20153070190000	33,176		20212030200000	9,828
20153070200000	102,738		20212030210000	6,630
20153070210000	205,446		20212030220000	7,485
20153070220000	EXEMPT		20212030230000	1,389
20153070230000	EXEMPT		20212030240000	1,728
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20153080020000	18,152		20212030290000	EXEMPT
20153080030000	12,862		20212030410000	EXEMPT
20153080040000	14,286		20212030420000	EXEMPT
20153080050000	90,739		20212030430000	482,633
20153080060000	82,232		20212030440000	EXEMPT
20153080070000	82,538		20212030460000	503,987
20153080080000	897,814		20212030470000	294,153
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20153080110000	205,527		20212030500000	RAILROAD
20153080120000	60,688		20212060220000	EXEMPT
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20153080140000	53,767		20212070010000	214,050
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20153080160000	EXEMPT		20212070030000	24,367
20153080171001	24,614		20212070040000	57,352

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20153080171003	19,460		20212070060000	9,836
20153080171004	19,378		20212070070000	7,443
20153080171005	19,788		20212070080000	13,756
20153080171006	25,840		20212070090000	216,643
20153080171007	21,177		20212070100000	81,116
20153080171008	23,059		20212070110000	79,073
20153080171009	22,734		20212070120000	54,852
20153080171010	22,815		20212070130000	47,692
20153080171011	22,487		20212070140000	36,546
20153080171012	22,978		20212070150000	107,589
20153080171013	21,996		20212110400000	EXEMPT
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20153080171015	20,442		20212110420000	EXEMPT
20153080171016	20,442		20212120320000	EXEMPT
20153080171017	20,526		20212120330000	EXEMPT
20153080171018	26,819		20212130010000	EXEMPT
20153080171019	21,996		20212130020000	EXEMPT
20153080171020	23,385		20212130030000	EXEMPT
20153080171021	22,243		20212130050000	EXEMPT
20153080171022	22,815		20212130060000	EXEMPT
20153080171023	15,406		20212130070000	EXEMPT
20153080171024	22,894		20212130200000	EXEMPT
20153080171025	22,159		20212130210000	EXEMPT
20153080171026	20,113		20212130220000	EXEMPT
20153080171027	20,526		20212130230000	EXEMPT
20153080171028	20,360		20212130240000	EXEMPT
20153080171029	20,526		20212130250000	EXEMPT
20153080171030	19,903		20212130260000	EXEMPT
20153080171031	21,915		20212130270000	EXEMPT
20153080171032	23,141		20212130280000	EXEMPT
20153080171033	22,487		20212130290000	EXEMPT
20153080171034	22,650		20212130300000	EXEMPT
20153080171035	22,487		20212130410000	EXEMPT
20153080171036	22,978		20212130420000	EXEMPT
20153080171037	21,996		20212130430000	EXEMPT
20153090020000	130,424		20215020030000	EXEMPT
20153090050000	42,519		20221000020000	236,015
20153090110000	EXEMPT		20221000070000	552,902
20153090150000	66,007		20221000100000	808
20153090170000	13,641		20221000120000	EXEMPT
20153090180000	EXEMPT		20221000140000	137,415
20153090190000	85,055		20221000150000	43,074
20153090200000	69,815		20221000160000	223,183
20153090210000	1,240		20221000170000	3,179
20153090260000	EXEMPT		20221000180000	6,579
20153090270000	8,150		20221000190000	EXEMPT
20153090280000	7,659		20221000210000	RAILROAD
20153090290000	97,256		20221000220000	RAILROAD
20153090300000	11,741		20221000230000	RAILROAD
20153090310000	261,196		20221000240000	187,122
20153090320000	EXEMPT		20221000250000	207,112
20153090330000	229,919		20221000260000	255,764
20153090360000	134,938		20221010010000	EXEMPT
20153090351001	36,518		20221010020000	EXEMPT
20153090351002	45,947		20221010030000	EXEMPT
20153090351003	47,760		20221010040000	EXEMPT
20153090351004	38,591		20221010050000	EXEMPT
20153090351005	38,414		20221010060000	10,072
20153090351006	38,207		20221010070000	EXEMPT
20153090351007	35,098		20221010080000	EXEMPT
20153090351008	34,150		20221010090000	EXEMPT
20153100010000	EXEMPT		20221020010000	EXEMPT
20153100020000	EXEMPT		20221020020000	EXEMPT
20153100040000	EXEMPT		20221020030000	EXEMPT
20153100050000	EXEMPT		20221020040000	EXEMPT
20153100060000	EXEMPT		20221020050000	EXEMPT
20153100070000	30,850		20221020060000	EXEMPT
20153100080000	58,934		20221030010000	3,067

PIN NUMBER	2012 EAV
20153100090000	52,804
20153100110000	75,025
20153100120000	78,596
20153100130000	EXEMPT
20153100140000	EXEMPT
20153100150000	EXEMPT
20153100160000	EXEMPT
20153100170000	EXEMPT
20153100180000	EXEMPT
20153100190000	EXEMPT
20153100200000	74,031
20153100210000	EXEMPT

PIN NUMBER	2012 EAV
20221030020000	3,067
20221030030000	3,067
20221030040000	EXEMPT
20221030050000	EXEMPT
20221030060000	EXEMPT
20221030070000	EXEMPT
20221030080000	EXEMPT
20221030090000	EXEMPT
20221080010000	443,332
20221080020000	RAILROAD
20221080050000	RAILROAD
20221080080000	RAILROAD
20164050020000	5,073

8/29/2014

TOTAL: **$76,534,773**

PLAN APPENDIX, ATTACHMENT FIVE – HOUSING IMPACT STUDY

WASHINGTON PARK
REDEVELOPMENT PROJECT AREA
TAX INCREMENT FINANCING PROGRAM
HOUSING IMPACT STUDY

Prepared for:
The City of Chicago

By:

Goodman Williams Group

GOODMAN WILLIAMS
GROUP
REAL ESTATE RESEARCH

April 2014

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Appendix 25

I. INTRODUCTION

Goodman Williams Group was retained by Ernest R. Sawyer Enterprises, Inc. to be part of a team working for the City of Chicago Department of Planning and Development to develop a Tax Increment Financing (TIF) district for an area designated as the Washington Park Project Area. PGAV Urban Consulting is also part of the team for this assignment.

The Washington Park Project Area (referred to in this report as the "Project Area") is generally bounded by:

- Cottage Grove Avenue and Washington Park on the east
- 51st Street on the north
- The Dan Ryan Expressway (I-90/94) on the west
- 63rd Street on the south

A map of the Project Area is included in the Redevelopment Plan, which is contained in a separate document.

Housing Impact Study

The Redevelopment Plan for the Project Area does not presently envision acquiring or demolishing occupied housing units. It is possible, however, that at some point during the 23-year life of the TIF some relocation may occur as a consequence of the renovation and redevelopment activity that is envisioned.

It is for that reason that this report fulfills the legislative requirements for a Housing Impact Study, as set forth in the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.). The specific requirements of the Housing Impact Study are as follows:

Part I of the Housing Impact Study shall include the following for all residential units within the Project Area:

(i) data as to whether the residential units are single family or multi-family units; and

(ii) the number and type of rooms within the units, if that information is available; and

(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 is passed; and

(iv) data as to the racial and ethnic composition of the residents in the inhabited residential units. The data requirement as to the racial and ethnic composition of the residents in the inhabited residential units shall be deemed to be fully satisfied by data from the most recent federal census.

Part II of the Housing Impact Study shall identify the inhabited residential units in the Project Area that are to be or may be removed. If inhabited residential units are to be removed, then the housing impact study shall identify:

(i) the number and location of those units that will or may be removed; and

(ii) the municipality's plans for relocation assistance for those residents in the Project Area whose residences are to be removed; and

(iii) the availability of replacement housing for those residents whose residences are to be removed, and the type, location, and cost of the housing; and

(iv) the type and extent of relocation assistance to be provided.

II. HOUSING IMPACT STUDY – Part I

The information presented in this report is compiled from a variety of sources. In winter 2014, Ernest R. Sawyer Enterprises and PGAV conducted field research that identified the parcels and buildings located in the Project Area, the number of units in each building, and whether the units were occupied or vacant.

The field work was supplemented with information from the U.S. Census American Community Survey Selected Housing Characteristics Profile. Ratios from the four Census tracts that align most closely with the Project Area were applied to the actual unit counts to provide estimates of the age of the housing stock, the number of rooms and bedrooms, and whether the occupied units were leased or owned.

Demographic information on current residents of the Project Area was provided by Esri Business Analyst, a respected vendor of demographic and economic data. Other information in Part II of the Housing Impact Study was provided by Goodman Williams Group and reliable secondary sources as noted in the tables.

Number and Type of Residential Units

The recent field work identified a total of 4,375 housing units in 887 buildings located within the Project Area. **Table 1** provides estimates of the age of the structures based on percentages derived from the Census. As the table indicates, nearly half of the housing units in the Project Area were built before 1939.

Table 1 Housing Units in Project Area by Year Structure Built

Total Housing Units	4,375	100.0%
2000 to Present	206	4.7%
1990 to 1999	105	2.4%
1980 to 1989	201	4.6%
1970 to 1979	385	8.8%
1960 to 1969	411	9.4%
1950 to 1959	459	10.5%
1940 to 1949	508	11.6%
1939 or Earlier	2,109	48.2%

Source: ERS Enterprises and PGAV Consulting, based on field work, 2014 and U.S. Census American Community Survey Housing Profile

This older housing stock consists mostly of multifamily buildings. As **Table 2** below shows, 22.7% of units in the Project Area are located in buildings containing two to four units. Almost three quarters of the housing stock (74.5%) is in buildings with 5 or more units, and only 2.8% of the housing stock is comprised of single-family homes.

Table 2
Washington Park TIF Redevelopment Project Area
Housing Unit Occupancy by Building Type

	Occupied Units		Vacant Units		Total	
Building Type	Number	Percent	Number	Percent	Number	Percent
Single Unit Dwellings	104	2.9%	19	2.4%	123	2.8%
Units in Two-Unit Buildings	230	6.4%	84	10.7%	314	7.2%
Units in 3 and 4-Unit Buildings	479	13.3%	199	25.4%	678	15.5%
Units in Multi-Family (>5 units) Buildings	2,777	77.4%	483	61.5%	3,260	74.5%
TOTAL	**3,590**	100.0%	**785**	100.0%	**4,375**	100.00%

Source: ERS Enterprises and PGAV Consulting, based on field work, 2014

Number and Type of Rooms Within Units

Estimates of the number and types of rooms in the units in the Project Area are shown in **Table 3.** Key findings include:

- Of the 4,375 total units counted in the Project Area, more than 27% contain five rooms. Another 21% of units contain four rooms, and 17% contain six rooms.

- Most of the units in the Project Area (60.9%) contain two or three bedrooms. Smaller studio and one-bedroom units make up 30% of the units. Larger units with four or five bedrooms make up the remainder of the mix.

These findings suggest that the housing stock in the Project Area includes a high percentage of larger units with two or more bedrooms. These apartments meet the needs of larger families with children.

Table 3
Washington Park TIF Redevelopment Project Area
Number and Type of Rooms

	Number	Percent
Total Number of Housing Units	4,375	100.0%
Number of Rooms		
1 room	186	4.3%
2 rooms	454	10.4%
3 rooms	492	11.2%
4 rooms	928	21.2%
5 rooms	1,193	27.3%
6 rooms	741	16.9%
7 rooms	250	5.7%
8 rooms	83	1.9%
9 or more rooms	48	1.1%
Number of Bedrooms		
No bedroom	401	9.2%
1 bedroom	927	21.2%
2 bedrooms	1,499	34.3%
3 bedrooms	1,165	26.6%
4 bedrooms	347	7.9%
5 or more bedrooms	35	0.8%

Sources: ERS Enterprises with percentages derived from U.S. Census

Number of Inhabited Units

Of the 4,375 total residential units identified in the Project Area, 3,590, or 82.1% are occupied. As shown in **Table 4**, most of these occupied units are rental apartments. Owner-occupied units constitute only 14.0% of the total.

Table 4
Washington Park TIF Redevelopment Project Area
Housing Units Occupancy and Tenure

	Number	Percent
Total Housing Units	4,375	100.0%
Occupied	3,590	82.1%
Vacant	785	17.9%
Occupied Housing Units	3,590	100.0%
Owner Occupied	503	14.0%
Renter Occupied	3,087	86.0%

Sources: ERS Enterprises and PGAV Consulting with tenure estimates from Esri Business Analyst

Race and Ethnicity of Residents

Table 5 provides demographic information on residents of the Project Area.

- The 2013 total population of the Project Area is estimated to be 8,730, a slight decrease from the 2010 Census count. Of the total, 97.1% of the residents identify as Black or African American, 0.5% White, 0.1% Asian, and less than 1% Hispanic or Latino.
- The majority of the Project Area's 3,240 estimated households in 2013 were Family Households, defined as two or more related persons living together. The number of non-family households grew between 2010 and 2013.
- The number of family households living in the Project Area with incomes below the poverty level was slightly higher than the number of family households at or above the poverty level. The estimated median household income within the Project Area in 2013 was $16,880, well below the estimated 2013 median for the City of Chicago of $43,854.

Table 5
Washington Park TIF Redevelopment Project Area
Select Population Characteristics

	2010		2013 Estimate	
	Number	Percent	Number	Percent
Population	8,787	100.0%	8,730	100.0%
Race				
White Alone	44	0.5%	43	0.5%
Black or African American Alone	8,602	97.9%	8,536	97.1%
American Indian and Alaska Native Alone	12	0.1%	12	0.1%
Asian Alone	6	0.1%	6	0.1%
Native Hawaiian and Other Pacific Islander Alone	0	0.0%	0	0.0%
Some Other Race Alone	18	0.2%	20	0.2%
Two or More Races	104	1.2%	113	1.3%
Hispanic or Latino	68	0.8%	72	0.8%
Households	3,241	100.0%	3,240	100.0%
Family Households	2,035	62.8%	2,009	62.0%
Nonfamily Households	1,206	37.2%	1,231	38.0%
Median Household Income (Esri Estimate)	$17,414		$16,880	

Source: U.S. Census Bureau, Esri Business Analyst and Goodman Williams Group

III. HOUSING IMPACT STUDY – Part II

Number and Location of Units that Could Potentially be Removed

One of the defining features of this proposed TIF district is the abundance of vacant land, which presents many opportunities for development without the need to disturb existing structures. The primary objectives of the Plan are to rehabilitate existing single and multi-family dwellings, redevelop vacant land, and correct obsolete land use patterns through redevelopment.

Methodology

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

1) ***Properties identified for acquisition.*** An acquisition plan has been prepared as part of the Plan. There are no occupied housing units that are planned for acquisition.

2) ***Dilapidation.*** As stated above and presented in more detail in the Eligibility Study, there are no occupied residential buildings classified as "dilapidated" in the Project Area. As a result of this analysis, there are no occupied housing units that are likely to be displaced because they are located within a dilapidated structure.

3) ***Changes in land use.*** The Land Use Plan, presented in Section V of the Plan identifies the future land uses to be in effect upon adoption of the Plan. If public or private redevelopment occurs in accordance with land use changes proposed by the Plan, displacement of inhabited units will not result. As a result of this analysis, no occupied housing units are likely to be displaced because of land use changes.

Relocation Plan

With no residential displacement anticipated, a relocation plan for displaced residents within the proposed TIF District has not been established.

Replacement Housing

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

At this juncture there are no plans to remove any occupied residences within the Project Area. However, if replacement housing were needed, available housing options within the boundaries of, or in close proximity to, the Project Area are discussed below.

Housing Eligibility Assessment

Table 6 presents a breakdown of Project Area households by income. These 2013 estimates suggest that 44.5% of the households in the Project Area have annual incomes of less than $15,000. Nearly a third (31.9%) have incomes between $15,000 and $35,000 annually, and the remaining 23.7% have incomes in excess of $35,000.

Table 6
Washington Park TIF Redevelopment Project Area
Number of Households by Income, 2013 Estimates

	<$15,000	$15,000 - $24,999	$25,000 - $34,999	$35,000 - $49,999	$50,000 - $74,999	$75,000 - $99,999	$100,000 or more
Number of Households	1,429	652	373	350	185	93	132
Percent of Households	44.5%	20.3%	11.6%	10.9%	5.8%	2.9%	4.1%

Source: Esri Business Analyst

Most of the subsidized and public housing options available to low-income residents in Chicago are determined by Maximum Annual Income Limits published by the US Department of Housing and Urban Development (HUD). Limits are based on household size and are calculated from the Area Median Income (AMI). The 2013 schedule, the most recent available, is shown in **Table 7** below. The highlighting corresponds to the household size and income that applies to most of the residents in the Project Area.

Table 7
Schedule of Maximum Annual Income Limits for Greater Chicago*
Effective December 18, 2013

AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
120%	$60,840	$69,600	$78,240	$86,880	$93,840	$100,800	$107,760	$114,720
80%	$40,550	$46,350	$52,150	$57,900	$62,550	$67,200	$71,800	$76,450
60%	$30,420	$34,800	$39,120	$43,440	$46,920	$50,400	$53,880	$57,360
50%	$25,350	$29,000	$32,600	$36,200	$39,100	$42,000	$44,900	$47,800
40%	$20,280	$23,200	$26,080	$28,960	$31,280	$33,600	$35,920	$38,240
30%	$15,210	$17,400	$19,560	$21,720	$23,460	$25,200	$26,940	$28,680
20%	$10,140	$11,600	$13,040	$14,480	$15,640	$16,800	$17,960	$19,120
10%	$5,070	$5,800	$6,520	$7,240	$7,820	$8,400	$8,980	$9,560

* Includes Cook, DuPage, Lake, Kane, McHenry, & Will Counties

Source: Illinois Housing Development Authority

The Project Area has an estimated 2,454 households, or 74% of total households, who earn 60% or less of the Area Median Income (AMI). 1,429 households earn less than $15,000 and are categorized as earning less than 30% AMI. 652 households earn between $15,000 and $24,999 earn less than 50% AMI but more than 30% AMI.

Rental Housing

This section discusses rental housing options, including CHA, affordable, and market-rate.

Housing Choice Vouchers. Approximately 86% of the Project Area's residents are renters and 74% of all households have an income at or below 60% AMI, making them qualified for Housing Choice Vouchers, also known as Section 8. Under the Housing Choice Voucher Program, renters pay 30-40% of their income for rent and utilities. Landlords whose tenants have Housing Choice Vouchers are entitled to Fair Market Rents (FMR), established annually by HUD, and which are roughly equivalent to Maximum Monthly Gross Rents for households at 60% AMI. Landlords collect the difference between tenants' rent and the FMR directly from the Chicago Housing Authority (CHA). According to the CHA's FY2012 Annual Report, the City of Chicago had 38,525 tenant-based vouchers at the end of 2012.

Project-Based Voucher Program. This program is designed for developments where landlords enter into a contract with HUD to provide subsidized housing such that the Section 8 status is tied to the development and cannot be transferred if a qualified low-income tenant moves away. A major concern in gentrifying neighborhoods is the loss of these project-based Section 8 units when rental properties convert to condominiums or when landlords choose not to renew their Section 8 contracts, thereby decreasing the availability of low-income housing.

Within the Project Area and surrounding community areas, **Table 8** shows that there are a total of 6,607 Section 8 units in 70 developments.

Table 8
Project-Based Section 8 Housing

Community Area	Assisted Units	Projects
Washington Park (the Project Area)	583	8
Grand Boulevard	1,252	19
Englewood	642	6
Woodlawn	2,024	19
Kenwood	908	9
Greater Grand Crossing	1,198	9
Total	6,607	70

Source: Chicago Rehab Network

CHA and the Plan for Transformation. Chicago's public housing stock is in the midst of an ongoing redevelopment program known as CHA Plan for Transformation. Now in its 13th year, the plan calls for the redevelopment of 25,000 units of public housing into mixed-income communities. The CHA's FY2012 Annual Report projected a total of 21,376 units, or 85.5% of 25,000 units, to be completed by the end of FY2012.

Many of the properties in the CHA's portfolio are reserved specifically for families. The CHA Community Wide (Family Housing) Wait List remained closed to new applicants in Fiscal Year 2012; 32,647 applicants remain on the list prior to completion of its wait list survey update which began in December 2012. There are several CHA properties in and around the Project Area, discussed below.

- *Washington Park Low-Rises.* This family housing development consists of 60 two-story row houses in 27 scattered locations roughly bounded by 39th Street (N), 63rd Street (S), Stewart Avenue (W), and Lake Michigan (E). Some of the units are in the Project Area. Renovation of the units, which were built in 1963, was began in and was completed in 2010.

- *Washington Park Homes.* This family housing development is being redeveloped and rehabilitated as a mixed-income community. The completed project as currently envisioned will include 192 public housing units (37%), 183 affordable units (35%), and 146 market-rate units (28%) for a total of 521 units. At the end of 2008, two developments were completed: Keystone Place and St. Edmund's Meadows.

  St. Edmund's Meadows, located near the intersection of 61st and South Michigan Avenue, was completed in 2007. The new rental development consists of three- and four-bedroom row houses and three-flat buildings. 14 of the 56 units are rehabilitated public housing units. Keystone Place has a mix of 38 public, 24 affordable and 7 market-rate units in the Woodlawn community area bounded by 63rd Street (N), Woodlawn Avenue (E), Marquette Road (S), and Drexel Avenue (W).

- *Legends South.* This major redevelopment replaces Robert Taylor Homes. Once the country's largest public housing development with 4,321 units, Robert Taylor was demolished between 2002 and 2007, clearing 92 acres bounded by 39th Street on the north, State Street on the east, 54th Street on the south, and Federal Street on the west. Redevelopment of the property calls for 2,400 mixed-income rental and for-sale units, with one-third of the units reserved each for public, affordable, and market-rate housing tenants. The redevelopment team is being led by Brinshore Development.

Table 9 shows the unit mix for the phases in Legends South that are completed, and **Table 10** presents the unit mix, size, and rent are shown for Savoy Square, located at 4448 South State Street.

Brinshore continues their redevelopment efforts with Legends South C-3, a 71-unit mixed-income rental development bounded by 43rd Street (N), Calumet Ave (E), 48th Street (S) and Michigan Ave (W). **Table 11** shows the unit mix for Legends South C-3, which is expected to open in December 2014.

Table 9
Legends South Unit Mix

Unit Type	Public	Affordable	Market Rate	Total Units
Hansberry Square, completed 2007				
Family, 1BR	12	3	1	16
Family, 2BR	35	33	18	86
Family, 3BR	29	33	14	76
Family, 4BR	7	0	0	7
Subtotal	*83*	*68*	*30*	*181*
Mahalia Place, completed 2005				
Family, 1BR	8	4	0	12
Family, 2BR	23	28	11	62
Family, 3BR	19	12	1	32
Family, 4BR	4	0	0	4
Subtotal	*54*	*44*	*12*	*110*
Coleman Place, completed 2008				
Family, 1BR	7	3	2	12
Family, 2BR	25	28	14	67
Family, 3BR	16	12	7	35
Family, 4BR	4	0	0	4
Subtotal	*52*	*43*	*23*	*118*
Savoy Square, completed 2011				
Family, 1BR	11	9	6	26
Family, 2BR	20	19	12	51
Family, 3BR	24	22	10	56
Family, 4BR	5	0	0	5
Subtotal	*60*	*50*	*28*	*138*
Total Units	**249**	**205**	**93**	**547**

Source: Chicago Housing Authority, February 2014

Table 10
Savoy Square - Legends South Rent Mix

		Sq. Ft.	Rent	$ / Sq. Ft.
	1 BR/1 BA	758 - 775	$1,000	$1.29 - $1.32
	2 BR/1 BA	945 - 1,021	$1,200	$1.17 - $1.27
Market Rate	3 BR/1.5 BA or 2 BA	1,256 - 1,573	$1,350 - $1,450*	$0.92 - $1.07
	1 BR/1 BA	758 - 775	$754	$0.97 - $0.99
	2 BR/1 BA	945 - 1,021	$901	$0.88 - $0.95
	3 BR/1.5 BA	1,256 - 1,573	$1,037	$0.66 - $0.82
Affordable	4 BR (Public Housing Only)		--	--

Source: Savoy Square rental office, February 2014 and Goodman Williams Group

*Higher rent is for 3BR/2BA unit

Table 11
Legends South C-3 Unit Mix

Unit Type	Public	Affordable	Market Rate	Total Units
Family, 1BR	8	7	6	*21*
Family, 2BR	10	9	8	*27*
Family, 3BR	9	7	4	*20*
Family, 4BR	3	0	0	*3*
Subtotal	*30*	*23*	*18*	*71*

Source: Chicago Housing Authority, February 2014

Planned and Completed Rental Developments

Several new development projects that are completed, are under construction, or are planned could provide additional affordable rental opportunities to residents of the Project Area. These include:

- POAH's redevelopment of Grove Park Plaza on South Cottage Grove Avenue between 61st and 63rd Streets. The renamed Woodlawn Park will include 420 residential units and 65,000 square feet of commercial space.

- The Shops and Lofts at 47, a mixed-use development that is currently under construction at the southwest corner of 47th and South Cottage Grove Avenue that will include 96 rental apartments.

- Parkway Gardens, located on South King Drive between 63rd and 66th Street reopened in 2013 after a two-year renovation of its 694 units.

- The Rosenwald, a long vacant landmarked building at 4600 South Michigan Avenue, is scheduled to undergo extensive redevelopment. The project as currently envisioned will include 239 apartments, 51,000 square feet of commercial space and 27,000 square feet of community space.

Market Rate Rentals. The Project Area has relatively few market-rate rental apartments. Listings in Midwest Real Estate Data (MRED) in January 2014 revealed apartment rates that roughly corresponded to IHDA's Maximum Monthly Gross Rents for 50% to 60% Area Median Income (AMI).

The outliers shown in **Table 12** below are three-bedroom apartments in Washington Park that were recently rehabbed and finished with high-end features.

Table 12
Summary of Rental Listings

Washington Park Neighborhood

Bedrooms	Available Apts.	Avg Rent
1	2	$730
2	5	$910
3	7	$1,292

Englewood Neighborhood

Bedrooms	Available Apts.	Avg Rent
1	1	$650
2	13	$812
3	17	$1,026
4	3	$1,292

Source: Midwest Real Estate Data, January 2014

Senior Housing. Two affordable senior housing projects are located in the Project Area, one with 35 units and one with 60 units. Rent is tied to residents' incomes, and all units are reserved for low-income residents.

The CHA owns 10 dedicated senior buildings in the vicinity of the Project Area, although none is located in Washington Park. Seniors must be 60 years old to apply and 62 years old to move in to CHA senior housing. Nearby community areas with CHA senior buildings include Grand Boulevard, Kenwood, Fuller Park, Greater Grand Crossing, Woodlawn, and Englewood. A list of senior properties can be found in the master table in the Appendix.

Planned and Completed Rental Developments

St. Edmund's Redevelopment Corporation (SERC) is a prominent developer in the Washington Park community area. Since its inception in 1990, it has developed 598 housing units in 26 buildings. Its most recent development is St. Edmund's Court, a vacant apartment building rehabbed into 36 units of affordable housing in conjunction with the City of Chicago's Neighborhood Stabilization Program. Located near St. Edmund's Common, the project was completed in December 2011.

SERC has two additional projects in the development stages:

- St. Edmund's Oasis will be a 54 unit rental townhome development on scattered sites on 61st St, Indiana and Prairie Avenues. SERC is partnering with Tria Adelfi, LLC in a joint venture through the Neighborhood Stabilization Program.
- St. Edmund's Tower Annex (Tower Annex) will be a 34 unit affordable senior rental building at 6151 South Michigan Avenue.

For-Sale Housing

As discussed previously, only 14.0% of Project Area residents were estimated to be homeowners and the remaining 86.0% were renters. The market of for-sale housing is therefore relatively smaller than other community areas. **Table 13** below summarizes 28 listings from registered Realtors as reported by Midwest Real Estate Data. The real estate listings revealed a wide range in prices, from inexpensive to high-end units. The predominant unit type was three-bedroom condominiums.

Table 13
Summary of Washington Park For-Sale Listings

Type	# Bedrooms	Median Price	Price Range	# Listings
Condominium	1	$54,500	$28,000 - $125,000	4
Condominium	2	$33,600	$20,000 - $89,000	5
Condominium	3	$40,000	$29,000 - $83,500	13
Condominium	4+	$98,450	$92,000 - $104,900	2
House	NA	$129,450	$4,900 - $299,900	4

Source: Midwest Real Estate Data January 2014

Tables 14 and 15 on the following pages show median sale prices of detached and attached housing units sold by Realtors in the Washington Park, Englewood, Woodlawn, and Grand Boulevard community areas over the previous 10 years. Prices are highest in Grand Boulevard, remaining stable from 2005 to 2007. Prices have dropped precipitously with the market downturn beginning at the end of 2007.

Table 14
Median Sales Price of Detached Single-Family Units

Community Name	2005	2006	2007	2008	2009	2010	2011	2012	2013
Grand Boulevard	$380,000	$375,000	$379,500	$242,000	$139,900	$200,000	$80,000	$220,000	$249,000
Woodlawn	$146,450	$237,500	$258,050	$70,700	$71,500	$24,000	$44,000	$40,000	$45,583
Washington Park	$82,000	$97,750	$74,750	$69,250	$27,000	$40,500	$13,625	$60,250	$144,075
Englewood	$79,500	$90,000	$67,000	$20,000	$10,000	$12,000	$11,950	$9,900	$9,000

Source: This representation is based in whole or in part on data supplied by Midwest Real Estate Data LLC for the period January 2011 through December 2013. Midwest Real Estate Data LLC does not guarantee nor is it in any way responsible for its accuracy. Data maintained by Midwest Real Estate Data LLC may not reflect all real estate activity in the market. © 2014 MRED

Number of Detached Single-Family Units Sold

	2005	2006	2007	2008	2009	2010	2011	2012	2013
Grand Boulevard	51	45	24	30	45	36	27	34	55
Woodlawn	32	26	18	20	6	4	36	25	30
Washington Park	9	6	4	6	27	21	5	8	6
Englewood	184	139	123	100	117	125	64	53	59

Source: This representation is based in whole or in part on data supplied by Midwest Real Estate Data LLC for the period January 2011 through December 2013. Midwest Real Estate Data LLC does not guarantee nor is it in any way responsible for its accuracy. Data maintained by Midwest Real Estate Data LLC may not reflect all real estate activity in the market. © 2014 MRED

Table 15
Median Sales Price of Attached Single-Family Units

Community Name	2005	2006	2007	2008	2009	2010	2011	2012	2013
Grand Boulevard	$229,000	$244,000	$239,250	$205,000	$57,000	$36,315	$40,850	$50,600	$60,300
Washington Park	$184,900	$194,950	$199,950	$148,300	$44,000	$25,000	$25,000	$28,000	$32,150
Woodlawn	$199,000	$213,000	$205,000	$179,900	$46,000	$45,000	$40,000	$37,000	$45,550
Englewood	$61,500	$69,995	$60,000	$10,000	$10,500	$6,000	$11,500	$1	$18,850

Source: This representation is based in whole or in part on data supplied by Midwest Real Estate Data LLC for the period January 2011 through December 2013. Midwest Real Estate Data LLC does not guarantee nor is it in any way responsible for its accuracy. Data maintained by Midwest Real Estate Data LLC may not reflect all real estate activity in the market. © 2014 MRED

Number of Attached Single-Family Units Sold

	2005	2006	2007	2008	2009	2010	2011	2012	2013
Grand Boulevard	309	423	272	159	153	178	140	158	176
Washington Park	186	192	96	63	67	65	76	58	62
Woodlawn	187	171	199	105	147	115	83	87	78
Englewood	11	9	3	13	8	5	3	1	2

Source: This representation is based in whole or in part on data supplied by Midwest Real Estate Data LLC for the period January 2011 through December 2013. Midwest Real Estate Data LLC does not guarantee nor is it in any way responsible for its accuracy. Data maintained by Midwest Real Estate Data LLC may not reflect all real estate activity in the market. © 2014 MRED

Foreclosures

Table 16 below summarizes the foreclosure filings in the Washington Park, Englewood, Woodlawn, Grand Boulevard, and Kenwood community areas over the last five years. Foreclosures are highest in Greater Grand Crossing and Grand Boulevard. Washington Park and Kenwood have recorded the fewest foreclosures since 2008; foreclosures in Washington Park have dropped steadily over the last five years.

Table 16
Foreclosure Filings by Property Type by Community Area

	2008	2009	2010	2011	2012	2008 - 2012 Total
Washington Park	163	150	121	123	110	667
Grand Boulevard	351	347	315	252	259	1,524
Greater Grand Crossing	415	349	334	291	334	1,723
Kenwood	111	90	125	103	118	547
Woodlawn	397	294	277	201	195	1,364

Source: Woodstock Institute

Proposed For-Sale Developments in Project Area

A number of new residential developments are planned or have been announced in the Project Area, taking advantage of the vacant lots or existing buildings in need of rehabilitation. Most of these developments, described below, are located in the eastern half of the Project Area. The status of a number of these developments is uncertain, and will depend on the ongoing recovery of the housing market.

- 10 single-family homes were proposed by Appiah Development on South Wabash Avenue between 56th and 57th Streets.
- A 12-unit condominium development was planned at 57th Street and South Prairie Avenue.
- Ascendance Partners proposed rehabbing an existing building at 59th Street and South Wabash Avenue to create approximately 32 units.
- Good Shepherd Community Service Organization proposed developing 19 units between 56th and 57th Streets on South Prairie Avenue.

Relocation Assistance

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.

Appendix

Affordable Housing Options on Chicago's Southside

Name	Address	Bedrooms	Tenant Type	Income Restricted Units	Total Units	Source of Subsidy
Within Study Area						
Washington Park Low-Rises	6217 S Calumet Ave	2, 3, 4	Multifamily	-	100	CHA
Brand New Beginnings, Inc	5801 S Michigan Ave	2, 3	Supportive	-	24	DPD, IHDA
St. Edmund's Manor	5947-59 S Indiana Ave	1, 2, 3	Multifamily	-	31	DPD
St. Edmund's Village	6253 S Michigan Ave	1, 2, 3	Multifamily	186	230	Section 8, DPD
St. Edmund's Plaza	S Michigan Ave between 57th and 61st St	1, 2, 3, 4	Multifamily	-	65	DPD
Harriett Tubman Apartments	5751-59 S Michigan Ave	-	Multifamily	-	28	DPD
Coppin House	325-43 E 55th Place	1, 2, 3, 4	Multifamily, Supportive	54	54	DPD, IHDA
St. Edmund's Commons	60th & S Michigan, Wabash, and Indiana	3, 4	Multifamily	-	53	DPD
St. Edmund's Corners	5556 S Michigan Ave	2, 3	Senior	35	35	IHDA, DPD
Prairie Park Apartments	331 E 56th St	1, 2, 3, 4	Multifamily	56	56	IHDA
Woodlawn/Michigan Apts.	5630 S. Michigan Ave	1, 2, 3, 4	Multifamily	84	84	IHDA
6027-29 S. Michigan	6027 S Michigan Ave	1, 2, 3	Multifamily	8	8	IHDA
St. Edmund's Tower	6141 S Michigan Ave	-	Senior	59	59	Section 8
St. Edmund's Meadows	61st St between Michigan and Wabash	3, 4	Multifamily	-	56	DPD
St. Edmund's Place	6109-19 S Indiana Ave	1, 2, 3	Multifamily	-	16	DPD
St. Edmund's Square	6121 S Michigan Ave & 5926-32 S Indiana Ave	1, 2, 3	Multifamily	-	17	DPD
6000 S Indiana Apartments	6000 S Indiana Ave	-	Multifamily	67	100	Section 8
Good Shepherd Tower	55 E Garfield Blvd	0, 1	Multifamily, Senior	60	60	Section 8
Liberty Commons	4835 S King Dr	-	Multifamily	54	54	Section 8
5800 S Michigan LLC	5800 S Michigan Ave	-	Multifamily	30	30	Section 8
Park View Apartments	5110 S King Dr	-	Multifamily	102	102	Section 8
South Wabash Apartments	5907-09 S Wabash Ave	-	Multifamily	25	25	Section 8
South Park Apartments	331 E 56th St	1, 2, 3, 4	Multifamily	16	16	IHDA
Park Apartments	220 E Garfield Blvd	1, 2, 3, 4	Multifamily	120	120	IHDA
Westwood Phase II	6201 S King Dr	1, 2, 3	Multifamily	42	42	IHDA
Outside of Study Area						
Urbanite Apartments	5441 S Michigan Ave	-	Supportive	-	25	DPD
Lake Parc Place	3900 S Lake Park Ave	-	Multifamily	300	300	CHA
Ada S. Dennison-McKinley Apartments	661 E 69th St	1	Senior	125	125	CHA
Jazz on the Boulevard	4162 S Drexel Blvd	2, 3, 4	Multifamily	39	137	CHA
Lake Park Crescent	1061 E 41st Place	1, 2, 3, 4	Multifamily		215	CHA
Legends South	4016 S State St	-	Multifamily	-	-	CHA
Oakwood Shores	3867 S Ellis Ave	1, 2, 3, 4	Multifamily	-	-	CHA

Park Boulevard	3506 S State St	-	Multifamily	-	- CHA
Judge Green Apartments	4030 S Lake Park	1	Senior	-	- CHA
Judge Slater Apts & Annex	7401 E 43rd & 4218 S Cottage Grove	1	Senior	-	- CHA
Kenneth Campbell Apts	6360 S Minerva	1	Senior	-	- CHA
Maudelle Brown Bousfield Apts	4949 S Cottage Grove	1	Senior	-	- CHA
Vivian Gordon Harsh Apt	4227 S Oakenwald	1	Senior	-	- CHA
Major Lawrence Apts	655 W 65th St	-	Senior	-	- CHA
Mary Jane Lawrence Apts	4930 S Langley	-	Senior	-	- CHA
Minnie Riperton Apts	4250 S Princeton	-	Senior	-	- CHA
Vivian Carter Apts	6401 S Yale	-	Senior	-	- CHA
Yale Building	6565 S Yale Ave	-	Senior	-	- DPD
Antioch Homes II	6408-14 S Normal	2, 3	Multifamily	57	57 IHDA
Victoria Jennings Residences	624 W 61st St	-	Supportive	23	24 Section 8
Englewood Gardens	6956 S Vincennes Ave	-	Multifamily	167	167 Section 8
Rowan Trees Apartments	500 W Englewood Ave	0, 1, 2	Supportive	45	45 IHDA, DPD
Englewood Apartments	901 W 63rd St	-	Supportive	-	- DPD
Branch of Hope Apartments	5628-30 S Halsted Ave	-	Supportive	-	- DPD
Vision House	514 E 50th Pl	0, 1, 2, 3	Supportive	25	25 IHDA
Metropolitan Apts.	5136 S King Dr	0, 1, 2, 3, 4	Multifamily	69	69 IHDA
Cottage View Terrace	4829 S Cottage Grove	1, 2	Senior	-	97 IHDA
South Shore Manor/Senior	5248 S Martin Luther King Dr	1	Senior	-	33 IHDA
Center For New Horizons	5356 S Michigan Ave	2, 3, 4, 5	Multifamily, Senior	20	20 IHDA
Vincennes Court	4801-07 S Vincennes	1, 2, 3	Multifamily	20	20 IHDA
Tranformation Housing. II (fka Grand Apts.)	4751 S Vincennes	1, 2, 3	Multifamily	36	36 IHDA
McGill Terrace	829 E. 49Th St	1, 2, 3	Multifamily	48	48 Section 8
Frances Larry Apts.	824 E 53rd	1	Multifamily	37	61 IHDA
Willard Square Apts	4843 S St. Lawrence Ave	-	Multifamily	83	102 IHDA
Harper Square Coop.	4800 S Lake Park	1, 2, 3	Multifamily	-	591 IHDA
51st & King Drive Apartments	5049 S King Drive	1, 2, 3, 4, 5	Multifamily	-	96 Section 8
Washington Park SRO	5000 S Indiana Ave	0	Supportive	-	63 IHDA, DPD
Kenwood Apartments	4710 S Woodlawn Ave	1, 2, 3, 4	Multifamily	48	48 Section 8
Woodlawn Manor (aka Drexel Terrace Apts)	6140 S Drexel	1, 2, 3, 4	Multifamily	86	86 IHDA
Jackson Parkside Apts.	6040 S Harper St	0, 1, 2, 3, 4	Multifamily	-	322 IHDA
Parkway Gardens Homes	6330-6546 S Martin Luther King Dr	2, 3	Multifamily	-	694 IHDA
6101 S Evans Apts.	6101 S Evans Ave	1	Multifamily	15	15 IHDA
65th Street Apartments	848 E 65th St	0, 1, 2, 3, 4	Multifamily	63	403 IHDA
Greenway Park fka Woodlawn Cohousing Dev	6224 S Kimbark Ave	1, 2, 3	Multifamily, Supportive	10	10 IHDA
Greenwood Senior Living	6033 S Cottage Grove	0, 1	Senior	-	219 IHDA
Keystone Place	6531 S Minerva	1, 2, 3, 4	Multifamily	62	69 IHDA

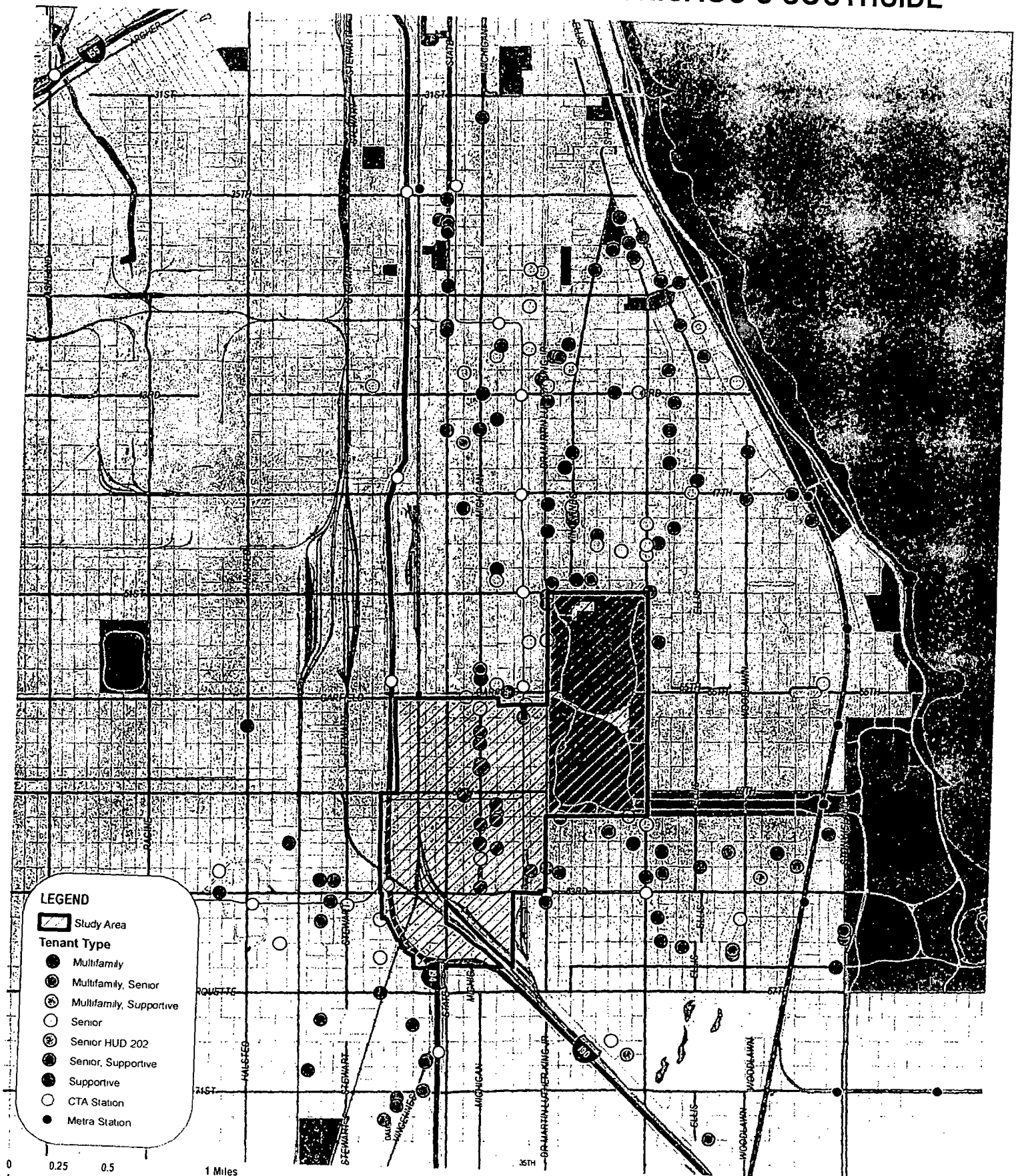
Minerva Place	6517 S Minerva	3	Multifamily, Senior	-	6	IHDA
Vk Apartments	6211 S Vernon Ave	1, 2, 3, 4	Multifamily	-	24	IHDA
Champlain Apts.	6037 S Champlain	2, 3	Multifamily, Senior	-	8	IHDA
Chaney/Braggs Apts.	6450 S Stony Island	1, 2	Multifamily	23	23	IHDA
Butler Linden Apts.	6146 S Kenwood Ave	0, 1, 3	Supportive	42	42	IHDA
Brand New Beginnings ka Sojourner Truth	115 E 58th St	2, 3	Supportive	-	24	IHDA
South Ingleside Apts	6520 S Ingleside	1, 2, 3, 4, 5	Multifamily	27	27	IHDA
Benjamin Troutman Apts	1025 E 62nd St	1, 2	Multifamily	9	9	IHDA
South Park Apts.	331 E 56th St	1, 2, 3, 4	Multifamily	-	46	IHDA
Hearts United Phase III (CHA)	400 E 41st St	1, 2, 3, 4	Multifamily	-	203	IHDA
Woodlake Townhomes	4521 S Woodlawn	2, 3	Multifamily	-	70	IHDA
Lake Grove Village	3555 S Cottage Grove	1, 2, 3	Multifamily	-	458	IHDA
Paul G. Stewart Phase V	410 E Bowen	1, 2	Multifamily	-	96	IHDA, DPD
Kenwood-Oakland Apts. fka Krmb Apts.	4001 S Ellis Ave	1, 2, 3	Multifamily	-	102	IHDA
Lake Park Crescent I (CHA)	1061 E 41st Pl	1, 2, 3	Multifamily	-	141	IHDA
Pioneer Village Apartments	340 E 38th Str	1, 2	Senior	-	152	Section 8
43 King Partnership	4240-42 S Martin Luther King Dr.	2, 3, 4, 5	Multifamily	-	8	IHDA
45th & Vincennes	4520 S Vincennes	1, 2, 3	Multifamily	-	18	IHDA
46th & Vincennes	444 E 46th St	2, 3, 4	Multifamily	11	-	Section 8
Paul G. Stewart IV	400 E 41st St	1, 2, 3, 4	Multifamily	187	187	Section 8
Spring Grove Apartments	4554 S Drexel Blvd	1, 2, 3	Multifamily	99	101	IHDA
Grand Boulevard Ren.	4331 S King Dr	2, 3, 4, 5	Multifamily	-	30	IHDA
TRC Senior Village I	346 E 53rd St	1, 2	Senior	-	71	IHDA
The Grant at Woodlawn Park	6227-30 S Cottage Grove	1, 2, 3	Multifamily	-	67	Section 8
Antioch Haven Homes	420 W 63rd	-	Multifamily	195	195	Section 8
Bethel Terrace	900 W 63rd Parkway	-	Senior	122	123	Section 8
7000 S Parnell LLC	7000 S Parnell Ave	-	Multifamily	55	55	Section 8
Prairie Haven Homes	239 W Marquette	-	Supportive	23	23	Section 8
Tolton Manor	6345 S Steward	-	Senior	-	80	Section 8
Deliverance Manor	4201 S Wabash	-	Senior	-	56	Section 8
Cal-Met Village	4101 S Calumet Ave	-	Senior	75	-	Section 8
Margaret Ford Manor	4500-12 S Wabash	-	Senior	59	60	Section 8
North Washington Park Manor	550 E 50th Pl	-	Multifamily, Senior	57	-	Section 8
Trinity Acres	3939 S Calumet Ave	-	Senior	70	-	Section 8
Willa Rawls Manor	4120 S Indiana Ave	-	Senior	123	-	Section 8
King Drive Apts	4747 S King Dr	-	Multifamily	141	-	Section 8
North Washington Park Estates	4756-58 S Vincennes Ave	-	Senior	-	21	Section 8
Paul G Stewart Apts III	401 E Bowen	-	Multifamily	190	190	Section 8
Washington Park Senior	5440 S Indiana Ave	-	Senior	-	60	Section 8

Vincennes Apartments	460 E 42nd Pl	-	Senior	8	9	Section 8
Lafayette Terrace Apartments	6950 S Vincennes	-	Multifamily	93	93	Section 8
Paradise Haven Homes	7111 S Wentworth Ave	-	Supportive	39	39	Section 8
Antioch Senior Housing	7147 S Wentworth	-	Senior	-	59	Section 8
Lafayette Plaza Housing Coop	50 W 71st St	-	Multifamily	98	118	Section 8
Perry Village	6828 S Perry Ave	-	Multifamily	27	27	Section 8
Seventy Third and Dobson	1034-40 E 73rd St	-	Multifamily	31	78	Section 8
Greencastle of Kenwood	4909 S Cottage Grove	-	Senior	-	60	Section 8
Alpha Towers	936 E 47th St	-	Senior	149	149	Section 8
Drexel Court Apts	4420 S Drexel Blvd	-	Multifamily	-	60	Section 8
Drexel Square	810 E Hyde Park Blvd	-	Multifamily	-	103	Section 8
Drexel Tower Apartments	4825 S Drexel Blvd	-	Multifamily	-	136	Section 8
Ellis Lakeview Apartments	4624 S Ellis Ave	-	Multifamily	-	105	Section 8
Lake Park East Apartments	4325 S Drexel Blvd	-	Multifamily	-	153	Section 8
Lake Village East Apartments	4700 S Lake Park Ave	-	Multifamily	43	-	Section 8
Jackson Park Terrace	6040 S Harper Ave	-	Multifamily	115	320	Section 8
Trinity Oaks	6225 S Drexel	-	Senior, Supportive	-	48	Section 8
Dorchester Apartments	6400 S Maryland	-	Multifamily	-	63	Section 8
Kimbark Residential	6141 S University Ave	-	Multifamily, Senior	20	20	Section 8
Parkshore East Senior	6250 S Harper Ave	-	Senior	-	204	Section 8
Edwin Berry Manor	737 E 69th St	-	Multifamily, Senior	-	56	Section 8
Father Martin Farrell House	1415 E 65th St	-	Senior	-	59	Section 8
Island Terrace Apt	6430 S Stony Island Ave	-	Multifamily	-	88	Section 8
Midway Plaisance Senior Apartments	731 E 60th St	-	Senior	-	52	Section 8
THI-7	1541-43 E Marquette	-	Supportive	-	8	Section 8
Washington Scene	6001 S Vernon	-	Multifamily	92	92	Section 8
Woodlawn Redevelopment No. 2	6040 S Harper Ave	-	Multifamily	-	100	Section 8
Fred C Matthews III Senior Housing Center	5040 S Indiana	-	Senior	-	60	Section 8
Dorchester Apartments	1410 E 62nd St	-	Multifamily, Senior	-	16	DPD
Yale Garden Project	7205-07 S Yale	2, 3	Multifamily	22	22	IHDA
Roseanna Burrell Apts	423 W Englewood	0, 1, 2	Multifamily	30	30	IHDA
Normal Parkway Homes	7147 S Wentworth	2, 3	Multifamily	40	40	IHDA
Normal Haven Apts	6800 S Normal	0, 1, 2, 3	Multifamily	73	73	IHDA
Lake Park Crescent	1061 E. 41st Place	-	Multifamily	-	148	DPD
Oakwood Shores Terraces	3755 S. Cottage Grove Ave.	-	Senior	-	40	DPD
Oakwood Shores 1A	37th/Ellis	-	Multifamily	-	163	DPD, IHDA
Oakwood Shores 1B	37th/Cottage	-	Multifamily	-	162	DPD, IHDA
Oakwood Shores 2A	37th/Langley	-	Multifamily	-	199	DPD, IHDA
Oakwood Shores 2B 1	38th/Vincennes	-	Multifamily	-	75	DPD, IHDA

Oakwood Shores Senior Apartments	3750 S. Cottage Grove Ave.	-	Multifamily	-	75 DPD
Park Boulevard IA	3845 S. State St.	-	Multifamily	-	80 DPD
Park Boulevard IIA	17 W. 36th St.	-	Multifamily	-	36 DPD
Park Boulevard IIA	3604 S. State St.	-	Multifamily	-	6 DPD
Park Boulevard IIA	3612 S. State St.	-	Multifamily	-	6 DPD
Park Boulevard IIA	3640 S. State St.	-	Multifamily	-	80 DPD
Park Boulevard IB	3506 S. State St.	-	Multifamily	-	54 DPD
South Park Plaza	2600 S. King Dr.	-	Multifamily	-	134 DPD
Pioneer Gardens Supportive Living	3800 S. King Dr.	-	Senior	-	120 DPD
Pioneer Village Apartments	340 E. 38th St.	-	Senior	-	152 DPD
Eden Development	3145 S. Michigan Ave.	-	Multifamily	-	14 DPD
Indiana Manor Town Homes	44th/Indiana	-	Multifamily	-	65 DPD
Hearts United Phase I - The Langston	41st St. - 44th St.	-	Multifamily	-	116 DPD
Hearts United Phase II - The Quincy	E. Evans - W. Vincennes	-	Multifamily	-	107 DPD
Progressive Square	4752 S. Wabash Ave.	-	Multifamily	-	107 DPD
Park Boulevard Tower/Grand Renaissance Apts	4257 S. King Dr.	-	Senior	-	65 DPD
Geneva Gables	4420-24 S. Michigan Ave.	-	Multifamily	-	20 DPD
Margaret Ford Manor Independent Living	4500 S. Wabash Ave.	-	Senior HUD 202	-	60 DPD
Cornerstone/Evans Langley	4907 S. St. Lawrence Ave.	-	Senior	-	45 DPD
Legends South - Hansberry Square	4034 S. State St.	-	Multifamily	-	181 DPD, CHA
Legends South - Mahalia Place	116 E. 43rd St.	-	Multifamily	-	110 DPD, CHA
Legends South - Coleman Place	223 E. 41st St.	-	Multifamily	-	118 DPD, CHA
Legends South - Savoy Square	4448 S. State St.	-	Multifamily	-	138 DPD, CHA
Hearts United Apartments	654 E. 43rd St.	-	Multifamily	-	116 DPD

Source: Goodman Williams Group, February 2014

AFFORDABLE HOUSING OPTIONS ON CHICAGO'S SOUTHSIDE



Map by Goodman Williams Group
February 12, 2014

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 12th Day of August 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 12th Day of August 2014

ASSISTANT SECRETARY
Robert Wolf

14-CDC-32

COMMUNITY DEVELOPMENT COMMISSION
OF THE
CITY OF CHICAGO

RESOLUTION 14-CDC-32

RECOMMENDING TO THE CITY COUNCIL OF
THE CITY OF CHICAGO
FOR THE PROPOSED
WASHINGTON PARK
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 Washington Park 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:

Washington Park Tax Increment Financing Redevelopment Area Project and Plan (the "Plan");

[**WHEREAS**, the Commission has heretofore passed Resolution 13-CDC-37 on October 8, 2013 that contains the information required by Section 5/11-74.4-4.16(a) of the Act to be included therein and that provides for the preparation of a feasibility study on designation of the Area as a Redevelopment Project Area and requires that such feasibility study include the preparation of the housing impact study set forth in Section 5/11-74.4-3(n)(5) of the Act, all as required by Section 5/11-74.4-4.1(b) of the Act, which has resulted in the preparation of the Report and the Plan being presented to the Commission; and

WHEREAS, a public meeting (the "Public Meeting") was held in accordance and in compliance with the requirements of Section 5/11-74.4-6(e) of the Act on April 8, 2014 at 6:00 p.m. at KLEO Center, 119 E. Garfield Boulevard, Chicago, IL 60637, 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 March 21, 2014 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 May 30, 2014, being a date not less than 10 days before the Commission meeting at which the Commission adopted Resolution 14-CDC-20 on June 6, 2014 fixing the time and place for the Hearing, at City Hall, 121 North LaSalle Street, Chicago, Illinois, in the following offices: City Clerk, Room 107 and Department of Housing and Economic Development, Room 1000; and

WHEREAS, notice of the availability of the Report and Plan, including how to obtain this information, were sent by mail on April 30, 2014, which is within a reasonable time after the adoption by the Commission of Resolution 14-CDC-20 to: (a) all residential addresses that, after a good faith effort, were determined to be (i) located within the Area and (ii) located outside the proposed Area and within 750 feet of the boundaries of the Area (or, if applicable, were

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

WHEREAS, notice of the Hearing by publication was given at least twice, the first publication being on July 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 July 22, 2014, in the Chicago Sun-Times, being newspapers of general circulation within the taxing districts having property in the Area; and

WHEREAS, notice of the Hearing was given by mail to taxpayers by depositing such notice in the United States mail by certified mail addressed to the persons in whose names the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the Area, on July 18, 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 July 18, 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 June 17, 2014, being a date not less than 45 days prior to the date set for the Hearing; and

WHEREAS, notice of the Hearing and copies of the Report and Plan were sent by mail to taxing districts having taxable property in the Area, by depositing such notice and documents in the United States mail by certified mail addressed to all taxing districts having taxable property within the Area, on June 17, 2014, being a date not less than 45 days prior to the date set for the Hearing; and

WHEREAS, the Hearing was held on August 12, 2014 at 1:00 p.m. at City Hall, Room 1003A, 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 July 11, 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 June 17, 2014) 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 5/11B74.4-3(n) (6) of the Act, the Plan incorporates the housing impact study, if such study is required by Section 5/11-74.4-3(n)(5) of the Act;

e. The Plan will not result in displacement of residents from inhabited units.

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

g. As required pursuant to Section 5/11-74.4-3(p) of the Act:

(i) The Area is not less, in the aggregate, than one and one-half acres in size; and

(ii) Conditions exist in the Area that cause the Area to qualify for designation as a redevelopment project area and a blighted area/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: August 12, 2014

List of Attachments:
Exhibit A: Street Boundary Description of the Area

EXHIBIT A

Street Boundary Description of the
Washington Park Tax Increment Financing
Redevelopment Project Area

The Area is generally bounded by 51st Street and 55th Street on the north, 67th Street on the south, Cottage Grove Avenue and Washington Park on the east, and the Dan Ryan Expressway on the west.

Exhibit C

THAT PART OF SECTIONS 10, 11, 14, 15, 16, 21 AND 22 IN TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE NORTH LINE OF THE SOUTH 16 FEET OF LOT 6 OF SOUERBRY & GRUS' SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 16 AFORESAID RECORDED SEPTEMBER 24, 1868 AS DOCUMENT 183534; THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF GARFIELD BLVD. TO THE WEST LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD; THENCE NORTH ALONG THE WEST LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD TO THE NORTH LINE OF SECTION 16; THENCE EAST ALONG THE NORTH LINE OF SECTION 16 TO THE EAST LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD; THENCE SOUTH ALONG THE EAST LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD TO THE SOUTH RIGHT OF WAY LINE OF GARFIELD BLVD.; THENCE EAST ALONG THE SOUTH RIGHT OF WAY OF GARFIELD BLVD. TO A POINT AT THE NORTHWEST CORNER OF LOT 1 IN BLOCK 2 IN YERBY'S SUBDIVISION RECORDED OCTOBER 17, 1857 AS DOCUMENT NUMBER 93105 SAID POINT ALSO BEING THE EAST RIGHT OF WAY LINE OF INDIANA AVE; THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF INDIANA AVENUE TO THE SOUTH RIGHT OF WAY LINE OF 55TH PLACE SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 1 IN SUBDIVISION OF LOT 25, 26, 27 OF BLOCK 2 OF YERBY'S SUBDIVISION RECORDED SEPTEMBER 25, 1889 AS DOCUMENT NUMBER 1160736; THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF 55TH PLACE TO THE WEST LINE OF THE EAST 16 FEET OF LOT 2 IN BLOCK 2 OF HANCE'S SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF SAID EAST 16 FEET OF LOT 2 AND ITS SOUTHERLY EXTENSION TO THE SOUTH LINE OF THE ALLEY LYING SOUTH OF 55TH PLACE; THENCE EAST TO THE WEST LINE OF THE EAST 11 FEET OF LOT 11 IN BLOCK 2 OF HANCE'S SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF SAID EAST 11 FEET OF LOT 11 TO THE NORTH RIGHT OF WAY LINE OF 56TH STREET; THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF 56TH STREET TO THE EAST LINE OF THE WEST 18 FEET OF LOT 12 IN BLOCK 2 OF HANCE'S SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF SAID WEST 18 FEET OF LOT 12 TO THE NORTH LINE OF THE ALLEY LYING NORTH OF 56TH STREET; THENCE EAST ALONG SAID ALLEY TO THE EAST LINE OF THE WEST 23 FEET OF LOT 1 IN BLOCK 2 OF HANCE'S SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF SAID WEST 23 FEET OF LOT 1 TO THE SOUTH RIGHT OF WAY LINE OF 55TH PLACE; THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF 55TH PLACE TO THE WEST RIGHT OF WAY LINE OF DR. MARTIN LUTHER KING JR. DRIVE (SOUTH PARK AVE); THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF DR. MARTIN LUTHER KING JR. DRIVE (SOUTH PARK AVE) TO THE SOUTH RIGHT OF WAY LINE OF 51ST STREET; THENCE WEST TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF SOUTH PARK AVENUE AS LOCATED IN THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 10 AFORESAID; THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF

THE WEST LINE OF SOUTH PARK AVENUE TO THE NORTH RIGHT OF WAY LINE OF 51ST STREET; THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF 51ST STREET AND ITS EASTERLY EXTENSION TO THE EAST RIGHT OF WAY LINE OF COTTAGE GROVE AVENUE; THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF COTTAGE GROVE AVENUE TO THE SOUTH RIGHT OF WAY LINE OF 60TH STREET; THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF 60TH STREET TO THE EAST RIGHT OF WAY LINE OF DR. MARTIN LUTHER KING JR. DRIVE (SOUTH PARK AVENUE); THENCE SOUTH ALONG SAID EAST LINE OF DR. MARTIN LUTHER KING JR. DRIVE (SOUTH PARK AVENUE) TO THE SOUTH RIGHT OF WAY LINE OF 63RD STREET ALSO BEING THE NORTHWEST CORNER OF LOT 10 IN BLOCK 2 IN SONNENSCHEIN & SOLOMON'S SUBDIVISION RECORDED APRIL 20, 1891 AS DOCUMENT 1453254; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE OF 63RD STREET TO THE CENTER LINE OF PRAIRIE AVENUE; THENCE SOUTH ALONG SAID CENTER LINE OF PRAIRIE AVENUE TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 12 IN SUBDIVISION OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 22 AFORESAID; THENCE NORTHWESTERLY ALONG THE EASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 12 IN SUBDIVISION OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 22 TO THE EAST LINE OF INDIANA AVENUE; THENCE WESTERLY TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 22 AFORESAID AND THE NORTHEASTERLY LINE OF THE NEW YORK CENTRAL RAILROAD RIGHT OF WAY; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF THE NEW YORK CENTRAL RAILROAD RIGHT OF WAY TO THE EAST RIGHT OF WAY LINE OF STATE STREET; THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF STATE STREET TO THE NORTHWEST CORNER OF LOT 3 IN 64TH AND STATE STREETS SUBDIVISION OF PART OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 22 AFORESAID; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF LOT 3 A DISTANCE OF 327.80 FEET TO THE NORTHEAST CORNER OF LOT 3 IN 64TH AND STATE STREETS SUBDIVISION AFORESAID; THENCE SOUTHEASTERLY TO THE NORTHEAST CORNER OF LOT 1 IN CITY PRODUCTS CORPORATION SUBDIVISION OF PART OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 22 AFORESAID; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF 25.67 FEET TO AN ANGLE POINT; THENCE CONTINUING SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF 187.50 FEET TO AN ANGLE POINT; THENCE CONTINUING SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF 88.99 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 1 SAID POINT ALSO BEING THE SOUTHWESTERLY LINE OF THE RAILROAD RIGHT OF WAY THROUGH SECTION 22; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE TO THE NORTHWEST CORNER OF LOT 27 IN BRACKETT'S RESUBDIVISION OF LOTS 1 TO 30 IN JUNCTION GROVE, ARTEMUS WHITE AND FRANCIS B. DODSWORTH'S SUBDIVISION OF

PART OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 22 AFORESAID; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 27 AND LOT 28 TO THE NORTHEAST CORNER OF LOT 28 IN BRACKETT'S RESUBDIVISION AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF LOT 28 AFORESAID TO THE SOUTHEAST CORNER OF SAID LOT 28 BEING ALSO THE NORTH RIGHT OF WAY LINE OF 66TH STREET; THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE OF 66TH STREET TO THE EAST RIGHT OF WAY LINE OF STATE STREET; THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF STATE STREET TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH RIGHT OF WAY LINE OF 66TH STREET AS LOCATED IN THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 21 AFORESAID; THENCE WESTERLY ALONG THE EASTERLY EXTENSION OF THE NORTH RIGHT OF WAY LINE OF 66TH STREET TO THE EAST LINE OF THE RIGHT OF WAY OF PERRY AVENUE; THENCE NORTH ALONG THE EAST LINE OF THE RIGHT OF WAY OF PERRY AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 3 IN COUNTY CLERK'S DIVISION OF LOTS 3 AND 4 OF BLOCK 13 OF SKINNER & JUDD'S SUBDIVISION; THENCE WEST ALONG SAID SOUTH LINE OF LOT 3 TO THE CENTER LINE OF VACATED PERRY AVENUE AS VACATED BY DOC. 89170528; THENCE NORTH TO THE POINT OF INTERSECTION WITH THE NORTHERLY LINE OF VACATED PERRY AVENUE; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF VACATED PERRY AVENUE TO A POINT ON THE EAST LINE OF LOT 1 BEING 49.50 FEET SOUTH OF THE NORTH LINE OF LOT 1 IN COUNTY CLERK'S DIVISION OF LOTS 3 AND 4 OF BLOCK 13 OF SKINNER AND JUDD'S SUBDIVISION OF THE NORTHEAST ¼ OF SECTION 21 AFORESAID; THENCE WEST ALONG A LINE BEING 49.50 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1 TO THE WEST LINE OF SAID LOT 1; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 AND ITS NORTHERLY EXTENSION TO THE SOUTHEAST CORNER OF LOT 8 IN BLOCK 13 IN SKINNER AND JUDD'S SUBDIVISION AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 8 A DISTANCE OF 86 FEET; THENCE NORTH TO THE NORTH LINE OF LOT 8 AT A POINT BEING 86 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 8; THENCE WEST ALONG THE NORTH LINE OF LOT 8 AND ITS WESTERLY EXTENSION TO THE INTERSECTION WITH A LINE BEING 40 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 21 AFORESAID, SAID LINE BEING ALSO THE EAST LINE OF WENTWORTH AVENUE AS EXTENDED; THENCE NORTH ALONG THE EXTENSION OF THE EAST LINE OF WENTWORTH AVENUE TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF 65TH STREET AS LOCATED IN THE WEST 1/2 OF THE NORTHEAST ¼ OF SECTION 21 AFORESAID; THENCE WEST ALONG THE EASTERLY EXTENSION OF THE NORTH RIGHT OF WAY LINE OF 65TH STREET TO THE WESTERLY LINE OF THE DAN RYAN EXPRESSWAY ALSO BEING A POINT 182.80 FEET EAST OF THE SOUTHWEST CORNER OF LOT 5 IN COUNTY CLERK'S DIVISION OF LOTS 4, 5 AND 6 OF BLOCK 8 OF SKINNER AND JUDD'S SUBDIVISION AFORESAID; THENCE

NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF THE DAN RYAN EXPRESSWAY TO THE SOUTH LINE OF LOT 8 IN BLOCK 3 IN SKINNER AND JUDD'S SUBDIVISION AFORESAID; THENCE EAST TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE NORTHWESTERLY TO A POINT ON THE WEST LINE OF THE EAST 40 FEET OF LOT 8 LYING 50.76 FEET SOUTH OF THE NORTH LINE OF SAID LOT 8; THENCE NORTH ALONG THE WEST LINE OF THE EAST 40 FEET OF LOT 8 AFORESAID EXTENDED NORTH TO THE NORTH RIGHT OF WAY LINE OF 64TH SREET; THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE OF 64TH STREET TO THE EAST RIGHT OF WAY LINE OF YALE AVENUE; THENCE NORTH ALONG THE EAST RIGHT OF WAY LINE OF YALE AVENUE TO THE SOUTH RIGHT OF WAY LINE OF 63RD STREET; THENCE NORTHEASTERLY TO THE SOUTHEAST CORNER OF LOT 34 IN BLOCK 3 IN I.J. NICHOL'S SUBDIVISION; THENCE WEST ALONG THE NORTH RIGHT OF WAY OF 63RD STREET TO THE SOUTHWEST CORNER OF LOT 30 IN BLOCK 3 IN I.J. NICHOL'S SUBDIVISION; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 30 IN BLOCK 3 A DISTANCE OF 38 FEET; THENCE NORTHEAST TO A POINT ON THE NORTH LINE OF LOT 31 IN BLOCK 3 IN I.J. NICHOL'S SUBDIVISION SAID POINT BEING 12 FEET EAST OF THE WEST LINE OF SAID LOT 31; THENCE NORTH TO A POINT ON THE NORTH LINE OF A PUBLIC ALLEY LYING NORTH OF 63RD STREET SAID POINT ALSO BEING A POINT ON LOT 22 IN BLOCK 3 IN I.J. NICHOL'S SUBDIVISION; THENCE WEST ALONG SAID NORTH RIGHT OF WAY LINE OF THE PUBLIC ALLEY, TO THE CENTER LINE OF THE VACATED ALLEY IN BLOCK 3 IN I.J. NICHOL'S SUBDIVISION; THENCE NORTH ALONG THE CENTER LINE OF THE VACATED PUBLIC ALLEY TO THE SOUTH RIGHT OF WAY LINE OF ENGLEWOOD AVENUE; THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF ENGLEWOOD AVENUE TO THE NORTHWEST CORNER OF SAID LOT 22 IN BLOCK 3 IN I.J. NICHOL'S SUBDIVISION; THENCE NORTH TO THE SOUTHWEST CORNER OF LOT 35 IN BLOCK 2 IN I.J. NICHOL'S SUBDIVISION SAID POINT ALSO BEING THE EAST RIGHT OF WAY LINE OF A 20 FOOT ALLEY; THENCE NORTH ALONG THE EAST LINE OF SAID ALLEY TO THE SOUTH LINE OF LOT 17 IN BLOCK 1 OF IRA J. NICHOLS SUBDIVISION; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 17 AND THE SOUTH LINE OF LOTS 15 AND 16 IN BLOCK 1 TO THE NORTHEASTERLY LINE OF THE RAILROAD RIGHT OF WAY THROUGH SAID BLOCK 1; THENCE NORTHWEST ALONG THE NORTHEASTERLY LINE OF SAID RAILROAD RIGHT OF WAY TO THE EAST LINE OF THE 20 FOOT VACATED ALLEY IN BLOCK 1 OF IRA J. NICHOLS SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF SAID VACATED ALLEY TO THE SOUTH LINE OF AN ALLEY SOUTH OF 61ST PLACE; THENCE NORTHWESTERLY TO THE SOUTHWEST CORNER OF LOT 9 IN BLOCK 7 IN ASSESSOR'S DIVISION OF OUTLOTS 17 TO 21 OF SCHOOL TRUSTEES' SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF A PUBLIC ALLEY LYING EAST OF PRINCETON AVENUE TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 61ST PLACE; THENCE WEST ALONG THE NORTH LINE OF 61ST PLACE TO THE EAST LINE OF THE WEST 20 FEET OF LOT 8 IN THE SUBDIVISION OF THE WEST 300 FEET OF PART OF BLOCK 5 OF

ASSESSOR'S DIVISION; THENCE NORTH ALONG SAID EAST LINE OF THE WEST 20 FEET OF LOT 8 TO THE NORTH LINE OF THE ALLEY LYING NORTH OF 61ST PLACE; THENCE EAST ALONG THE NORTH LINE OF SAID ALLEY TO THE EAST LINE OF LOT 4 IN ASSESSOR'S DIVISION AFORESAID; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 4 TO THE SOUTH RIGHT OF WAY LINE OF 61ST STREET; THENCE NORTH TO THE SOUTHEAST CORNER OF LOT 17 OF THE SUBDIVISION OF THE NORTH 148.56 FEET OF THE EAST ½ OF OUTLOT 18 AND THE SOUTH 116.80 FEET OF THE EAST ½ OF OUTLOT 19 OF SCHOOL TRUSTEES' SUBDIVISION SAID POINT ALSO BEING THE NORTH RIGHT OF WAY LINE OF 61ST STREET; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 17 TO THE SOUTH RIGHT OF WAY LINE OF A 16 FOOT ALLEY IN SUBDIVISION OF THE NORTH 148.56 FEET OF THE EAST ½ OF OUTLOT 18 AND THE SOUTH 116.80 FEET OF THE EAST ½ OF OUTLOT 19 OF SCHOOL TRUSTEES' SUBDIVISION; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID 16 FOOT ALLEY; THENCE EAST ALONG THE NORTH LINE OF SAID ALLEY TO A POINT 11.12 FEET WEST OF THE SOUTHEAST CORNER OF LOT 24 IN THE SUBDIVISION OF THE NORTH 148.56 FEET OF THE EAST ½ OF OUTLOT 18 AND THE SOUTH 116.80 FEET OF THE EAST ½ OF OUT LOT 19 OF SCHOOL TRUSTEES' SUBDIVISION; THENCE NORTHEASTERLY TO A POINT 7.32 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 24 SAID NORTHEAST CORNER ALSO BEING THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF 60TH PLACE; THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF 60TH PLACE TO THE EAST LINE OF THE WEST 25 FEET OF LOT 26 IN D.C. NICHOL'S SUBDIVISION EXTENDED TO THE SOUTH RIGHT OF WAY LINE OF 60TH PLACE; THENCE NORTH ALONG SAID EAST LINE AND ITS SOUTHERLY EXTENSION AND ITS NORTHERLY EXTENSION TO A POINT ON THE NORTH RIGHT OF WAY OF A 16 FOOT PUBLIC ALLEY IN D.C. NICHOL'S SUBDIVISION; THENCE EAST TO THE EAST LINE OF THE WEST 11 FEET OF LOT 16 IN D.C. NICHOL'S SUBDIVISION; THENCE NORTH ALONG SAID EAST LINE TO THE NORTH RIGHT OF WAY LINE OF 60TH STREET; THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF 60TH STREET TO THE SOUTHEAST CORNER OF LOT 7 IN COUNTY CLERK'S DIVISION OF PART OF BLOCK 5 IN ASSESSOR'S DIVISION; THENCE NORTH ALONG SAID EAST LINE OF LOT 7 TO THE SOUTH LINE OF THE ALLEY LYING NORTH OF 60TH STREET; THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF A 16 FOOT PUBLIC ALLEY TO A POINT WITH THE EXTENSION OF THE EAST LINE OF THE WEST 50 FEET OF LOT 11 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE NORTH ALONG SAID EAST LINE TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 59TH PLACE; THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE OF 59TH PLACE TO THE SOUTHEAST CORNER OF LOT 19 IN BLOCK 1 IN MICHAEL REICH'S SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF LOTS 19 & 29 IN BLOCK 1 TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 59TH STREET; THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF 59TH STREET TO THE WEST RIGHT OF WAY

LINE OF WENTWORTH AVENUE; THENCE NORTH ALONG THE WEST LINE OF WENTWORTH AVENUE TO THE POINT OF BEGINNING.

Exhibit D

Street Location

The Project Area can be separated into three sections:

1. Washington Park is bounded by 51st and 60th Streets on the north and south, and Cottage Grove Avenue and Martin Luther King Drive on the east and west;

2. the neighborhood section is generally bounded by Martin Luther King Drive and Washington Park on the east, the Dan Ryan Expressway on the west, Garfield Boulevard on the north and 63rd Street on the south; and

3. the industrial area south of 63rd Street to the Chicago Skyway, west of Prairie Avenue.

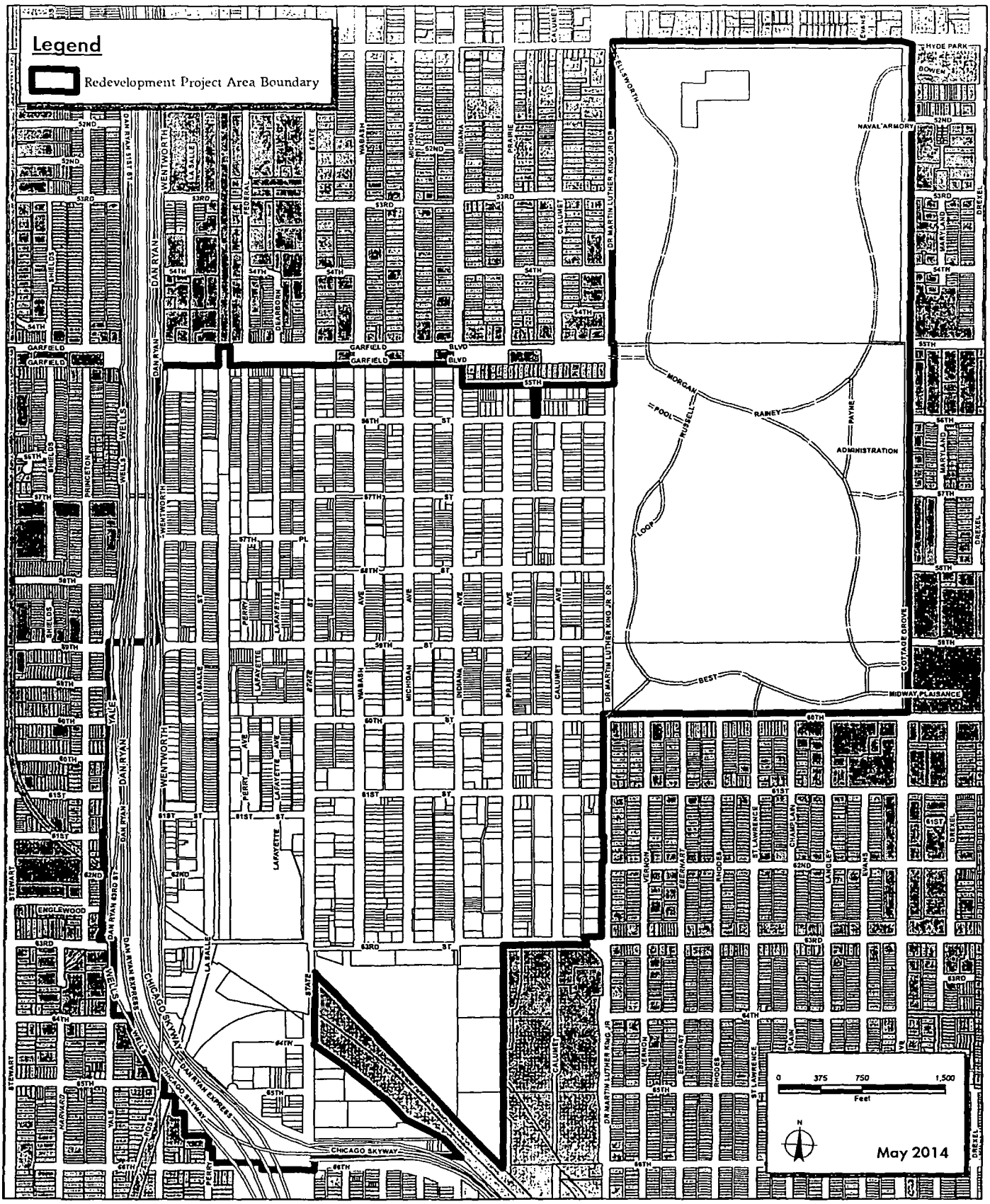


Exhibit E - Boundary Map of TIF Area

Washington Park Redevelopment Project Area
City of Chicago, Illinois

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

PGAV PLANNERS

City of Chicago

O2014-7869

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/10/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Designation of Tax Increment Financing (TIF) for Washington Park Redevelopment Project Area
Committee(s) Assignment:	Committee on Finance

FIN.

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

September 10, 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 Washington Park TIF District.

Your favorable consideration of these ordinances will be appreciated.

Very truly yours,

Rahm Emanuel

Mayor

AN ORDINANCE OF THE CITY OF CHICAGO, ILLINOIS DESIGNATING THE WASHINGTON PARK 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 Washington Park 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 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 May 30, 2014, 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 14-CDC-20 on June 10, 2014, 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 July 17, 2014, which is within a reasonable time after the adoption by the Commission of Resolution 14-CDC-20 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 held on July 11, 2014, upon the provision of due notice on June 17, 2014, 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 August 12, 2014; and

WHEREAS, the Commission has forwarded to the City Council a copy of its Resolution 14-CDC-32, 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 WASHINGTON PARK 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 combination of both blighted area and 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

THAT PART OF SECTIONS 10, 11, 14, 15, 16, 21 AND 22 IN TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE NORTH LINE OF THE SOUTH 16 FEET OF LOT 6 OF SOUERBRY & GRUS' SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 16 AFORESAID RECORDED SEPTEMBER 24, 1868 AS DOCUMENT 183534; THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF GARFIELD BLVD. TO THE WEST LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD; THENCE NORTH ALONG THE WEST LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD TO THE NORTH LINE OF SECTION 16; THENCE EAST ALONG THE NORTH LINE OF SECTION 16 TO THE EAST LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD; THENCE SOUTH ALONG THE EAST LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD TO THE SOUTH RIGHT OF WAY LINE OF GARFIELD BLVD.; THENCE EAST ALONG THE SOUTH RIGHT OF WAY OF GARFIELD BLVD. TO A POINT AT THE NORTHWEST CORNER OF LOT 1 IN BLOCK 2 IN YERBY'S SUBDIVISION RECORDED OCTOBER 17, 1857 AS DOCUMENT NUMBER 93105 SAID POINT ALSO BEING THE EAST RIGHT OF WAY LINE OF INDIANA AVE; THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF INDIANA AVENUE TO THE SOUTH RIGHT OF WAY LINE OF 55TH PLACE SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 1 IN SUBDIVISION OF LOT 25, 26, 27 OF BLOCK 2 OF YERBY'S SUBDIVISION RECORDED SEPTEMBER 25, 1889 AS DOCUMENT NUMBER 1160736; THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF 55TH PLACE TO THE WEST LINE OF THE EAST 16 FEET OF LOT 2 IN BLOCK 2 OF HANCE'S SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF SAID EAST 16 FEET OF LOT 2 AND ITS SOUTHERLY EXTENSION TO THE SOUTH LINE OF THE ALLEY LYING SOUTH OF 55TH PLACE; THENCE EAST TO THE WEST LINE OF THE EAST 11 FEET OF LOT 11 IN BLOCK 2 OF HANCE'S SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF SAID EAST 11 FEET OF LOT 11 TO THE NORTH RIGHT OF WAY LINE OF 56TH STREET; THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF 56TH STREET TO THE EAST LINE OF THE WEST 18 FEET OF LOT 12 IN BLOCK 2 OF HANCE'S SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF SAID WEST 18 FEET OF LOT 12 TO THE NORTH LINE OF THE ALLEY LYING NORTH OF 56TH STREET; THENCE EAST ALONG SAID ALLEY TO THE EAST LINE OF THE WEST 23 FEET OF LOT 1 IN BLOCK 2 OF HANCE'S SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF SAID WEST 23 FEET OF LOT 1 TO THE SOUTH RIGHT OF WAY LINE OF 55TH PLACE; THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF 55TH PLACE TO THE WEST RIGHT OF WAY LINE OF DR. MARTIN LUTHER KING JR. DRIVE (SOUTH PARK AVE); THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF DR. MARTIN LUTHER KING JR. DRIVE (SOUTH PARK AVE) TO THE SOUTH RIGHT OF WAY LINE OF 51ST STREET; THENCE WEST TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF SOUTH PARK AVENUE AS LOCATED IN THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 10 AFORESAID; THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF

THE WEST LINE OF SOUTH PARK AVENUE TO THE NORTH RIGHT OF WAY LINE OF 51ST STREET; THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF 51ST STREET AND ITS EASTERLY EXTENSION TO THE EAST RIGHT OF WAY LINE OF COTTAGE GROVE AVENUE; THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF COTTAGE GROVE AVENUE TO THE SOUTH RIGHT OF WAY LINE OF 60TH STREET; THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF 60TH STREET TO THE EAST RIGHT OF WAY LINE OF DR. MARTIN LUTHER KING JR. DRIVE (SOUTH PARK AVENUE); THENCE SOUTH ALONG SAID EAST LINE OF DR. MARTIN LUTHER KING JR. DRIVE (SOUTH PARK AVENUE) TO THE SOUTH RIGHT OF WAY LINE OF 63RD STREET ALSO BEING THE NORTHWEST CORNER OF LOT 10 IN BLOCK 2 IN SONNENSCHEIN & SOLOMON'S SUBDIVISION RECORDED APRIL 20, 1891 AS DOCUMENT 1453254; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE OF 63RD STREET TO THE CENTER LINE OF PRAIRIE AVENUE; THENCE SOUTH ALONG SAID CENTER LINE OF PRAIRIE AVENUE TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 12 IN SUBDIVISION OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 22 AFORESAID; THENCE NORTHWESTERLY ALONG THE EASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 12 IN SUBDIVISION OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 22 TO THE EAST LINE OF INDIANA AVENUE; THENCE WESTERLY TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 22 AFORESAID AND THE NORTHEASTERLY LINE OF THE NEW YORK CENTRAL RAILROAD RIGHT OF WAY; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF THE NEW YORK CENTRAL RAILROAD RIGHT OF WAY TO THE EAST RIGHT OF WAY LINE OF STATE STREET; THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF STATE STREET TO THE NORTHWEST CORNER OF LOT 3 IN 64TH AND STATE STREETS SUBDIVISION OF PART OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 22 AFORESAID; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF LOT 3 A DISTANCE OF 327.80 FEET TO THE NORTHEAST CORNER OF LOT 3 IN 64TH AND STATE STREETS SUBDIVISION AFORESAID; THENCE SOUTHEASTERLY TO THE NORTHEAST CORNER OF LOT 1 IN CITY PRODUCTS CORPORATION SUBDIVISION OF PART OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 22 AFORESAID; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF 25.67 FEET TO AN ANGLE POINT; THENCE CONTINUING SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF 187.50 FEET TO AN ANGLE POINT; THENCE CONTINUING SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF 88.99 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 1 SAID POINT ALSO BEING THE SOUTHWESTERLY LINE OF THE RAILROAD RIGHT OF WAY THROUGH SECTION 22; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE TO THE NORTHWEST CORNER OF LOT 27 IN BRACKETT'S RESUBDIVISION OF LOTS 1 TO 30 IN JUNCTION GROVE, ARTEMUS WHITE AND FRANCIS B. DODSWORTH'S SUBDIVISION OF

PART OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 22 AFORESAID; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 27 AND LOT 28 TO THE NORTHEAST CORNER OF LOT 28 IN BRACKETT'S RESUBDIVISION AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF LOT 28 AFORESAID TO THE SOUTHEAST CORNER OF SAID LOT 28 BEING ALSO THE NORTH RIGHT OF WAY LINE OF 66TH STREET; THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE OF 66TH STREET TO THE EAST RIGHT OF WAY LINE OF STATE STREET; THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF STATE STREET TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH RIGHT OF WAY LINE OF 66TH STREET AS LOCATED IN THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 21 AFORESAID; THENCE WESTERLY ALONG THE EASTERLY EXTENSION OF THE NORTH RIGHT OF WAY LINE OF 66TH STREET TO THE EAST LINE OF THE RIGHT OF WAY OF PERRY AVENUE; THENCE NORTH ALONG THE EAST LINE OF THE RIGHT OF WAY OF PERRY AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 3 IN COUNTY CLERK'S DIVISION OF LOTS 3 AND 4 OF BLOCK 13 OF SKINNER & JUDD'S SUBDIVISION; THENCE WEST ALONG SAID SOUTH LINE OF LOT 3 TO THE CENTER LINE OF VACATED PERRY AVENUE AS VACATED BY DOC. 89170528; THENCE NORTH TO THE POINT OF INTERSECTION WITH THE NORTHERLY LINE OF VACATED PERRY AVENUE; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF VACATED PERRY AVENUE TO A POINT ON THE EAST LINE OF LOT 1 BEING 49.50 FEET SOUTH OF THE NORTH LINE OF LOT 1 IN COUNTY CLERK'S DIVISION OF LOTS 3 AND 4 OF BLOCK 13 OF SKINNER AND JUDD'S SUBDIVISION OF THE NORTHEAST ¼ OF SECTION 21 AFORESAID; THENCE WEST ALONG A LINE BEING 49.50 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1 TO THE WEST LINE OF SAID LOT 1; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 AND ITS NORTHERLY EXTENSION TO THE SOUTHEAST CORNER OF LOT 8 IN BLOCK 13 IN SKINNER AND JUDD'S SUBDIVISION AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 8 A DISTANCE OF 86 FEET; THENCE NORTH TO THE NORTH LINE OF LOT 8 AT A POINT BEING 86 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 8; THENCE WEST ALONG THE NORTH LINE OF LOT 8 AND ITS WESTERLY EXTENSION TO THE INTERSECTION WITH A LINE BEING 40 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 21 AFORESAID, SAID LINE BEING ALSO THE EAST LINE OF WENTWORTH AVENUE AS EXTENDED; THENCE NORTH ALONG THE EXTENSION OF THE EAST LINE OF WENTWORTH AVENUE TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF 65TH STREET AS LOCATED IN THE WEST 1/2 OF THE NORTHEAST ¼ OF SECTION 21 AFORESAID; THENCE WEST ALONG THE EASTERLY EXTENSION OF THE NORTH RIGHT OF WAY LINE OF 65TH STREET TO THE WESTERLY LINE OF THE DAN RYAN EXPRESSWAY ALSO BEING A POINT 182.80 FEET EAST OF THE SOUTHWEST CORNER OF LOT 5 IN COUNTY CLERK'S DIVISION OF LOTS 4, 5 AND 6 OF BLOCK 8 OF SKINNER AND JUDD'S SUBDIVISION AFORESAID; THENCE

NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF THE DAN RYAN EXPRESSWAY TO THE SOUTH LINE OF LOT 8 IN BLOCK 3 IN SKINNER AND JUDD'S SUBDIVISION AFORESAID; THENCE EAST TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE NORTHWESTERLY TO A POINT ON THE WEST LINE OF THE EAST 40 FEET OF LOT 8 LYING 50.76 FEET SOUTH OF THE NORTH LINE OF SAID LOT 8; THENCE NORTH ALONG THE WEST LINE OF THE EAST 40 FEET OF LOT 8 AFORESAID EXTENDED NORTH TO THE NORTH RIGHT OF WAY LINE OF 64TH SREET; THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE OF 64TH STREET TO THE EAST RIGHT OF WAY LINE OF YALE AVENUE; THENCE NORTH ALONG THE EAST RIGHT OF WAY LINE OF YALE AVENUE TO THE SOUTH RIGHT OF WAY LINE OF 63RD STREET; THENCE NORTHEASTERLY TO THE SOUTHEAST CORNER OF LOT 34 IN BLOCK 3 IN I.J. NICHOL'S SUBDIVISION; THENCE WEST ALONG THE NORTH RIGHT OF WAY OF 63RD STREET TO THE SOUTHWEST CORNER OF LOT 30 IN BLOCK 3 IN I.J. NICHOL'S SUBDIVISION; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 30 IN BLOCK 3 A DISTANCE OF 38 FEET; THENCE NORTHEAST TO A POINT ON THE NORTH LINE OF LOT 31 IN BLOCK 3 IN I.J. NICHOL'S SUBDIVISION SAID POINT BEING 12 FEET EAST OF THE WEST LINE OF SAID LOT 31; THENCE NORTH TO A POINT ON THE NORTH LINE OF A PUBLIC ALLEY LYING NORTH OF 63RD STREET SAID POINT ALSO BEING A POINT ON LOT 22 IN BLOCK 3 IN I.J. NICHOL'S SUBDIVISION; THENCE WEST ALONG SAID NORTH RIGHT OF WAY LINE OF THE PUBLIC ALLEY, TO THE CENTER LINE OF THE VACATED ALLEY IN BLOCK 3 IN I.J. NICHOL'S SUBDIVISION; THENCE NORTH ALONG THE CENTER LINE OF THE VACATED PUBLIC ALLEY TO THE SOUTH RIGHT OF WAY LINE OF ENGLEWOOD AVENUE; THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF ENGLEWOOD AVENUE TO THE NORTHWEST CORNER OF SAID LOT 22 IN BLOCK 3 IN I.J. NICHOL'S SUBDIVISION; THENCE NORTH TO THE SOUTHWEST CORNER OF LOT 35 IN BLOCK 2 IN I.J. NICHOL'S SUBDIVISION SAID POINT ALSO BEING THE EAST RIGHT OF WAY LINE OF A 20 FOOT ALLEY; THENCE NORTH ALONG THE EAST LINE OF SAID ALLEY TO THE SOUTH LINE OF LOT 17 IN BLOCK 1 OF IRA J. NICHOLS SUBDIVISION; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 17 AND THE SOUTH LINE OF LOTS 15 AND 16 IN BLOCK 1 TO THE NORTHEASTERLY LINE OF THE RAILROAD RIGHT OF WAY THROUGH SAID BLOCK 1; THENCE NORTHWEST ALONG THE NORTHEASTERLY LINE OF SAID RAILROAD RIGHT OF WAY TO THE EAST LINE OF THE 20 FOOT VACATED ALLEY IN BLOCK 1 OF IRA J. NICHOLS SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF SAID VACATED ALLEY TO THE SOUTH LINE OF AN ALLEY SOUTH OF 61ST PLACE; THENCE NORTHWESTERLY TO THE SOUTHWEST CORNER OF LOT 9 IN BLOCK 7 IN ASSESSOR'S DIVISION OF OUTLOTS 17 TO 21 OF SCHOOL TRUSTEES' SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF A PUBLIC ALLEY LYING EAST OF PRINCETON AVENUE TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 61ST PLACE; THENCE WEST ALONG THE NORTH LINE OF 61ST PLACE TO THE EAST LINE OF THE WEST 20 FEET OF LOT 8 IN THE SUBDIVISION OF THE WEST 300 FEET OF PART OF BLOCK 5 OF

ASSESSOR'S DIVISION; THENCE NORTH ALONG SAID EAST LINE OF THE WEST 20 FEET OF LOT 8 TO THE NORTH LINE OF THE ALLEY LYING NORTH OF 61ST PLACE; THENCE EAST ALONG THE NORTH LINE OF SAID ALLEY TO THE EAST LINE OF LOT 4 IN ASSESSOR'S DIVISION AFORESAID; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 4 TO THE SOUTH RIGHT OF WAY LINE OF 61ST STREET; THENCE NORTH TO THE SOUTHEAST CORNER OF LOT 17 OF THE SUBDIVISION OF THE NORTH 148.56 FEET OF THE EAST ½ OF OUTLOT 18 AND THE SOUTH 116.80 FEET OF THE EAST ½ OF OUTLOT 19 OF SCHOOL TRUSTEES' SUBDIVISION SAID POINT ALSO BEING THE NORTH RIGHT OF WAY LINE OF 61ST STREET; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 17 TO THE SOUTH RIGHT OF WAY LINE OF A 16 FOOT ALLEY IN SUBDIVISION OF THE NORTH 148.56 FEET OF THE EAST ½ OF OUTLOT 18 AND THE SOUTH 116.80 FEET OF THE EAST ½ OF OUTLOT 19 OF SCHOOL TRUSTEES' SUBDIVISION; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID 16 FOOT ALLEY; THENCE EAST ALONG THE NORTH LINE OF SAID ALLEY TO A POINT 11.12 FEET WEST OF THE SOUTHEAST CORNER OF LOT 24 IN THE SUBDIVISION OF THE NORTH 148.56 FEET OF THE EAST ½ OF OUTLOT 18 AND THE SOUTH 116.80 FEET OF THE EAST ½ OF OUT LOT 19 OF SCHOOL TRUSTEES' SUBDIVISION; THENCE NORTHEASTERLY TO A POINT 7.32 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 24 SAID NORTHEAST CORNER ALSO BEING THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF 60TH PLACE; THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF 60TH PLACE TO THE EAST LINE OF THE WEST 25 FEET OF LOT 26 IN D.C. NICHOL'S SUBDIVISION EXTENDED TO THE SOUTH RIGHT OF WAY LINE OF 60TH PLACE; THENCE NORTH ALONG SAID EAST LINE AND ITS SOUTHERLY EXTENSION AND ITS NORTHERLY EXTENSION TO A POINT ON THE NORTH RIGHT OF WAY OF A 16 FOOT PUBLIC ALLEY IN D.C. NICHOL'S SUBDIVISION; THENCE EAST TO THE EAST LINE OF THE WEST 11 FEET OF LOT 16 IN D.C. NICHOL'S SUBDIVISION; THENCE NORTH ALONG SAID EAST LINE TO THE NORTH RIGHT OF WAY LINE OF 60TH STREET; THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF 60TH STREET TO THE SOUTHEAST CORNER OF LOT 7 IN COUNTY CLERK'S DIVISION OF PART OF BLOCK 5 IN ASSESSOR'S DIVISION; THENCE NORTH ALONG SAID EAST LINE OF LOT 7 TO THE SOUTH LINE OF THE ALLEY LYING NORTH OF 60TH STREET; THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF A 16 FOOT PUBLIC ALLEY TO A POINT WITH THE EXTENSION OF THE EAST LINE OF THE WEST 50 FEET OF LOT 11 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE NORTH ALONG SAID EAST LINE TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 59TH PLACE; THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE OF 59TH PLACE TO THE SOUTHEAST CORNER OF LOT 19 IN BLOCK 1 IN MICHAEL REICH'S SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF LOTS 19 & 29 IN BLOCK 1 TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 59TH STREET; THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF 59TH STREET TO THE WEST RIGHT OF WAY

LINE OF WENTWORTH AVENUE; THENCE NORTH ALONG THE WEST LINE OF WENTWORTH AVENUE TO THE POINT OF BEGINNING.

Exhibit B

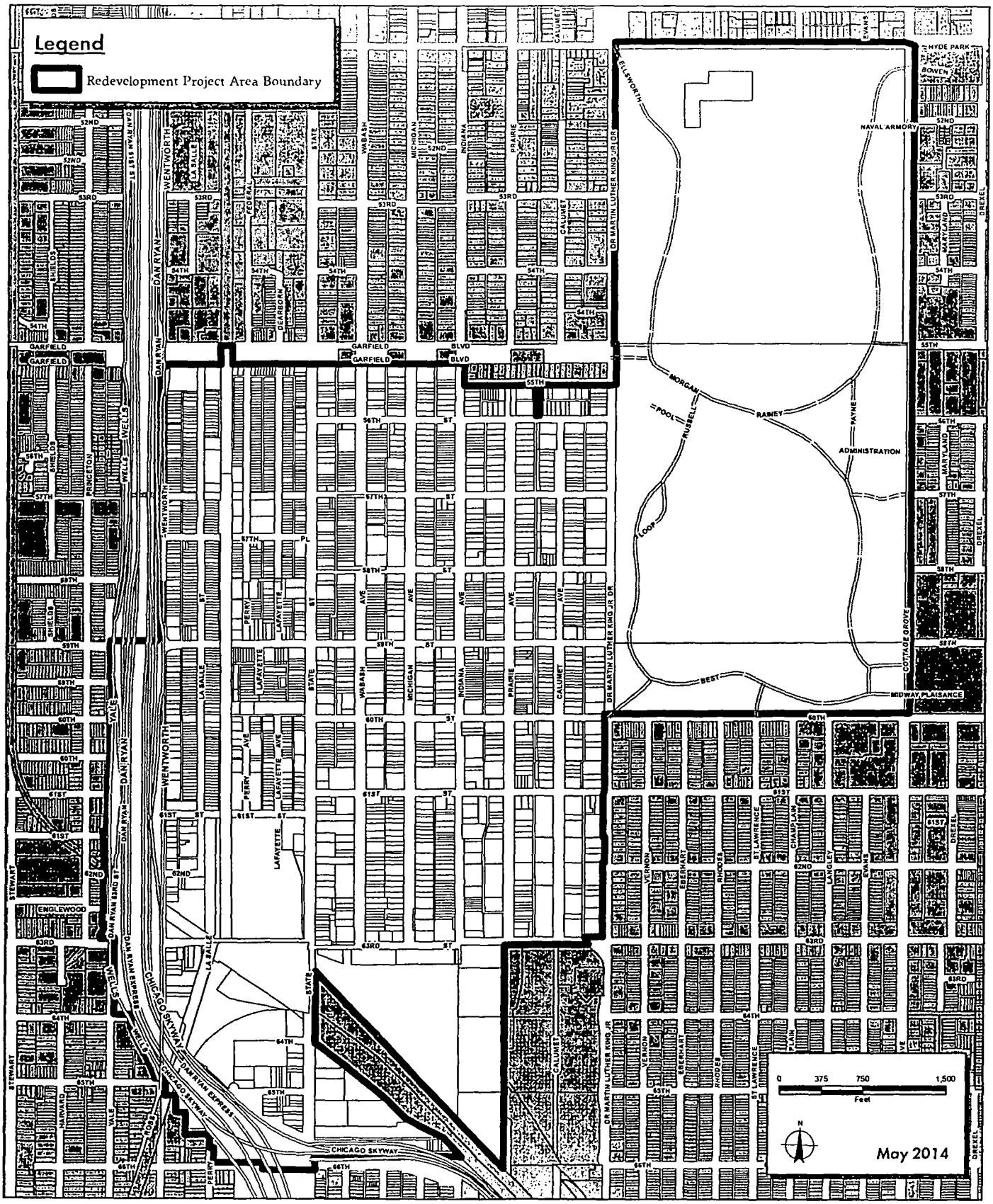
Street Location

The Project Area can be separated into three sections:

1. Washington Park is bounded by 51st and 60th Streets on the north and south, and Cottage Grove Avenue and Martin Luther King Drive on the east and west;

2. the neighborhood section is generally bounded by Martin Luther King Drive and Washington Park on the east, the Dan Ryan Expressway on the west, Garfield Boulevard on the north and 63rd Street on the south; and

3. the industrial area south of 63rd Street to the Chicago Skyway, west of Prairie Avenue.



C

Exhibit ■ - Boundary Map of TIF Area

Washington Park Redevelopment Project Area
City of Chicago, Illinois

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

PGAV PLANNERS

City of Chicago

O2014-7883

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/10/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Adoption of Tax Increment Allocation Financing for Washington Park Redevelopment Project Area
Committee(s) Assignment:	Committee on Finance

FIN.

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

September 10, 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 Washington Park TIF District.

Your favorable consideration of these ordinances will be appreciated.

Very truly yours,

Rahm Emanuel

Mayor

AN ORDINANCE OF THE CITY OF CHICAGO, ILLINOIS ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE WASHINGTON PARK 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 Washington Park 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-32, 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 WASHINGTON PARK 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 WASHINGTON PARK 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 "Washington Park 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

THAT PART OF SECTIONS 10, 11, 14, 15, 16, 21 AND 22 IN TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE NORTH LINE OF THE SOUTH 16 FEET OF LOT 6 OF SOUERBRY & GRUS' SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 16 AFORESAID RECORDED SEPTEMBER 24, 1868 AS DOCUMENT 183534; THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF GARFIELD BLVD. TO THE WEST LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD; THENCE NORTH ALONG THE WEST LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD TO THE NORTH LINE OF SECTION 16; THENCE EAST ALONG THE NORTH LINE OF SECTION 16 TO THE EAST LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD; THENCE SOUTH ALONG THE EAST LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD TO THE SOUTH RIGHT OF WAY LINE OF GARFIELD BLVD.; THENCE EAST ALONG THE SOUTH RIGHT OF WAY OF GARFIELD BLVD. TO A POINT AT THE NORTHWEST CORNER OF LOT 1 IN BLOCK 2 IN YERBY'S SUBDIVISION RECORDED OCTOBER 17, 1857 AS DOCUMENT NUMBER 93105 SAID POINT ALSO BEING THE EAST RIGHT OF WAY LINE OF INDIANA AVE; THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF INDIANA AVENUE TO THE SOUTH RIGHT OF WAY LINE OF 55TH PLACE SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 1 IN SUBDIVISION OF LOT 25, 26, 27 OF BLOCK 2 OF YERBY'S SUBDIVISION RECORDED SEPTEMBER 25, 1889 AS DOCUMENT NUMBER 1160736; THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF 55TH PLACE TO THE WEST LINE OF THE EAST 16 FEET OF LOT 2 IN BLOCK 2 OF HANCE'S SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF SAID EAST 16 FEET OF LOT 2 AND ITS SOUTHERLY EXTENSION TO THE SOUTH LINE OF THE ALLEY LYING SOUTH OF 55TH PLACE; THENCE EAST TO THE WEST LINE OF THE EAST 11 FEET OF LOT 11 IN BLOCK 2 OF HANCE'S SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF SAID EAST 11 FEET OF LOT 11 TO THE NORTH RIGHT OF WAY LINE OF 56TH STREET; THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF 56TH STREET TO THE EAST LINE OF THE WEST 18 FEET OF LOT 12 IN BLOCK 2 OF HANCE'S SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF SAID WEST 18 FEET OF LOT 12 TO THE NORTH LINE OF THE ALLEY LYING NORTH OF 56TH STREET; THENCE EAST ALONG SAID ALLEY TO THE EAST LINE OF THE WEST 23 FEET OF LOT 1 IN BLOCK 2 OF HANCE'S SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF SAID WEST 23 FEET OF LOT 1 TO THE SOUTH RIGHT OF WAY LINE OF 55TH PLACE; THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF 55TH PLACE TO THE WEST RIGHT OF WAY LINE OF DR. MARTIN LUTHER KING JR. DRIVE (SOUTH PARK AVE); THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF DR. MARTIN LUTHER KING JR. DRIVE (SOUTH PARK AVE) TO THE SOUTH RIGHT OF WAY LINE OF 51ST STREET; THENCE WEST TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF SOUTH PARK AVENUE AS LOCATED IN THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 10 AFORESAID; THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF

THE WEST LINE OF SOUTH PARK AVENUE TO THE NORTH RIGHT OF WAY LINE OF 51ST STREET; THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF 51ST STREET AND ITS EASTERLY EXTENSION TO THE EAST RIGHT OF WAY LINE OF COTTAGE GROVE AVENUE; THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF COTTAGE GROVE AVENUE TO THE SOUTH RIGHT OF WAY LINE OF 60TH STREET; THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF 60TH STREET TO THE EAST RIGHT OF WAY LINE OF DR. MARTIN LUTHER KING JR. DRIVE (SOUTH PARK AVENUE); THENCE SOUTH ALONG SAID EAST LINE OF DR. MARTIN LUTHER KING JR. DRIVE (SOUTH PARK AVENUE) TO THE SOUTH RIGHT OF WAY LINE OF 63RD STREET ALSO BEING THE NORTHWEST CORNER OF LOT 10 IN BLOCK 2 IN SONNENSCHEIN & SOLOMON'S SUBDIVISION RECORDED APRIL 20, 1891 AS DOCUMENT 1453254; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE OF 63RD STREET TO THE CENTER LINE OF PRAIRIE AVENUE; THENCE SOUTH ALONG SAID CENTER LINE OF PRAIRIE AVENUE TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 12 IN SUBDIVISION OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 22 AFORESAID; THENCE NORTHWESTERLY ALONG THE EASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 12 IN SUBDIVISION OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 22 TO THE EAST LINE OF INDIANA AVENUE; THENCE WESTERLY TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 22 AFORESAID AND THE NORTHEASTERLY LINE OF THE NEW YORK CENTRAL RAILROAD RIGHT OF WAY; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF THE NEW YORK CENTRAL RAILROAD RIGHT OF WAY TO THE EAST RIGHT OF WAY LINE OF STATE STREET; THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF STATE STREET TO THE NORTHWEST CORNER OF LOT 3 IN 64TH AND STATE STREETS SUBDIVISION OF PART OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 22 AFORESAID; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF LOT 3 A DISTANCE OF 327.80 FEET TO THE NORTHEAST CORNER OF LOT 3 IN 64TH AND STATE STREETS SUBDIVISION AFORESAID; THENCE SOUTHEASTERLY TO THE NORTHEAST CORNER OF LOT 1 IN CITY PRODUCTS CORPORATION SUBDIVISION OF PART OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 22 AFORESAID; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF 25.67 FEET TO AN ANGLE POINT; THENCE CONTINUING SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF 187.50 FEET TO AN ANGLE POINT; THENCE CONTINUING SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF 88.99 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 1 SAID POINT ALSO BEING THE SOUTHWESTERLY LINE OF THE RAILROAD RIGHT OF WAY THROUGH SECTION 22; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE TO THE NORTHWEST CORNER OF LOT 27 IN BRACKETT'S RESUBDIVISION OF LOTS 1 TO 30 IN JUNCTION GROVE, ARTEMUS WHITE AND FRANCIS B. DODSWORTH'S SUBDIVISION OF

PART OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 22 AFORESAID; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 27 AND LOT 28 TO THE NORTHEAST CORNER OF LOT 28 IN BRACKETT'S RESUBDIVISION AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF LOT 28 AFORESAID TO THE SOUTHEAST CORNER OF SAID LOT 28 BEING ALSO THE NORTH RIGHT OF WAY LINE OF 66TH STREET; THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE OF 66TH STREET TO THE EAST RIGHT OF WAY LINE OF STATE STREET; THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF STATE STREET TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH RIGHT OF WAY LINE OF 66TH STREET AS LOCATED IN THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 21 AFORESAID; THENCE WESTERLY ALONG THE EASTERLY EXTENSION OF THE NORTH RIGHT OF WAY LINE OF 66TH STREET TO THE EAST LINE OF THE RIGHT OF WAY OF PERRY AVENUE; THENCE NORTH ALONG THE EAST LINE OF THE RIGHT OF WAY OF PERRY AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 3 IN COUNTY CLERK'S DIVISION OF LOTS 3 AND 4 OF BLOCK 13 OF SKINNER & JUDD'S SUBDIVISION; THENCE WEST ALONG SAID SOUTH LINE OF LOT 3 TO THE CENTER LINE OF VACATED PERRY AVENUE AS VACATED BY DOC. 89170528; THENCE NORTH TO THE POINT OF INTERSECTION WITH THE NORTHERLY LINE OF VACATED PERRY AVENUE; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF VACATED PERRY AVENUE TO A POINT ON THE EAST LINE OF LOT 1 BEING 49.50 FEET SOUTH OF THE NORTH LINE OF LOT 1 IN COUNTY CLERK'S DIVISION OF LOTS 3 AND 4 OF BLOCK 13 OF SKINNER AND JUDD'S SUBDIVISION OF THE NORTHEAST ¼ OF SECTION 21 AFORESAID; THENCE WEST ALONG A LINE BEING 49.50 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1 TO THE WEST LINE OF SAID LOT 1; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 AND ITS NORTHERLY EXTENSION TO THE SOUTHEAST CORNER OF LOT 8 IN BLOCK 13 IN SKINNER AND JUDD'S SUBDIVISION AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 8 A DISTANCE OF 86 FEET; THENCE NORTH TO THE NORTH LINE OF LOT 8 AT A POINT BEING 86 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 8; THENCE WEST ALONG THE NORTH LINE OF LOT 8 AND ITS WESTERLY EXTENSION TO THE INTERSECTION WITH A LINE BEING 40 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 21 AFORESAID, SAID LINE BEING ALSO THE EAST LINE OF WENTWORTH AVENUE AS EXTENDED; THENCE NORTH ALONG THE EXTENSION OF THE EAST LINE OF WENTWORTH AVENUE TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF 65TH STREET AS LOCATED IN THE WEST 1/2 OF THE NORTHEAST ¼ OF SECTION 21 AFORESAID; THENCE WEST ALONG THE EASTERLY EXTENSION OF THE NORTH RIGHT OF WAY LINE OF 65TH STREET TO THE WESTERLY LINE OF THE DAN RYAN EXPRESSWAY ALSO BEING A POINT 182.80 FEET EAST OF THE SOUTHWEST CORNER OF LOT 5 IN COUNTY CLERK'S DIVISION OF LOTS 4, 5 AND 6 OF BLOCK 8 OF SKINNER AND JUDD'S SUBDIVISION AFORESAID; THENCE

NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF THE DAN RYAN EXPRESSWAY TO THE SOUTH LINE OF LOT 8 IN BLOCK 3 IN SKINNER AND JUDD'S SUBDIVISION AFORESAID; THENCE EAST TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE NORTHWESTERLY TO A POINT ON THE WEST LINE OF THE EAST 40 FEET OF LOT 8 LYING 50.76 FEET SOUTH OF THE NORTH LINE OF SAID LOT 8; THENCE NORTH ALONG THE WEST LINE OF THE EAST 40 FEET OF LOT 8 AFORESAID EXTENDED NORTH TO THE NORTH RIGHT OF WAY LINE OF 64TH SREET; THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE OF 64TH STREET TO THE EAST RIGHT OF WAY LINE OF YALE AVENUE; THENCE NORTH ALONG THE EAST RIGHT OF WAY LINE OF YALE AVENUE TO THE SOUTH RIGHT OF WAY LINE OF 63RD STREET; THENCE NORTHEASTERLY TO THE SOUTHEAST CORNER OF LOT 34 IN BLOCK 3 IN I.J. NICHOL'S SUBDIVISION; THENCE WEST ALONG THE NORTH RIGHT OF WAY OF 63RD STREET TO THE SOUTHWEST CORNER OF LOT 30 IN BLOCK 3 IN I.J. NICHOL'S SUBDIVISION; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 30 IN BLOCK 3 A DISTANCE OF 38 FEET; THENCE NORTHEAST TO A POINT ON THE NORTH LINE OF LOT 31 IN BLOCK 3 IN I.J. NICHOL'S SUBDIVISION SAID POINT BEING 12 FEET EAST OF THE WEST LINE OF SAID LOT 31; THENCE NORTH TO A POINT ON THE NORTH LINE OF A PUBLIC ALLEY LYING NORTH OF 63RD STREET SAID POINT ALSO BEING A POINT ON LOT 22 IN BLOCK 3 IN I.J. NICHOL'S SUBDIVISION; THENCE WEST ALONG SAID NORTH RIGHT OF WAY LINE OF THE PUBLIC ALLEY, TO THE CENTER LINE OF THE VACATED ALLEY IN BLOCK 3 IN I.J. NICHOL'S SUBDIVISION; THENCE NORTH ALONG THE CENTER LINE OF THE VACATED PUBLIC ALLEY TO THE SOUTH RIGHT OF WAY LINE OF ENGLEWOOD AVENUE; THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF ENGLEWOOD AVENUE TO THE NORTHWEST CORNER OF SAID LOT 22 IN BLOCK 3 IN I.J. NICHOL'S SUBDIVISION; THENCE NORTH TO THE SOUTHWEST CORNER OF LOT 35 IN BLOCK 2 IN I.J. NICHOL'S SUBDIVISION SAID POINT ALSO BEING THE EAST RIGHT OF WAY LINE OF A 20 FOOT ALLEY; THENCE NORTH ALONG THE EAST LINE OF SAID ALLEY TO THE SOUTH LINE OF LOT 17 IN BLOCK 1 OF IRA J. NICHOLS SUBDIVISION; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 17 AND THE SOUTH LINE OF LOTS 15 AND 16 IN BLOCK 1 TO THE NORTHEASTERLY LINE OF THE RAILROAD RIGHT OF WAY THROUGH SAID BLOCK 1; THENCE NORTHWEST ALONG THE NORTHEASTERLY LINE OF SAID RAILROAD RIGHT OF WAY TO THE EAST LINE OF THE 20 FOOT VACATED ALLEY IN BLOCK 1 OF IRA J. NICHOLS SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF SAID VACATED ALLEY TO THE SOUTH LINE OF AN ALLEY SOUTH OF 61ST PLACE; THENCE NORTHWESTERLY TO THE SOUTHWEST CORNER OF LOT 9 IN BLOCK 7 IN ASSESSOR'S DIVISION OF OUTLOTS 17 TO 21 OF SCHOOL TRUSTEES' SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF A PUBLIC ALLEY LYING EAST OF PRINCETON AVENUE TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 61ST PLACE; THENCE WEST ALONG THE NORTH LINE OF 61ST PLACE TO THE EAST LINE OF THE WEST 20 FEET OF LOT 8 IN THE SUBDIVISION OF THE WEST 300 FEET OF PART OF BLOCK 5 OF

ASSESSOR'S DIVISION; THENCE NORTH ALONG SAID EAST LINE OF THE WEST 20 FEET OF LOT 8 TO THE NORTH LINE OF THE ALLEY LYING NORTH OF 61ST PLACE; THENCE EAST ALONG THE NORTH LINE OF SAID ALLEY TO THE EAST LINE OF LOT 4 IN ASSESSOR'S DIVISION AFORESAID; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 4 TO THE SOUTH RIGHT OF WAY LINE OF 61ST STREET; THENCE NORTH TO THE SOUTHEAST CORNER OF LOT 17 OF THE SUBDIVISION OF THE NORTH 148.56 FEET OF THE EAST ½ OF OUTLOT 18 AND THE SOUTH 116.80 FEET OF THE EAST ½ OF OUTLOT 19 OF SCHOOL TRUSTEES' SUBDIVISION SAID POINT ALSO BEING THE NORTH RIGHT OF WAY LINE OF 61ST STREET; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 17 TO THE SOUTH RIGHT OF WAY LINE OF A 16 FOOT ALLEY IN SUBDIVISION OF THE NORTH 148.56 FEET OF THE EAST ½ OF OUTLOT 18 AND THE SOUTH 116.80 FEET OF THE EAST ½ OF OUTLOT 19 OF SCHOOL TRUSTEES' SUBDIVISION; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID 16 FOOT ALLEY; THENCE EAST ALONG THE NORTH LINE OF SAID ALLEY TO A POINT 11.12 FEET WEST OF THE SOUTHEAST CORNER OF LOT 24 IN THE SUBDIVISION OF THE NORTH 148.56 FEET OF THE EAST ½ OF OUTLOT 18 AND THE SOUTH 116.80 FEET OF THE EAST ½ OF OUT LOT 19 OF SCHOOL TRUSTEES' SUBDIVISION; THENCE NORTHEASTERLY TO A POINT 7.32 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 24 SAID NORTHEAST CORNER ALSO BEING THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF 60TH PLACE; THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF 60TH PLACE TO THE EAST LINE OF THE WEST 25 FEET OF LOT 26 IN D.C. NICHOL'S SUBDIVISION EXTENDED TO THE SOUTH RIGHT OF WAY LINE OF 60TH PLACE; THENCE NORTH ALONG SAID EAST LINE AND ITS SOUTHERLY EXTENSION AND ITS NORTHERLY EXTENSION TO A POINT ON THE NORTH RIGHT OF WAY OF A 16 FOOT PUBLIC ALLEY IN D.C. NICHOL'S SUBDIVISION; THENCE EAST TO THE EAST LINE OF THE WEST 11 FEET OF LOT 16 IN D.C. NICHOL'S SUBDIVISION; THENCE NORTH ALONG SAID EAST LINE TO THE NORTH RIGHT OF WAY LINE OF 60TH STREET; THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF 60TH STREET TO THE SOUTHEAST CORNER OF LOT 7 IN COUNTY CLERK'S DIVISION OF PART OF BLOCK 5 IN ASSESSOR'S DIVISION; THENCE NORTH ALONG SAID EAST LINE OF LOT 7 TO THE SOUTH LINE OF THE ALLEY LYING NORTH OF 60TH STREET; THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF A 16 FOOT PUBLIC ALLEY TO A POINT WITH THE EXTENSION OF THE EAST LINE OF THE WEST 50 FEET OF LOT 11 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE NORTH ALONG SAID EAST LINE TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 59TH PLACE; THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE OF 59TH PLACE TO THE SOUTHEAST CORNER OF LOT 19 IN BLOCK 1 IN MICHAEL REICH'S SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF LOTS 19 & 29 IN BLOCK 1 TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 59TH STREET; THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF 59TH STREET TO THE WEST RIGHT OF WAY

LINE OF WENTWORTH AVENUE; THENCE NORTH ALONG THE WEST LINE OF WENTWORTH AVENUE TO THE POINT OF BEGINNING.

Exhibit B

Street Location

The Project Area can be separated into three sections:

1. Washington Park is bounded by 51st and 60th Streets on the north and south, and Cottage Grove Avenue and Martin Luther King Drive on the east and west;

2. the neighborhood section is generally bounded by Martin Luther King Drive and Washington Park on the east, the Dan Ryan Expressway on the west, Garfield Boulevard on the north and 63rd Street on the south; and

3. the industrial area south of 63rd Street to the Chicago Skyway, west of Prairie Avenue.

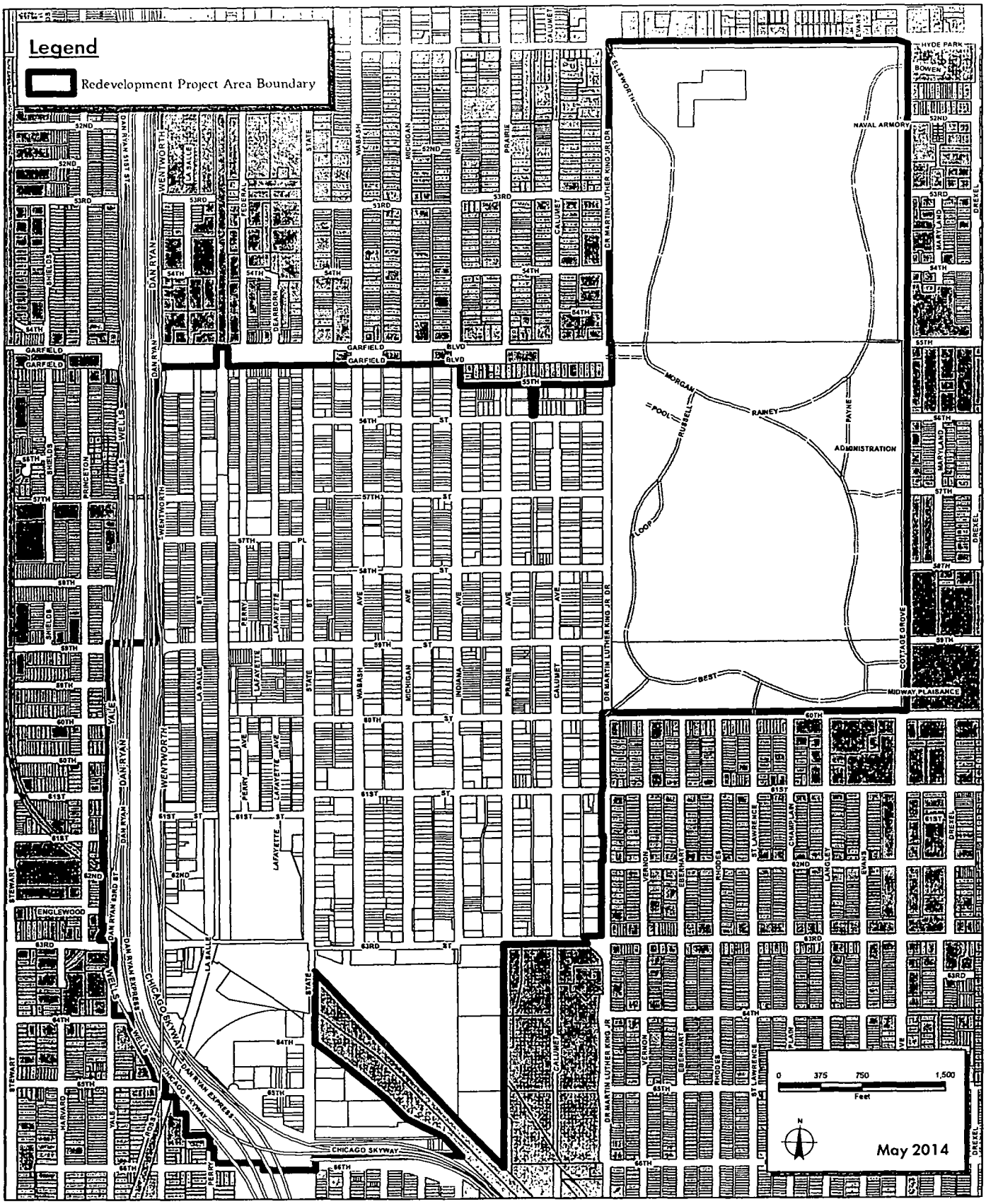


Exhibit C - Boundary Map of TIF Area

Washington Park Redevelopment Project Area
City of Chicago, Illinois

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

PGAV PLANNERS

City of Chicago

O2014-7884

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/10/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Approval of Amendment No. 3 to Redevelopment Plan for Bronzeville Redevelopment Project Area
Committee(s) Assignment:	Committee on Finance

FIN.

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

September 10, 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 an amendment to the Bronzeville TIF District.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

Rahm Emanuel

Mayor

AN ORDINANCE OF THE CITY OF CHICAGO, ILLINOIS
APPROVING
AMENDMENT #3 TO THE
REDEVELOPMENT PLAN FOR THE
BRONZEVILLE REDEVELOPMENT PROJECT AREA

WHEREAS, the City of Chicago (the "City"), by an ordinance adopted by the City Council of the City (the "City Council") on November 4, 1998, approved an initial redevelopment plan which was subsequently amended pursuant to an ordinance adopted on July 29, 2003 and further amended on December 7, 2005 (the "Original Plan") for a portion of the City known as the Bronzeville Redevelopment Project Area (the "Original Redevelopment Project Area") for the purpose of implementing 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"); and

WHEREAS, the City Council adopted an ordinance on November 4, 1998 designating the Original Redevelopment Project Area as a redevelopment project area pursuant to the Act which ordinance was amended on July 29, 2003 and December 7, 2005; and

WHEREAS, the City Council adopted an ordinance on November 4, 1998 adopting Tax Increment Allocation Financing for the Original Redevelopment Project Area pursuant to the Act which ordinance was amended on July 29, 2003 and December 7, 2005; and

WHEREAS, it is desirable and in the best interests of the citizens of the City for the City to encourage development of areas located adjacent to the Original Redevelopment Project Area by expanding the boundaries of the Original Redevelopment Project Area and designating such expanded project area as a redevelopment project area under the Act to be known as the Bronzeville Redevelopment Project Area Amendment #3 (the "Expanded Area"); and

WHEREAS, the City desires further to supplement and amend the Original Plan for the Original Redevelopment Project Area to provide for the redevelopment of the Expanded Area; and

WHEREAS, the City has caused to be prepared an eligibility study entitled "Bronzeville Tax Increment Financing Program – Redevelopment Plan and Project Amendment No. 3 – Added Area Eligibility Report" (the "Eligibility Study") of the proposed additional portions ("Added Area") of the Expanded Area, which Eligibility Study confirms the existence within the Added Area of various eligibility factors as set forth in the Act and supports a finding of eligibility of the Added Area for designation as a redevelopment area under the Act; and

WHEREAS, it is desirable and in the best interest of the citizens of the City for the City to implement Tax Increment Allocation Financing pursuant to the Act for the Expanded Area described in Section 2 of this ordinance, to be redeveloped pursuant to a proposed redevelopment plan and project attached hereto as Exhibit A (the "Amended Plan"); and

WHEREAS, the Community Development Commission (the "Commission") of the City has heretofore been appointed by the Mayor of the City with the approval of its City Council (the City Council, referred to herein collectively with the Mayor as the "Corporate Authorities") (as

codified in Section 2-124 of the City's Municipal Code) pursuant to Section 5/11-74.4-4(k) of the Act; and

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

WHEREAS, pursuant to Sections 5/11-74.4-4 and 5/11-74.4-5 of the Act, the Commission, by authority of the Corporate Authorities, called a public hearing (the "Hearing") on July 8, 2014, concerning approval of the Amended Plan, designation of the Expanded Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Expanded Area pursuant to the Act; and

WHEREAS, the Amended Plan (including the Eligibility Study attached thereto as an exhibit) was made available for public inspection and review pursuant to Section 5/11-74.4-5(a) of the Act beginning May 2, 2014, being a date not less than 10 days prior to the adoption by the Commission of Resolution 14-CDC-18 on May 13, 2014, fixing the time and place for the Hearing, at the offices of the City Clerk and the City's Department of Planning and Development; and

WHEREAS, pursuant to Section 5/11-74.4-5(a) of the Act, notice of the availability of the Amended Plan (including the Eligibility Study attached thereto as an exhibit) and of how to obtain the same was sent by mail on May 19, 2014, which is within a reasonable time after the adoption by the Commission of Resolution 14-CDC-18, to: (a) all residential addresses that, after a good faith effort, were determined to be (i) located within the Expanded Area, and (ii) located within 750 feet of the boundaries of the Expanded Area (or, if applicable, were determined to be the 750 residential addresses that were closest to the boundaries of the Expanded Area); and (b) organizations and residents that were registered interested parties for such Expanded Area; and

WHEREAS, due notice of the Hearing was given pursuant to Section 5/11-74.4-6 of the Act, said notice being given to all taxing districts having taxable property within the Expanded Area and to the Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on May 16, 2014, by publication in the Chicago Sun-Times or Chicago Tribune on June 10, 2014, and June 17, 2014, and by certified mail to taxpayers within the Expanded Area on June 10, 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 June 6, 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 Amended Plan, designation of the Expanded Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Expanded Area, and other matters, if any, properly before it; and

WHEREAS, the Commission has forwarded to the City Council a copy of its Resolution 14-CDC-26, attached hereto as Exhibit B, adopted on July 8, 2014, recommending to the City Council approval of the Amended Plan, among other related matters; and

WHEREAS, the Corporate Authorities have reviewed the Amended Plan (including the Eligibility Study attached thereto as an exhibit), testimony from 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 Expanded Area; now therefore,

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

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

Section 2. The Expanded Area. The Expanded Area is legally described in Exhibit C attached hereto and incorporated herein. The street location (as near as practicable) for the Expanded Area is described in Exhibit D attached hereto and incorporated herein. The map of the Expanded 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 Expanded 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 Amended Plan;

b. The Amended 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 Amended Plan meets all of the requirements of a redevelopment plan as defined in the Act and, as set forth in the Amended Plan, the estimated date of completion of the projects described therein and 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 Amended 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 Amended Plan. The City hereby approves the Amended Plan pursuant to Section 5/11-74.4-4 of the Act.

Section 5. Powers of Eminent Domain. In compliance with Section 5/11-74.4-4(c) of the Act and with the Amended Plan, the Corporation Counsel is authorized to negotiate for the acquisition by the City of parcels contained within the Expanded Area. In the event the Corporation Counsel is unable to acquire any of said parcels through negotiation, the Corporation Counsel is authorized to institute eminent domain proceedings to acquire such parcels. Nothing herein shall be 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 Amended Plan

Exhibit B: CDC Resolution recommending to City Council approval of the Amended Plan, designation of the Expanded Area and adoption of tax increment allocation financing

Exhibit C: Legal description of the Expanded Area

Exhibit D: Street location of the Expanded Area

Exhibit E: Map of the Expanded Area

EXHIBIT A

The Amended Plan

SEE ATTACHED

Bronzeville Tax Increment Finance Program
Redevelopment Project Area
Redevelopment Plan and Project

November 4, 1998
Amendment No. 1 – July 29, 2003
Amendment No. 2 – December 7, 2005

Amendment No. 3 – May 2, 2014

City of Chicago, Illinois
City of Chicago
Rahm Emanuel, Mayor

Eligibility Report Prepared by:
ERS Enterprises, Inc.
100 North LaSalle Street
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Chicago, Illinois 60602

Amendments to the Plan Prepared by:
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- Housing Impact Study
- Bronzeville Redevelopment Plan and Project
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- Bronzeville Redevelopment Plan and Project Amendment No. 2

EXECUTIVE SUMMARY

The City of Chicago (the "City") is dedicated to the continued growth and economic development of the City. The City's ability to stimulate growth and development relies on the creation and implementation of government policies that will allow the City to work with the private sector to eliminate blighted areas and ensure sound growth and development of property. Based upon the City's establishment of a redevelopment project area as described herein, it is understood that the City recognizes the necessity of the relationship between continued community growth and public participation. The blighting of communities impairs the value of private investment and threatens the growth of the community's tax base. Additionally, the City understands the dangers associated with blighting factors and problems arising from blighted conditions. Both of these statements are supported by the City's establishment of a redevelopment project area.

The Illinois General Assembly passed the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et. seq.) (the "Act") to address the growing number of blighted areas in many Illinois municipalities. The blighting of communities impairs the value of private investment and threatens the growth of the community's tax base. The Act declares that in order to promote the public health, safety, morals, and welfare, blighting conditions must be eliminated.

Therefore, to induce redevelopment pursuant to the Act, the City Council adopted three ordinances on November 4, 1998 approving the Bronzeville Tax Increment Finance Program Redevelopment Project and Plan (the "Original Plan"), designating the Bronzeville Redevelopment Project Area (the "Redevelopment Project Area") as a "redevelopment project area", and adopting Tax Increment Allocation Financing for the Redevelopment Project Area. Subsequently, the City amended the Original Plan on July 29, 2003 ("Amendment No. 1") and on December 7, 2005 ("Amendment No. 2", and together with the Original Plan and Amendment No. 1, "the Plan").

The Plan is being amended to extend the boundaries of the Redevelopment Project Area, amend the eligible cost budget, and bring the Plan up to current City ordinance and policy standards. Additionally, due to a scrivener's error in Amendment 2, four Property Index Numbers ("PINs") 17-27-204-010-0000, 17-27-203-018-0000, 17-34-400-005-0000, 17-27-501-006-0000 were inadvertently excluded from the Redevelopment Project Area. These PINS were in the original TIF and inadvertently excluded per a scrivener's error from the legal description used in Amendment No. 2; no other change is needed, as these PINs were in the original TIF plan Redevelopment Project Area legal description and are part of the original base EAV. The amendments to the Plan are outlined below and follow the format of the Original Plan.

The Redevelopment Project Area as amended is generally bounded by 25th Street to the north, Cottage Grove and Lake Shore Drive on the east, the Dan Ryan Expressway and State Street to the West, and 40th Street to the South. This area is represented by the following PINs:

	PIN
1	17-34-123-051-0000
2	17-34-123-055-0000
3	17-34-216-043-0000
4	17-34-216-044-0000
5	17-34-216-045-0000
6	17-34-319-019-0000
7	17-34-402-003-0000
8	17-34-402-004-0000
9	17-34-402-032-0000
10	17-34-402-033-0000
11	17-34-402-034-0000
12	17-34-402-035-0000
13	17-34-402-036-0000
14	17-34-402-041-0000
15	17-34-402-061-0000
16	17-34-402-067-0000
17	17-34-402-068-0000
18	17-34-402-069-0000
19	17-34-402-070-0000
20	17-34-402-071-0000
21	17-34-402-072-0000
22	17-34-402-073-0000
23	17-34-402-074-0000
24	17-34-402-075-0000
25	17-34-402-076-0000
26	17-34-402-077-0000
27	17-34-405-032-0000
28	17-34-411-011-0000
29	17-34-412-013-0000
30	17-34-412-014-0000
31	17-34-319-003-0000
32	17-34-319-004-0000
33	17-34-319-005-0000
34	17-34-319-006-0000
35	17-34-319-012-0000
36	17-34-319-013-0000
37	17-34-319-014-0000
38	17-34-319-015-0000
39	17-34-319-016-0000
40	17-34-319-017-0000
41	17-34-319-018-0000
42	17-34-319-021-1001
43	17-34-319-021-1002
44	17-34-319-021-1003
45	17-34-319-021-1004

The boundaries of the Redevelopment Project Area are shown on Amended Map 1, Boundary Map. The area to be added is hereinafter referred to as the "Added Area."

I. INTRODUCTION

1st Paragraph- Delete the second and third sentence and replace it with the following:

The Added Area comprises 45 new PIN numbers. The Redevelopment Project Area is generally bounded by 25th St. to the north, Cottage Grove and Lake Shore Drive on the east, the Dan Ryan Expressway and State St. to the West, and 40th St. to the South. The boundaries of the Redevelopment Project Area are shown on Amended Map 1, Boundary Map.

8th Paragraph– Add the following sentence at the end:

The Added Area is generally characterized by the fact that it qualifies as a conservation area due to the presence of 23 of 23 buildings (i.e., 100% of the buildings in the Added Area) being 35-years or older, the presence of extensive deterioration, inadequate utilities and declining equalized assessed value. Please see the accompanying Eligibility Report in the Appendix for a full description of the blighting factors present.

A. Area History – *No changes*

B. Historically Significant Features – *No changes*

C. Existing Land Uses and Current Conditions

Insert this paragraph after the first full paragraph.

The Added Area generally consists of retail, institutional, parks, recreation, residential and vacant land. The retail sections are generally bounded by 33rd Place to the north,35th Street to the south, Martin Luther King, Jr. Drive to the west, and Rhodes Avenue to the east. The institutional sections are generally bounded by 35th Street to the south, Rhodes Avenue to the west, Cottage Grove Avenue to the east, and Browning Avenue and 36th Street to the south. The residential sections are generally bounded by 37thStreet to the north, 38th Street to the south Martin Luther King, Jr. Drive to the east and Calumet Avenue to the west The vacant land sections are generally bounded by 37th Street to the north, Pershing Road to the south, Rhodes Avenue to the east, and Martin Luther King, Jr. Drive to the west.

D. Urban Renewal – Slum and Blighted Area – *No changes*

E. Zoning Characteristics

Insert the following paragraph at the end of the section:

The Added Area includes PD 1169, PD 236, and includes land that is zoned RM-5, RT-4, and POS-1. Any change to the underlying zoning does not necessitate or warrant a change to the Plan.

II. REDEVELOPMENT PROJECT AREA AND LEGAL DESCRIPTION

This entire section is deleted and replaced with the following:

The Redevelopment Project Area is located on the south side of the City approximately two miles south of Chicago's Loop. The Redevelopment Project Area, as amended, is comprised of approximately 581.2 acres.

The boundaries of the Redevelopment Project Area are shown on Amended Map 1, the boundary map.

The legal description of the Redevelopment Project Area is attached to this Plan as Amended Exhibit 1 – Legal Description.

III. REDEVELOPMENT PROJECT AREA GOALS AND OBJECTIVES

A. General Goals

Insert this bullet point after the 3rd bullet point:

- Provide for recreational amenities for neighborhood residents.

B. Redevelopment Objectives

Add the following bullet point after the 8th bullet point:

- Provide for a community center for neighborhood residents.

C. Design Objectives – No changes

IV. BLIGHTED AREA CONDITIONS EXISTING IN THE REDEVLEOPMENT PROJECT AREA

This section is being added at the end of the last paragraph.

The Added Area qualifies as a conservation area as characterized by the following:

- Twenty Three (23) of twenty three (23), or 100% of the buildings in the Added Area, are age Thirty Five (35) or greater.

- It exhibits deterioration throughout the Added Area. Deteriorating conditions were recorded on all (100%) of the 23 buildings in the Added Area. Buildings with some major or minor defects (e.g., damaged door frames, broken window frames and munnions, dented or damaged metal siding, gutters and downspouts damaged, weathered fascia materials, cracks in masonry walls, spalling masonry surfaces, etc.) were observed in the Added Area. In addition, site improvements like roadways and off-street parking

areas also evidenced deterioration such as cracking on paved surfaces, potholes, depressions, loose paving materials and weeds protruding through the surface.

- The Added Area exhibits inadequate utilities. The Bureau of Engineering Services in the City's Department of Water Management provided the consultant with data on the condition of sanitary sewer mains and water lines in the Added Area. Many of the water mains serving the Added Area are deficient in terms of age. The projected service life of water mains is 100 years. Some sections of water line in the Added Area are more than 100 years old, while others are only 47 years old. Sanitary sewer data was also reviewed by the Consultant. Many sections of sewer line also exceed 100 years of age. On the whole, the majority of the Added Area is served by sewer lines that exceed their expected service life.

- The Added Area exhibits declining EAV. The EAV of the Added Area has declined in three (3) of the past five (5) years.

V. BRONZEVILLE REDEVELOPMENT PLAN AND PROJECT

A. General Land Use Plan

Delete first two paragraphs and replace with the following:

The existing land uses for the Redevelopment Project Area are outlined on Amended Map 2. The Amended Land Use Plan, Amended Map 3, identifies the proposed land uses that will be in effect upon adoption of this Amendment No. 3 to the Plan.

The major categories of land uses include residential, commercial, institutional, industrial, mixed-use, rail, expressways, recreational, and park and open space. These types of land uses reflect the uses allowed under the current zoning regulations as adopted by City Council.

B. Redevelopment Plan and Project – *No Changes*

C. Estimated Redevelopment Project Activities and Costs – *Delete the entire section and replace with the following:*

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 Redevelopment 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 Redevelopment Project Area;

Financing costs including, but not limited to, all necessary and incidental expenses of the City 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 City obligations are issued and for a period not exceeding 36 months following completion and including reasonable reserves related thereto;

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

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

i) 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);

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 Redevelopment Project Area; and (ii) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and the taxing district or taxing districts, which agreement describes the program to be undertaken including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of 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 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 development 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.

m) 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;

n) The costs of daycare services for children of employees from low-income families working for businesses located within the Redevelopment Project Area and all or a

portion of the cost of operation of day care centers established by Redevelopment Project Area businesses to serve employees from low-income families working in businesses located in the Redevelopment Project Area. For the purposes of this paragraph, 'low-income families' means families whose annual income does not exceed 80 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.

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

p) The City required that developers receiving TIF assistance for market rate housing meet the affordability criteria established by the City's Department of Planning and Development.

To undertake these activities, redevelopment project costs need to be incurred. Redevelopment project costs" (herein after referred to as the "Redevelopment Project Costs") mean the sum total of all reasonable or necessary costs so incurred or estimated to be incurred, and any such costs incidental to this Plan pursuant to the Act.

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

Amended Table 1 represents the eligible project costs as defined in the Act. This total in budget represents the upper limit on the potential costs that may be reimbursed or expended over the 23-year life of the Redevelopment Project Area. These funds are subject to the number of projects, the amount of TIF revenues generated, and the City's willingness to fund proposed projects on a project by project basis.

Amended Table 1 – Estimated Redevelopment Project Costs

Eligible Activities:	*Cost*
1. Property Assembly including Acquisition, Site Prep and Demolition, Environmental Remediation	*$15,000,000*
2. Rehabilitation of Existing Buildings, Fixtures and Leasehold Improvements, Affordable Housing Construction and Rehabilitation Costs	*$45,000,000*
3. Public Works & Improvements, including streets and utilities, parks and open space, public facilities (schools & other public facilities) (Note 1 below)	*$27,000,000*
4. Job Training, Retraining, Welfare-to-Work	*$5,000,000*
5. Financing costs	*$5,000,000*
6. Day Care Services	*$1,000,000*
7. Relocation costs	*$1,000,000*
8. Interest subsidy	*$3,000,000*
Total Eligible Redevelopment Project Costs (Notes 2-5 below)	*$104,000,000*

Notes for Exhibit I – Redevelopment Project Costs

(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 Redevelopment 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 represent an upper limit on expenditures that are to be funded using tax increment revenues and exclude any additional financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These additional financing costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs. Adjustments to the estimated line item costs in Exhibit I are anticipated, and may be made by the City without further amendment to this Plan to the extent permitted by the Act. Each individual project cost will be re-evaluated in light of the projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The totals of the line items set forth above are not intended to place a limit on the described expenditures. Adjustments may be made in line items

within the total, either increasing or decreasing line item costs as a result of changed redevelopment costs and needs.

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

(4) All costs are shown in 2014 dollars and may be increased by five percent (5%) after adjusting for inflation reflected in the Consumer Price Index ("CPI") for All Urban Consumers for All Items for the Chicago-Gary-Kenosha, IL-IN-WI CMSA, published by the U.S. Department of Labor or a similar index acceptable to the City.

(5) 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.

C. Sources of Funds to Pay Redevelopment Costs –This section is deleted and replaced with the following:

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 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 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 Redevelopment 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 Redevelopment 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 Redevelopment 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

Redevelopment Project Area, shall not at any time exceed the total Redevelopment Project Costs described in this Redevelopment Plan.

The Redevelopment 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 Redevelopment Project Area, the City may determine that it is in the best interests of the City and the furtherance of the purposes of the Plan that net revenues from the Redevelopment 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 Redevelopment 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 Redevelopment Project Area and such areas. The amount of revenue from the Redevelopment Project Area so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Redevelopment Project Area or other areas as described in Amended Exhibit 1, shall not at any time exceed the total Redevelopment Project Costs described in this Plan.

D. Issuance of Obligations – *No changes*

F. Most Recent Equalized Assessed Value of Properties in the Redevelopment Project Area –*This section is being deleted and replaced with the following:*

The certified Base EAV for the existing Redevelopment Project Area is $46,166,304 based on the 1997 EAVs. The most current (2012) EAV of the parcels being added to the TIF district is $14,781,921. Therefore, subject to the verification of the Cook County Clerk, the initial EAV of the overal Redevelopment Project Area, as expanded, is estimated to be $60,948,225.

G. Anticipated Equalized Assessed Valuation – This section is being deleted and replaced with the following:

Based upon the expansion of the boundaries of this Redevelopment Project Area, numerous blighting factors will be eliminated and growth and development of the Redevelopment Project Area will occur in accordance with the Redevelopment Agreement(s) between the City and businesses in the Redevelopment Project Area and other interested parties. It is estimated that the total EAV of the real property following completion of all phases of the redevelopment project in the Redevelopment Project Area will be approximately $120 - $125 million.

H. Lack of Growth and Development Through Investment by Private Enterprise – *No Changes*

I. Financial Impact of the Redevelopment Project –*The following paragraph is added to the end of the section:*

The Act requires an assessment of any financial impact of the Redevelopment Project Area on, or any increased demand for services from, any taxing district affected by the Redevelopment

Plan and a description of any program to address such financial impacts or increased demand. The City intends to monitor development in the Redevelopment 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.

J. Demand on Taxing District Services – *No changes*

K. Program to Address Financial and Service Impacts – *No Changes*

L. Provisions for Amending the Plan – *No Changes*

M. Fair Employment Practices, Affirmative Action Plan and Prevailing Wage Agreement

This section is to be deleted and replaced with the following:

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 Plan, 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.

N. Phasing and Scheduling of Redevelopment – No Changes

APPENDIX

Table 1 – Estimated Redevelopment Project Costs

This Table is to be deleted and replaced with the following:

Amended Table 1 – Estimated Redevelopment Project Costs

Eligible Activities	***Cost***
1. Analysis, Administration, Studies, Surveys, Legal, Marketing, etc.	*$2,000,000*
2. Property Assembly including Acquisition, Site Prep and Demolition, Environmental Remediation	*$15,000,000*
3. Rehabilitation of Existing Buildings, Fixtures and Leasehold Improvements, Affordable Housing Construction and Rehabilitation Costs	*$45,000,000*
4. Public Works & Improvements, including streets and utilities, parks and open space, public facilities (schools & other public facilities) (Note 1 below)	*$27,000,000*
5. Job Training, Retraining, Welfare-to-Work	*$5,000,000*
6.Financing costs	*$5,000,000*
7.Day Care Services	*$1,000,000*
8. Relocation costs	*$1,000,000*
9. Interest subsidy	*$3,000,000*
Total Eligible Redevelopment Project Costs (Notes 2-5 below)	*$104,000,000*

Notes for Exhibit I – Redevelopment Project Costs

(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 Redevelopment 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 represent an upper limit on expenditures that are to be funded using tax increment revenues and exclude any additional financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These additional financing costs are subject to prevailing market conditions and are in

addition to Total Redevelopment Project Costs. Adjustments to the estimated line item costs in Exhibit I are anticipated, and may be made by the City without further amendment to this Plan to the extent permitted by the Act. Each individual project cost will be re-evaluated in light of the projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The totals of the line items set forth above are not intended to place a limit on the described expenditures. Adjustments may be made in line items within the total, either increasing or decreasing line item costs as a result of changed redevelopment costs and needs.

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

(4) All costs are shown in 2014 dollars and may be increased by five percent (5%) after adjusting for inflation reflected in the Consumer Price Index ("CPI") for All Urban Consumers for All Items for the Chicago-Gary-Kenosha, IL-IN-WI CMSA, published by the U.S. Department of Labor or a similar index acceptable to the City.

(5) 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.

Table 2

The following PINs and 2012 Equalized Assessed Values are to be added to the list.

1	17-34-123-051-0000	$0
2	17-34-123-055-0000	$0
3	17-34-216-043-0000	$308,330
4	17-34-216-044-0000	$140,939
5	17-34-216-045-0000	$11,625,225
6	17-34-319-019-0000	$0
7	17-34-402-003-0000	$0
8	17-34-402-004-0000	$0
9	17-34-402-032-0000	$0
10	17-34-402-033-0000	$0
11	17-34-402-034-0000	$0
12	17-34-402-035-0000	$0
13	17-34-402-036-0000	$0
14	17-34-402-041-0000	$0
15	17-34-402-061-0000	$0
16	17-34-402-067-0000	$0
17	17-34-402-068-0000	$0
18	17-34-402-069-0000	$0
19	17-34-402-070-0000	$0
20	17-34-402-071-0000	$0
21	17-34-402-072-0000	$0
22	17-34-402-073-0000	$0
23	17-34-402-074-0000	$0
24	17-34-402-075-0000	$0
25	17-34-402-076-0000	$0
26	17-34-402-077-0000	$0
27	17-34-405-032-0000	$0
28	17-34-411-011-0000	$0
29	17-34-412-013-0000	$0
30	17-34-412-014-0000	$0
31	17-34-319-003-0000	$65,850
32	17-34-319-004-0000	$75,476
33	17-34-319-005-0000	$81,721
34	17-34-319-006-0000	$869
35	17-34-319-012-0000	$51,563
36	17-34-319-013-0000	$14,926
37	17-34-319-014-0000	$14,926
38	17-34-319-015-0000	$66,737
39	17-34-319-016-0000	$123,673
40	17-34-319-017-0000	$2,069,071
41	17-34-319-018-0000	$0
42	17-34-319-021-1001	$35,151
43	17-34-319-021-1002	$30,019
44	17-34-319-021-1003	$40,128
45	17-34-319-021-1004	$37,317
	Total	**14,781,921**

Certified Base EAV of Existing Bronzeville Redevelopment Project Area - $46,166,304.

Amended Exhibit 1 – Amended Legal Description
Bronzeville Redevelopment Project Area

That part of the North Half of Section 3 and 4, Township 38 North, Range 14, East of the Third Principal Meridian, Section 27, 28, 33 and 34, Township 39 North, Range 14, East of the third Principal Meridian, described as follows:

Beginning at the intersection of the East line of Wentworth Avenue and the North line of Pershing Road; Thence East along the North line of Pershing Road to the West line of State Street; Thence North along the West line of State Street to the South line of 27th Street; Thence West along the South line of 27th Street to the West line of Lot 75 in W.H. Adams Subdivision of part of the East Half of the Southeast Quarter of Section 28, Township 39 North, Range 14, as extended South; Thence North along said extended line, being the West line of said Lot 75, Lot 40 and 9 in said W.H. Adams Subdivision and its extension North to the North line of 26th Street; Thence West along said North line of 26th Street to the West line of a vacated 10 foot wide alley adjoining Lot 24 in Block 3 of G.W. Gerrish's Subdivision of part of the East Half of the Northeast Quarter of Section 28, Township 39 North, Range 14; Thence North along the West line of said vacated 10 foot wide alley to the Westerly extension of the North Line of Lot 19 in said Block 3 of G.W. Gerrish's Subdivision; Thence East along said Westerly extension of the North Line of Lot 19 to the centerline of said vacated 10 foot wide alley; Thence North along said centerline to the North line of 25th Street; Thence Easterly along the North line of 25th Street to the East line of Lot 1 extended North in Gardner's Subdivision of the West Half of Block 60, in Canal Trustee's Subdivision of the West Half of the Northwest Quarter of Section 27, Township 39 North, Range 14; Thence South along said extended line to the North line of 26th Street; Thence Southerly to the Northwest corner of Lot 28 in Assessor's Division recorded as document 20877; Thence South along the East line of an alley to a point on the North line of Lot 2 in County Clerks Division recorded as document 176695; Thence West along the North line of Lots 2 through 5 in said Assessors Division to the West line of said Lot 5; Thence southwest and south along the West line of said Lot 5 and its extension South to the North line of 28th Street; Thence West along the North line of 28th Street to the East line of Wabash Avenue; Thence South along East line of Wabash Avenue to the South line of 29th Street; Thence West along the South line of 29th Street to the East line of the West 22 feet of Lot 6 in Block 1 in Assessor's Division of the West ½ of Block 93 in Canal Trustees' Subdivision; Thence South along the East line of the West 22 feet of Lot 6 to the centerline of a 16 foot vacated alley lying first south of 29th Street; Thence East along said centerline to the West line of the East 35 feet of Lot 42 in Block 1 of Assessor's Division aforesaid extended north; Thence South along the West line of the East 35 feet of Lot 42 and of Lots 36 through 41 to the South line of Lot 36; Thence West to the West line of the East 36 feet of Lot 35; Thence South along the West line of the East 36 feet of Lot 35 and of Lots 30 through 34 to the South line of Lot 30, said south line also being the North line of Lot 32 in Aaron Gibbs' Subdivision; Thence continuing South along the West line of the East 36 feet of said Lot 32 to the North line of Lot 31; Thence East to the West line of the East 35 feet of said Lot 31; Thence South along the West line of the East 35 feet of said Lot 31 to the North line of Lot 30; Thence East to the West line of the East 34 feet of said Lot 30; Thence South along the West line of the East 34 feet of said Lot 30 to the North line of Lot 29; Thence East to the West line of the East 33 feet of said Lot 29; Thence South along the West line of the East 33 feet of said Lot 29 to the North line of Lot 28; Thence East to the

West line of the East 32 feet of said Lot 28; Thence South along the West line of the East 32 feet of said Lot 28 to the North line of Lot 27; Thence East to the West line of the East 31 feet of said Lot 27; Thence South along the West line of the East 31 feet of said Lot 27 to the North line of Lot 26; Thence East to the West line of the East 30 feet of said Lot 26; Thence South along the West line of the East 30 feet of said Lot 26 to the North line of Lot 25; Thence East to the West line of the East 29 feet of said Lot 25; Thence South along the West line of the East 29 feet of said Lot 25 to the South line of said Lot 25 also being the North line of Lot 12 in Weston's Subdivision; Thence East to the West line of the East 28 feet of said Lot 12; Thence South along the West line of the East 28 feet of said Lot 12 to the North line of Lot 11; Thence East to the West line of the East 27 feet of said Lot 11; Thence South along the West line of the East 27 feet of said Lot 11 to the North line of Lot 10; Thence East to the West line of the East 26 feet of said Lot 10; Thence South along the West line of the East 26 feet of said Lot 10 to the North line of Lot 9; Thence East to the West line of the East 25 feet of said Lot 9; Thence South along the West line of the East 25 feet of said Lot 9 to the South line of Lot 9 also being the North line of Lot 4 in Assessor's Division of Lots 5, 6, 7 and 8 in Weston and Gibbs' Subdivision; Thence East to the East line of the West 4 feet of said Lot 4; Thence South along the East line of the West 4 feet of said Lot 4 to the North line of 30th Street; Thence South to the Northeast corner of Lot 65 in R.S. Thomas' Subdivision of Block 99 in Canal Trustees Subdivision; Thence South along the East line of said Lot 65, its extension to the Northeast corner of Lot 70 and the East line of Lot 70 to a point 70.0 feet North of 31st Street; Thence West 4.0 feet; Thence South parallel with the East line of Lot 70 to the North line of 31st Street; Thence East along the North line of 31st Street to the centerline of vacated Indiana Avenue; Thence North along the centerline of vacated Indiana Avenue to the North line The South 50 Feet of 29th Street; Thence East along the North line of The South 50 Feet of 29th Street to the West line of Prairie Avenue; Thence North along the West line of Prairie Avenue to the South line of 26th Street; Thence East along the South line of 26th Street to the West line of Dr. Martin Luther King Drive; Thence North along the West line of Dr. Martin Luther King Drive to the North line of 25th Street as extended West; Thence East along said extended line and the North line of 25th Street to the Easterly line of Lake Park Avenue; Thence continuing Easterly along the Easterly extension of the North line of 25th Street to the Westerly line of Lake Shore Drive; Thence Southerly along the Easterly line of Lake Shore Drive to the North line of the Southeast Quarter of Section 27, Township 39 North, Range 14; Thence continuing Southerly along the West line of Lake Shore Drive to the South line of Section 27, said line also being the Easterly extension of the centerline of 31st Street; Thence West along the centerline of 31st Street to the West line of Lot 13 in Chicago Land Clearance Commission No. 2 recorded as document 17511645 as extended South; Thence North along said line to the South line of 30th Street; Thence West to the West line of Vernon Avenue; Thence North along the West line of Vernon Avenue to the North line of 29th Place; Thence East to the center line of Cottage Grove Avenue; Thence North along the center line of Cottage Grove Avenue to the South line of 29th Street; Thence West along the South line of 29th Street to the West line of Vernon Avenue; Thence North and Northeast along the West line of Vernon Avenue to the West line of Ellis Avenue; Thence North along the West line of Ellis Avenue to the South line of 26th Street; Thence West along the South line of 26th Street to the East line of Dr. Martin Luther Ling Drive; Thence South along the East line of Dr. Martin Luther King Drive to the intersection with the South line of 31st Street as extended East; Thence West along the South line of 31st Street to the Northeast corner of Lot 2 in Block 2 in Loomis and Laflin's Subdivision; Thence South along the East line of Lots 2, 3, 6 and 7 to a point 17.0 feet North of the Southeast corner of Lot 7 in Block 2 in Loomis and Laflin's Subdivision; Thence West parallel with the South line of Lot 7 in Loomis and Laflin's Subdivision and its extension to

a point on the West line Giles Avenue; Thence South along the West line of Giles Avenue to the Southeast corner of Lot 4 in C. Cleaver's Subdivision; Thence West along the South line of said Lot 4 to the Southwest corner of Lot 4 in C. Cleaver's Subdivision; Thence North along the West line of said Lot 4 to a point of intersection with the Easterly extension of the South line of Lot 1 in Haywood's Subdivision as extended East; Thence West along said extended line and the South line of Lots 1 through 5 in Haywood's Subdivision to the East line of Prairie Avenue; Thence West to the Southeast corner of Lot 6 in Haywood's Subdivision; Thence West along the South line of Lots 6 through 10 and its extension to the Southeast corner of Lot 11 in Haywood's Subdivision; Thence South along the Southerly extension of the East line of said Lot 11 to the Easterly extension of the South line of Lot 16 in Haywood's Subdivision; Thence West along the South line of said Lot 16 and its extension West to the East line of Indiana Avenue; Thence South along the East line of Indiana Avenue to the South line of 32nd Street; Thence West along the South line of 32nd Street to the West line of Michigan Avenue; Thence North along the West line of Michigan Avenue to the Southeast corner of Lot 8 in Block 2 in C.H Walker's Subdivision; Thence West along the South line of said Lot 8 in Block 2 in C.H. Walker Subdivision and its extension West to the Southwest corner of Lot 7 in Block 2 in C.H Walker's Subdivision being the East line of vacated Wabash Avenue; Thence South along the East line of vacated Wabash Avenue being the West line of Block 2 in C.H. Walker's Subdivision to the South line of vacated 32nd Street; Thence East along the South line of vacated 32nd Street to the Northwest corner of Lot 46 in Block 2 in J. Wentworth's Subdivision; Thence South along the East line of Wabash Avenue to the Southwest corner of Lot 1 in J. S. Barnes' Subdivision; Thence East along the South line of said Lot 1 and its extension East to the West line of a vacated 20.0 foot wide alley; Thence North along said centerline of said vacated 20.0 foot alley to the centerline of 34th Street; Thence East to the East line of Michigan Avenue; Thence South along the East line of Michigan Avenue to the Northwest corner of Lot 30 in Block 7 in J. Wentworth's Subdivision; Thence East along the North line of said Lot 30 and its extension East to the East line of a 20.0 foot wide alley, being the Northwest corner of Lot 19 in Block 7 in J. Wentworth's Subdivision; Thence South along the East line of said alley to the Southwest corner of Lot 20 in Block 7 in J. Wentworth's Subdivision; Thence East along the South line of said Lot 20 and its extension East to the East line of Indiana Avenue; Thence North along the East line of Indiana Avenue to the Northwest corner of Lot 39 in Block 1 of Harriet Farlin's Subdivision; Thence East along the North line of said Lot 39 and its extension East to the East line of an 18.0 foot wide alley in said Block 1; Thence South along the East line of said alley to the Southwest corner of Lot 15 in Block 1 in Harriet Farlin's Subdivision; Thence East along the South line of said Lot 15 in Block 1 to the West line of Prairie Avenue; Thence North along the West line of Prairie Avenue to the North line of the South half of Lot 7 in Block 1 in Dyer and Davisson's Subdivision as extended West; Thence East along said extended line to the West line of an 18.0 foot alley; Thence South along the West line of said alley to the South line of said Lot 7; Thence East along the South line of said Lot 7 and its extension West to the West line of Giles Avenue; Thence North along the West line of Giles Avenue to the South line of a vacated 16.0 foot alley in Block 2 in Dyer and Davisson's Subdivision; Thence West along the South line of said alley to the East line of an 18.0 foot alley in said Block 2; Thence South along the East line of said alley to the Westerly extension of the North line of the South 3 feet of Lot 1 in Nellie C. Dodson's Subdivision extended East; Thence West along said extended line to the West line of Prairie Avenue; Thence North along the West line of Prairie Avenue to a point 85.0 feet South of the south line of 33rd Street; Thence West parallel with 33rd Street 124.62 feet to the East line of 16.0 foot alley; Thence North along the East line of said alley to the South line of 33rd Street; Thence East along the South line of 33rd Street to the West line of 14.0 foot alley, being the Northeast corner

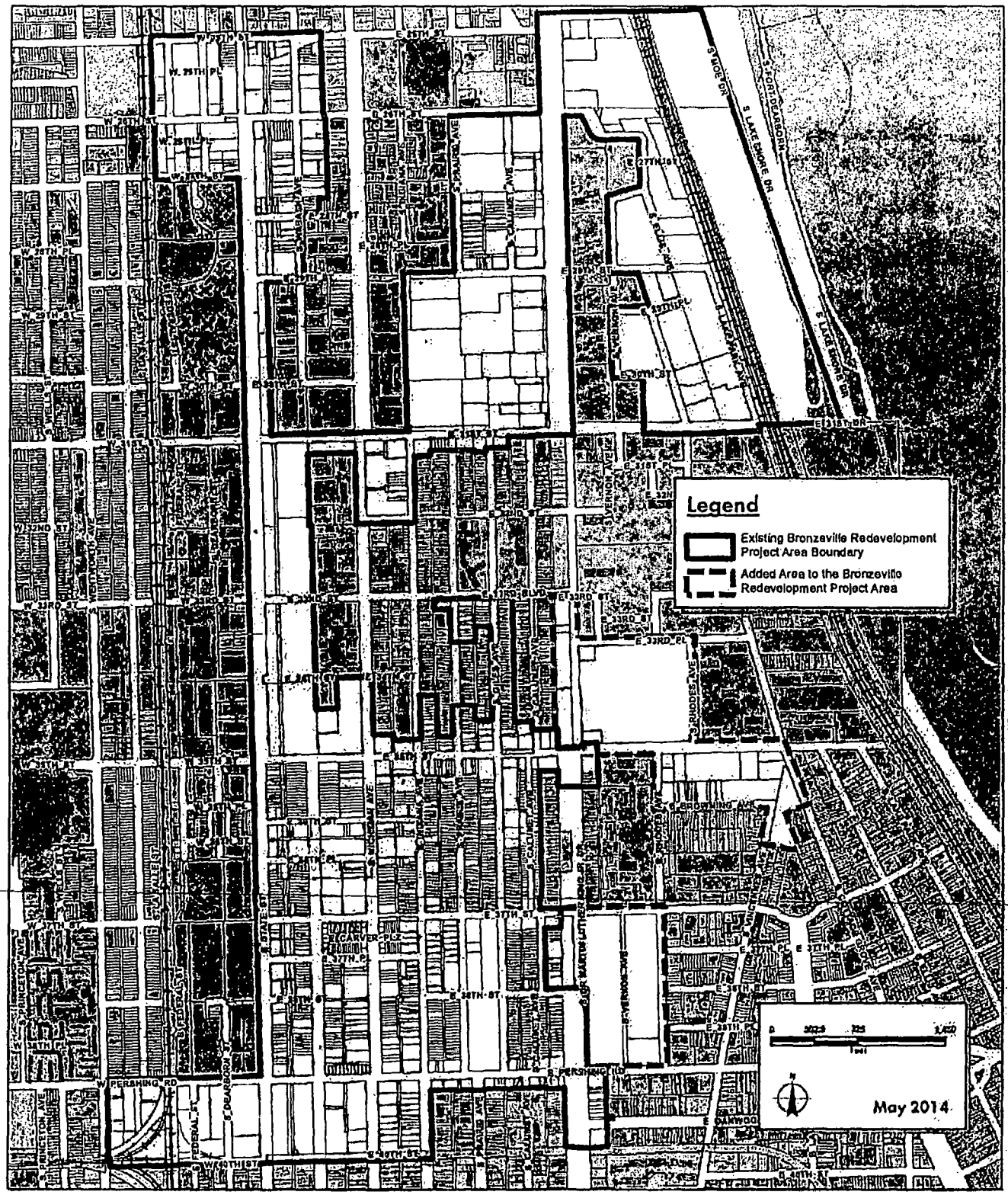
of Lot 1 in Fuller, Frost and Cobb's Subdivision; Thence South along the West line of said alley to the North line of Lot 15 in Francis J. Young's Subdivision extended West; Thence East along the North line of said Lot 15 to the West line of Calumet Avenue; Thence South along the West line of Calumet Avenue to the North line of Lot 23 in Fowler's Subdivision extended West; Thence East along said extended line and North line of Lots 23 to 19 in said Fowler's Subdivision and its extension East to the East line of a 16.0 foot alley; Thence North along said East line of the public alley to the South line of the 66 foot wide right of way of 33RD Street; Thence East along said South right of way line of 33RD Street to the West right of way line of Martin Luther King Drive; Thence South along the West right of way line of Martin Luther King Drive to a point of intersection with the Westerly extension of the North right of way line of 33RD Place; Thence East along the North right of way line of 33RD Place to a point of intersection with the Northerly extension of the East right of way line of Rhodes Avenue; Thence South along the East right of way line of Rhodes Avenue to the North right of way line of 35TH Street; Thence East along the North right of way line of 35TH Street to the East right of way line of Cottage Grove Avenue; Thence Southeasterly along the East right of way line of Cottage Grove Avenue to a point of intersection with the Northeasterly extension of a line being 300 feet Northwesterly of the center line of vacated 36TH Street; Thence Southwesterly along said extension line to a point being 150 feet Westerly of the West line of Cottage Grove Avenue; Thence Southeasterly on a line being parallel with the West right of way line of Cottage Grove Avenue to the center line of vacated 36TH Street; Thence Southwesterly along the center line of vacated 36TH Street to an angle point; Thence Westerly along the center line of vacated 36TH Street to the Westerly right of way line of Vincennes Avenue; Thence Northerly along the Westerly right of way line of Vincennes Avenue to the South right of way line of Browning Avenue; Thence West along the South right of way line of Browning Avenue to the West right of way line of Rhodes Avenue; Thence North along the West right of way line of Rhodes Avenue to the South right of way line of 35TH Street; Thence West along the South right of way line of 35TH Street to the center line of a 16.0 foot alley extended North said center line being 132.0 feet East of the East line of Dr. Martin Luther King Drive; Thence south along the center line of the 16.0 foot alley to the Easterly extension of the South line of Lot 1 in Loomis' Resubdivision of Lots 1 and 4 in Block 1 of Ellis' West Addition to Chicago in the SE ¼ of Section 34 aforesaid; Thence West along the Easterly extension of the South line of Lot 1 in Loomis' Resubdivision to the West line of Dr. Martin Luther King Drive; Thence North along the West line of Dr. Martin Luther King Drive to a point 120.0 feet South of the South line of 35th Street; Thence West parallel with 35th Street to the East line of a 16.0 foot alley, being 70.0 feet East of the East line of Calumet Avenue; Thence South along the East line of said alley to the North line of Lot 2 in D. Harry Hammer's Subdivision; Thence West along the North line of said Lot 2 to the East line of Lot 24 in W. D. Bishopp's Subdivision; Thence South along the east line of said Lot 24 to the North line of 37th Street; Thence East along the North line of 37th Street to The East right of way line of Rhodes Avenue; Thence South along the East right of way line of Rhodes Avenue to the North right of way line of Pershing Road; Thence West along the North line of Pershing Avenue to the East line of an alley extended North, said line being the West line of Lot 17 in Block 1 in Bowen and Smith's Subdivision; Thence South along the east line of said alley to the North line of Oakwood Boulevard; Thence East along the North line of Oakwood Boulevard to the Southeast corner of Lot 1 in Subdivision of Lot 32 in Block 1 in Bowen and Smith's Subdivision of the Northeast ¼ of said Section 3; Thence South along the Southerly extension of said Lot 1 a distance of 25 feet; Thence West along a line being 25 feet South of and parallel with the North line of Oakwood Boulevard to the Northerly extension of the West line of Lot 16 in Bowen & Smith's Subdivision; Thence South to the Northeast corner of Lot 16 in Bowen & Smith's Subdivision; Thence South

along the East line of Lots 16, 17, and 18 in Bowen & Smith's Subdivision to the South line of Lot 18 in Block 2 in Bowen and Smith's Subdivision aforesaid; Thence West along said South line to the West line of Dr. Martin Luther King Drive; Thence North along the West line of Dr. Martin Luther King Drive to the Southeast corner of Lot 1 in Wallace R. Martin's Subdivision; Thence West along the South line of Lots 1 through 3 in Wallace R. Martin's Subdivision to the East line of a 16.0 foot alley; Thence North along the East line of said 16.0 foot alley to the South line of Lot 66 in Circuit Court Partition per document 1225139 extended East; Thence West along the South line of Lots 66 through 70 in Circuit Court Partition and its extension West to the West line of Calumet Avenue; Thence West along the North line of a 16.0 foot alley to the East line of Prairie Avenue; Thence South along the East line of Prairie Avenue to the South line of Lot 3 in Springer's Subdivision extended East; Thence West along said extended line and South line of said Lot 3 to the Southwest corner of Lot 3; Thence North along the West line of Lot 3 to the Southeast corner of Lot 4 in Springer's Subdivision; Thence West along the South line of Lots 4 through 7 in Springer's Subdivision to the East line of Indiana Avenue; Thence South along the East line of Indiana Avenue to the North line of 40th Street; Thence West along the North line of 40th Street and its extension West to the centerline line of State Street; Thence South along the centerline of State Street to the South line of 40th Street; Thence West along the South line of 40th Street to the East line of Block 4 in Pryor's Subdivision; Thence North along said East line to the North line of the U.S. Yards Railroad Right of Way running through said Block 4 in Pryor's Subdivision; Thence West along said North line to the East line of Wentworth Avenue; Thence North along East line of Wentworth Avenue to the place of beginning, all in Cook County, Illinois.

Exhibit 2 – Map Legend

These maps are to be deleted and replaced with the following:

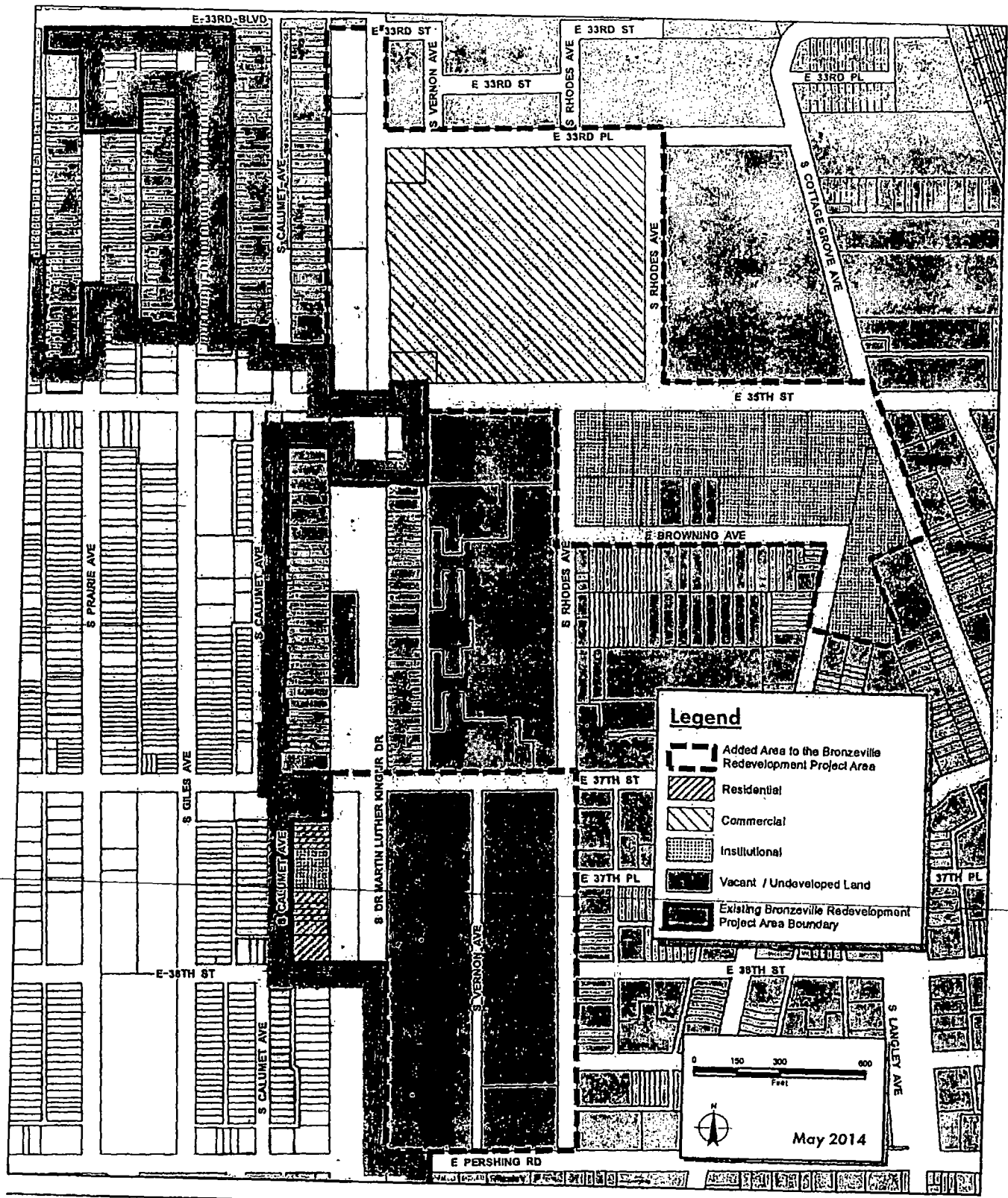
- Amended Map 1 – Amended Redevelopment Project Boundary
- Amended Map 2 – Amended Land Uses
- Amended Map 3 – Amended Proposed Land Uses
- Amended Map 4 – Amended Map with Schools, Parks and Other Public Facilities



Map 1
Redevelopment Project Area Boundary Amendment No. 3

Amendment to Bronzeville Redevelopment Project Area
City of Chicago, Illinois

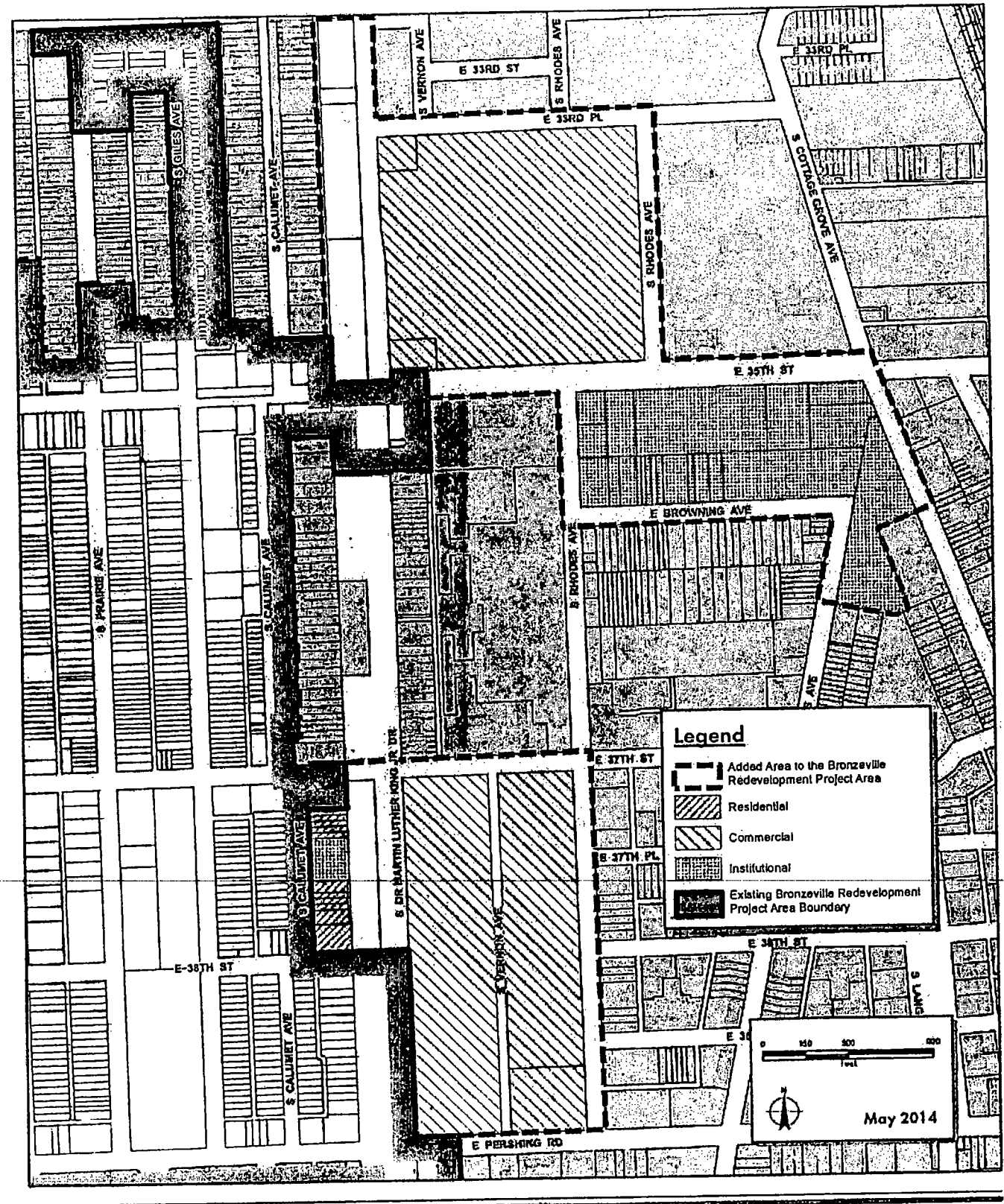
Ernest R. Sawyer Enterprises, Inc.



Map 2
Land Uses Amendment No. 3

Amendment to Bronzeville Redevelopment Project Area
City of Chicago, Illinois

Robert B. Sawyer Enterprises, Inc.



Map 3
Proposed Land Uses Amendment No. 3

Amendment to Bronzeville Redevelopment Project Area
City of Chicago, Illinois

Ernest R. Sawyer Enterprises, Inc.

Exhibit 3 - Bronzeville Added Area Eligibility Report

Bronzeville Tax Increment Finance Program

Redevelopment Plan and Project Amendment No. 3

Added Area Eligibility Report

City of Chicago
Rahm Emanuel, Mayor

May 2, 2014

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EXHIBITS

Eligibility Report Exhibit A, Added Area Boundaries.

Eligibility Report Exhibit B, Existing Land Uses.

Eligibility Report Exhibit C, Existing Conditions Map C

I. Introduction

On November 4, 1998 the City Council of the City of Chicago (the "City") adopted ordinances approving the Bronzeville Tax Increment Finance Redevelopment Plan and Project. That Plan was Amended July 29, 2003 and amended most recently by an ordinance adopted on December 7, 2005 (the "Original Plan") and designating the Bronzeville Redevelopment Project Area (the "Redevelopment Project Area"). In an effort to reenergize economic development activity within the larger community, the City of Chicago proposed an amendment to the Bronzeville TIF to expand the boundaries.

Ernest R. Sawyer Enterprises **("the Consultant")** has been engaged to determine whether approximately 68.7 acres of land located on the south side of the City and adjacent to the Bronzeville TIF qualifies for designation as redevelopment project area based on findings for a **"conservation area,"** and/or a **"blighted area"** within the requirements set forth in the Tax Increment Allocation Redevelopment Act (the **"Act"**). The Act is found in Illinois Compiled Statutes, Chapter 65, Act 5, Section 11-74.4-1 *et. seq.* as amended. The area examined in this Eligibility Report is divided into two sections along the eastern boundary of the Redevelopment Project Area. It is generally bounded by 33rd Place on the north; Cottage Grove on the east; Pershing Road on the south; and the existing Redevelopment Project Area boundary on the west (hereafter referred to as the **"Added Area"**). The eligibility findings for the Added Area are documented and summarized in this report entitled, the Bronzeville *Tax Increment Finance Program Redevelopment Plan and Project Amendment No. 3 Added Eligibility Report.* The boundaries of the Added Area are shown on the following map: ***Eligibility Report Exhibit A, Added Area Boundaries.***

The findings and conclusions presented in this report are based on surveys, documentation, and analyses of properties and conditions related to the Added Area as conducted by the Consultant. The Eligibility Report summarizes the analyses and findings of the Consultant's work. The City is entitled to rely on the findings and conclusions of this Eligibility Report in designating the improved portions of the Added Area as a conservation area and the vacant tax parcels as a blighted area under the Act. The Consultants have prepared this Eligibility Report and the related Amendment No. 3 to the Redevelopment Plan and Project with the understanding that the City would rely on (i) the findings and conclusions of this Eligibility Report and the related Amended Redevelopment Plan, and (ii) the fact that the Consultants have obtained the necessary information so that the Eligibility Report and related Amended Redevelopment Plan will comply with the Act. The determination of whether the Added Area qualifies for designation as a redevelopment project area based on findings of the improved portions of the area as a conservation area and the vacant portions of the area as a blighted area, pursuant to the Act is made by the City of Chicago after careful review and consideration of the conclusions contained in this Eligibility Report.

Following this introduction, Section II presents background information of the Added Area including the geographic location, description of current conditions and area data; Section III documents the building condition assessment and qualifications of the Added Area as a combination conservation area and vacant blighted area under the Act; and Section IV, Summary and Conclusions, documents the findings of the Eligibility Report.

II. Background Information

A. The Location and Size of the Added Area

The Added Area is located on the south side of the City. The Added Area can be separated into two sections: a commercial, institutional section and a residential section. The Added Area contains a total of 23 buildings on 45 tax parcels located in the Douglas community area. There are 38 improved tax parcels and 7 vacant tax parcels. Three of the improved tax parcels make up Right of Way along Martin Luther King, Jr. Drive. The total land area including all Right of Ways is approximately 68.7 acres.

The Added Area is a mix of Commercial/Institutional and Residential, with the commercial hub concentrated in the Lake Meadows Shopping Center located between Martin Luther King, Jr. Drive and Rhodes Avenue and between 33rd Place and 35th Street. The Added Area contains approximately 17.04 acres of vacant land. Existing land uses are illustrated in ***Eligibility Report Exhibit B, Existing Land Uses.***

Residential

The residential section of the Added Area predominately consists of modest single family homes situated along Martin Luther King, Jr. Drive south of 37th Street and North of 38th Street Road and one high rise apartment building on two parcels. Although many of the structures located in the residential area appear on the exterior to be in fair condition, we noted deterioration and signs of deferred maintenance which are apparent throughout the area. This can be viewed as an emerging lack of maintenance and investment in the area. The area also suffers from widespread street, curb, and gutter disrepair. Most of the streets in the Added Area have large potholes, crumbling sidewalks and pavement, and broken curbs. The level of disrepair of the infrastructure goes beyond what would be considered normal wear and was consistent throughout the entire area.

Commercial

The commercial areas of the Added Area are characterized by deteriorating commercial and institutional property. The commercial areas contain deteriorated buildings, site, and infrastructure. Commercial activity in the Added Area is fairly high with the commercial hub concentrated in the Lake Meadows Shopping Center located between Martin Luther King, Jr. Drive and Rhodes Avenue and between 33rd Place and 35th Street. The shopping center, although predominately located on one tax parcel, makes up 16 acres of the Added Area. The shopping center has excessive vacancies with approximately 30% of the commercial units in the Added Area unoccupied.

Institutional

The area to the south and east of this commercial hub includes two Chicago Public School buildings: the Chicago High School for the Arts at 521 East 35th Street and the James R. Doolittle Elementary School at 535 East 35th Street and a portion of Ellis Park.

Transportation

Street System

Local - For residents and visitors who choose to drive into, out of, and around the Added Area, there are many major thoroughfares linking the Added Area to other parts of the City. Within the Added Area, the major thoroughfares include north-south routes: Martin Luther King, Jr. Drive, Rhodes Avenue, and Cottage Grove Avenue; and east-west routes: 35th Street and 37th Street.

Public Transportation

The Chicago Transit Authority (CTA) Buses services a few stops in close proximity to the Added Area. There are three (3) bus lines with stops within the Added Area.

Pedestrian Transportation

Pedestrian traffic in the Added Area is concentrated along the major arterial streets. Martin Luther King, Jr. Drive and 35th Street have the largest concentrations of pedestrian traffic. The higher concentration of pedestrian traffic along these streets is associated with commuters utilizing the CTA bus lines along this route. Concentration of pedestrian traffic is also associated with schools located within the Added Area as well as its close proximity to downtown Chicago. Most pedestrian traffic around schools is present during the peak periods before and after school hours.

There are sidewalks on all of the streets within the Added Area that connect pedestrians from north to south and east to west. The major thoroughfares provide crosswalks at intersections for pedestrian safety.

B. 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).

III. Qualification of the Added Area

A. Illinois Tax Increment Allocation Redevelopment Act

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

As set forth in the Act a conservation area is:

> *"**conservation** area means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of three (3) or more of the following factors is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area:*
>
> *(1) Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.*
>
> *(2) Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.*
>
> *(3) Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.*
>
> *(4) Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.*
>
> *(5) Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.*
>
> *(6) Excessive vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.*

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

(8) Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are:

(i) of insufficient capacity to serve the uses in the redevelopment project area,

(ii) deteriorated, antiquated, obsolete, or in disrepair, or

(iii) lacking within the redevelopment project area.

(9) Excessive land coverage and 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 (1) or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

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

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

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

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

As set forth in the Act, a blighted area is:

"any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where:

...

*(2) If **vacant**, the sound growth of the redevelopment project area is impaired by a combination of two (2) or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:*

(A) Obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-way for streets or alleys or that crated inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easement for public utilities.

(B) Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.

(C) Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last five (5) years.

(D) Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.

(E) 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.

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

(3) If vacant, the sound growth of the redevelopment project area is impaired by one of the following factors that (i) is present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

(A) The area consists of one or more unused quarries, mines, or strip mine ponds.

(B) The area consists of unused rail yards, rail tracks, or railroad rights-of-way.

(C) The area, prior to its designation, is subject to chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency.

(D) The area consist of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.

(E) Prior to the effective date of this amendatory Act of the 91st General Assembly, the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within five (5) years prior to the designation of the redevelopment project area), and the area meets at least one (1) of the factors itemized in paragraph (1) of this subsection, the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982,, and the area has not been developed for that designated purpose.

(F) The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area."

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

B. Survey, Analysis and Distribution of Eligibility Factors

A parcel-by-parcel analysis of the Added Area was conducted to identify the presence of TIF eligibility factors. The condition of each parcel and structure in the Added Area was documented. Field survey data was compiled and analyzed to investigate the presence and distribution of each of the TIF eligibility factors. That data is presented in two tables: **Table 1 – Conservation Factors Matrix for Improved Land**, and **Table 3 – Blighting Factors Matrix**

for Vacant Land. The conditions recorded in **Tables 1 and 3** are depicted graphically in the ***Eligibility Report, Exhibit C– Existing Conditions Map.***

The improved portion of the Added Area contains 23 structures located on 38 tax parcels. This portion of the Added Area is characterized by the following conditions:

- the predominance of buildings that are 35 years of age or older (100% of buildings)[1];
- deteriorated buildings (100% of buildings);
- excessive vacancies (1% of improved parcels);
- inadequate utilities (100% of improved parcels);
- lack of community planning (1% of improved parcels); and
- declining EAV

The vacant portion of the Added Area, which constitutes approximately 24% of net land area, is characterized by the following conditions:

- obsolete platting (100% of vacant parcels).
- deterioration of structures or site improvements in neighboring areas (100% of vacant parcels).

C. Evaluation Procedure

The Consultant conducted exterior surveys of observable conditions on all properties, buildings, and public and private improvements located in the Added Area. These inspectors have been trained in TIF survey techniques and have extensive experience in similar undertakings.

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

D. Investigation and Analysis of Factors

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

1. Contacts with local individuals knowledgeable as to Added Area conditions and history, age of buildings and site improvements, methods of construction, real estate records and related items, and other information related to the Added Area was used. In addition, aerial photographs, Sidwell block sheets, City utility atlases, electronic permitting data, etc. were also utilized.

2. Inspection and research as to the condition of local buildings, streets, utilities, etc.

[1] This is 100% greater than the statutory requirement. Under the Tax Increment Allocation Redevelopment Act, for designation of an area as a Conservation Area, 50% or more of the buildings must be 35 years of age or older.

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

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

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

i. There exists in many Illinois municipalities areas that are conservation or blighted areas, within the meaning of the TIF statute.

ii. The eradication of blighted areas and the treatment of conservation areas by redevelopment projects are essential to the public interest.

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

Table 1 – Conservation Factors Matrix for Improved Land, provided on the following page documents the conditions in the Added Area.

TABLE 1. CONSERVATION FACTORS MATRIC FOR IMPROVED LAND

	PIN NO.	Building 35 Years Age or more	Dilapidation	Obsolescence	Deterioration	Structures below min code standards	Illegal use of structures	Excessive vacancies	Lack of ventilation, light or sanitary facilities	Inadequate utilities	Excessive land coverage	Deleterious land use or layout	Lack of community planning	EPA remediation costs
1	17-34-123-051	0			X					X				
2	17-34-123-055	0			X					X				
3	17-34-216-043	1			X					X				
4	17-34-216-044	0			X					X				
5	17-34-216-045	3			X			X		X			X	
6	17-34-319-003	1			X					X				
7	17-34-319-004	1			X					X				
8	17-34-319-005	1			X					X				
9	17-34-319-006	1			X					X				
10	17-34-319-012	1			X					X				
11	17-34-319-013	1			X					X				
12	17-34-319-014	1			X					X				
13	17-34-319-015	1			X					X				
14	17-34-319-016	1			X					X				
15	17-34-319-017	1			X					X				
16	17-34-319-018	2			X					X				
17	17-34-319-019	0			X					X				
18	17-34-319-021-1001	1			X					X				
19	17-34-319-021-1002	0			X					X				
20	17-34-319-021-1003	0			X					X				
21	17-34-319-021-1004	0			X					X				
22	17-34-402-069	1			X									
23	17-34-402-003	1			X					X				
24	17-34-402-004	1			X					X				
25	17-34-402-032	0			X									
26	17-34-402-033	0			X									
27	17-34-402-034	0			X									
28	17-34-402-035	0			X									
29	17-34-402-036	0			X									
30	17-34-402-061	2			X									
31	17-34-402-067	0			X					X				
32	17-34-402-068	0			X					X				
33	17-34-402-070	0			X									
34	17-34-402-071	0			X									
35	17-34-402-072	0			X									
36	17-34-402-076	0			X					X				
37	17-34-402-077	1			X					X				
38	17-34-405-032	0			X					X				
		23			38			1		28			1	

E. Eligibility Factors – Improved Added Area

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

The report stated below details conditions that cause the Added Area to qualify under the Act as a conservation area, per surveys and research undertaken by the Consultant in March 2014:

Age of Structures

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

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

Summary of Findings Regarding Age:

There are 23 buildings in the Added Area (including accessory structures such as garages and secondary buildings). Of these buildings, 23 (100%) are 35 years of age or older as determined by field surveys and local research. In many instances buildings are significantly older than 35 year of age. The Added Area meets the threshold requirement for a conservation area in that more than 50% of the structures in the Added Area exceed 35 years of age.

1. Dilapidation

Dilapidation as a factor is based upon the documented presence and reasonable distribution of buildings in an advanced state of disrepair. In order for a building to be classified as dilapidated, as the term is defined in the Act, major defects to the primary structural components of the building must be evident, or evident structural defects must be so extensive that the buildings must be removed. A small number of structures in Added Area have such critical defects in primary structural components, such as leaning or bowing load-bearing walls, severely sagging roofs, damaged floor structures, or foundations exhibiting major cracks or displacement.

Summary of Findings Regarding Dilapidation:

This factor was not documented in the Added Area.

2. Obsolescence

An obsolete building or improvement is one which no longer serves its intended use. The Act defines obsolescence as *"the condition or process of falling into disuse. Structures have become ill-suited for the original use."* Obsolescence, as a factor, is based upon the documented presence and reasonable distribution of buildings and other site improvements evidencing such obsolescence. Examples include:

a. **Functional Obsolescence:** Structures are typically built for specific uses or purposes, and their design, location, height and space arrangement are each intended for a specific occupancy at a given time. Buildings are obsolete when they contain characteristics or deficiencies that limit the use and marketability of such buildings. The characteristics may include loss in value to a property resulting from an inherent deficiency existing from poor design or layout, improper orientation of the building on site, etc., which detracts from the overall usefulness or desirability of a property. Obsolescence in such buildings is typically difficult and expensive to correct.

b. **Economic Obsolescence:** Economic obsolescence is normally a result of adverse conditions that cause some degree of market rejection, and hence, depreciation in market values. Typically, buildings classified as dilapidated and buildings that contain vacant space are characterized by problem conditions, which may not be economically curable, resulting in net rental losses and/or depreciation in market value.

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

Summary of Findings Regarding Obsolescence:

This factor was not documented in the Added Area.

3. Deterioration

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

Summary of Findings Regarding Deterioration:

Throughout the Added Area, deteriorating conditions were recorded on all (100%) of the

23 buildings in the Added Area. Buildings with some major or minor defects (e.g., damaged door frames, broken window frames and muntins, dented or damaged metal siding, gutters and downspouts damaged, weathered fascia materials, cracks in masonry walls, spalling masonry surfaces, etc.) were observed in the Added Area. In addition, site improvements like roadways and off-street parking areas also evidenced deterioration such as cracking on paved surfaces, potholes, depressions, loose paving materials and weeds protruding through the surface. Therefore, this factor is a supporting factor for Added Area conservation area eligibility.

4. Presence of Structures Below Minimum Code Standards

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

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

Considering the age of buildings in the Added Area, it is certain that many of the buildings are below the minimum code standards currently in force by the City of Chicago. However, in order to substantiate these conditions both interior and exterior inspections of the properties by qualified professionals would be required. Therefore, this factor cannot be verified as present for this Eligibility Study.

5. Illegal Use of Individual Structures

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

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

Summary of Findings Regarding Illegal Use of Individual Structures:

This factor was not documented in the Added Area.

6. Excessive Vacancies

Establishing the presence of this factor requires the documenting of the presence of unoccupied or underutilized buildings that represent an adverse influence on the Area because of the frequency, extent, or duration of such vacancies. It

includes properties which evidence no apparent effort directed toward occupancy or utilization and partial vacancies.

Summary of Findings Regarding Excessive Vacancies:

During the field investigation of the commercial areas within the Added Area, it was observed that the property suffers from excessive vacancies with approximately 30% of the commercial units unoccupied. The shopping center, although predominately located on one tax parcel, makes up approximately 16 acres of the improved land within the Added Area. Once all rights of way are excluded, the amount of improved land within the Added Area is approximately 33.9 acres. Therefore, this one tax parcel makes up 47% of the improved land within the Added Area. Without intervention, vacancies are likely to persist and begin to negatively impact surrounding properties. Therefore, this factor is a supporting factor for Added Area conservation area eligibility.

7. Lack of Ventilation, Light or Sanitary Facilities

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

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

The exterior field survey of buildings in the Added Area did not result in documentation of structures without adequate mechanical ventilation, natural light and proper window area ratios in the Added Area. This factor was not documented in the Added Area.

8. Inadequate Utilities

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

Summary of Findings Regarding Inadequate Utilities:

The Bureau of Engineering Services in the City's Department of Water Management provided the consultant with data on the condition of sanitary sewer mains and water lines in the Added Area. Many of the water mains serving the Added Area are deficient in terms of age. The projected service life of water mains is 100 years. Some sections of water line in the Added Area are more than 100 years old, while others are only 47 years old.

Sanitary sewer data was also reviewed by the Consultant. Many sections of sewer line also exceed 100 years of age. On a whole, the majority of the Added Area is served by sewer lines that exceed their expected service life.

These deficient utilities are distributed throughout the Improved portions of the Added Area and present on 38 (100%) of the improved parcels. Therefore, this factor is a supporting factor for Added Area conservation area eligibility.

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

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

Summary of Findings Regarding Excessive Land Coverage and Overcrowding of Structures and Community Facilities:

This factor was not documented in the Added Area.

10. Deleterious Land Use or Layout

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

Summary of Findings Regarding Deleterious Land Use or Layout:

This factor was not documented in the Added Area.

11. Lack of Community Planning

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

1. Streets, alleys, and intersections that are too narrow or awkwardly configured to accommodate traffic movements.

2. Inadequate street and utility layout.

3. Tracts of land that are too small or have awkward configurations that would not meet contemporary development standards.

4. Properties lack adequate access to public streets.

5. Industrial land use and zoning adjacent to or within heavily developed residential areas without ample buffer areas.

6. Commercial and industrial properties that are too small to adequately accommodate appropriate off-street parking and loading requirements.

7. The presence of deteriorated structures, code violations and other physical conditions that are further evidence of an absence of effective community planning.

Summary of Findings Regarding Lack of Community Planning:

Lack of community planning was observed on one improved tax parcel within the Added Area. However, that one tax parcel makes up approximately 36% of the improved land within the Added Area. Therefore, this factor is a supporting factor for Added Area conservation area eligibility.

12. Environmental Remediation Costs

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

Summary of Findings Regarding Environmental Remediation Costs:

This factor was not identified in the Added Area.

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

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

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

Analysis of historic EAV for the Added Area indicated that the presence of this factor does exist. Over a five years period between 2007 AND 2012, the growth rate of the total equalized assessed valuation (EAV) of the Added Area has increased at an annual rate that is less than the balance of the municipality for three of the last five years. These figures are shown below in ***Eligibility Report Table 2. Growth of Added Area vs. City of Chicago****.*

		2007	2008	2009	2010	2011	2012
1	17-34-123-051	$0	$0	$0	$0	$0	$0
2	17-34-123-055	$0	$0	$0	$0	$0	$0
3	17-34-216-043	$451,316	$472,692	$362,963	$355,413	$319,937	$308,330
4	17-34-216-044	$146,990	$153,952	$171,080	$165,776	$149,228	$140,939
5	17-34-216-045	$10,583,781	$11,085,077	$18,231,961	$13,645,404	$12,283,345	$11,625,225
6	17-34-319-003	$92,323	$103,928	$127,856	$124,781	$62,215	$65,850
7	17-34-319-004	$69,692	$80,224	$97,360	$98,919	$91,448	$75,476
8	17-34-319-005	$86,482	$97,810	$107,916	$109,255	$100,752	$81,721
9	17-34-319-006	$4,369	$3,369	$2,869	$2,869	$2,869	$869
10	17-34-319-012	$80,658	$91,709	$97,435	$95,405	$52,863	$51,563
11	17-34-319-013	$21,634	$22,658	$26,893	$26,334	$23,705	$14,926
12	17-34-319-014	$21,634	$22,658	$26,893	$26,334	$23,705	$14,926
13	17-34-319-015	$24,941	$26,687	$89,950	$30,554	$74,183	$66,737
14	17-34-319-016	$163,228	$181,857	$169,909	$169,958	$155,396	$123,673
15	17-34-319-017	$3,069,868	$2,543,975	$4,045,610	$2,475,908	$2,228,767	$2,069,071
16	17-34-319-018	$0	$0	$0	$0	$0	$0
17	17-34-319-019	$0	$0	$0	$0	$0	$0
18	17-34-319-021-1001	$46,159	$48,346	$58,235	$57,024	$51,332	$35,151
19	17-34-319-021-1002	$50,180	$52,294	$62,108	$60,168	$43,861	$30,019
20	17-34-319-021-1003	$52,697	$55,193	$66,482	$65,099	$58,601	$40,128
21	17-34-319-021-1004	$53,195	$55,451	$65,890	$65,887	$58,712	$37,317
22	17-34-402-003	$0	$0	$0	$0	$0	$0
23	17-34-402-004	$0	$0	$0	$0	$0	$0
24	17-34-402-032	$0	$0	$0	$0	$0	$0
25	17-34-402-033	$0	$0	$0	$0	$0	$0
26	17-34-402-034	$0	$0	$0	$0	$0	$0
27	17-34-402-035	$0	$0	$0	$0	$0	$0
28	17-34-402-036	$0	$0	$0	$0	$0	$0
29	17-34-402-061	$0	$0	$0	$0	$0	$0
30	17-34-402-067	$0	$0	$0	$0	$0	$0
31	17-34-402-068	$0	$0	$0	$0	$0	$0
32	17-34-402-069	$0	$0	$0	$0	$0	$0
33	17-34-402-070	$0	$0	$0	$0	$0	$0
34	17-34-402-071	$0	$0	$0	$0	$0	$0
35	17-34-402-072	$0	$0	$0	$0	$0	$0
36	17-34-402-076	$0	$0	$0	$0	$0	$0
37	17-34-402-077	$0	$0	$0	$0	$0	$0
38	17-34-405-032	$0	$0	$0	$0	$0	$0
	Total	$15,019,147	$15,097,880	$23,811,410	$17,575,088	$15,780,919	$14,781,921
	Percentage Change		1%	58%	-26%	-10%	-6%
	City EAV	$73,645,316,037	$80,977,543,020	$84,586,807,689	$82,087,170,083	$75,122,913,910	$65,250,387,267
	Percentage Change		9.96%	4.46%	-2.96%	-8.48%	-13.14%

Declining or Lagging Equalized Assessed Valuation as a factor is present in the improved parcels of the Added Area. Therefore, this factor is a supporting factor for Added Area conservation area eligibility.

F. Conclusion of Investigation of Eligibility Factors for the Improved Portion of the Added Area

The Improved tax parcels within the Added Area meet the requirements of the TIF Act for designation as a conservation area within the requirements of the Act.

Conclusion of Investigation of Eligibility Factors for the Improved Portion of the Added Area:

The presence of excessive building vacancies in the commercial buildings; deteriorated structures; deteriorated site improvements and public rights-of-way; inadequate utilities; and a lack of community planning are all indications of detrimental conditions in the Added Area. Furthermore, these conditions are present to a meaningful extent and reasonably distributed throughout the improved portions of the Added Area. The presence of these TIF eligibility factors underscores the lack of private investment in the Added Area.

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

G. Analysis of Undeveloped or Vacant Property

For the purpose of qualification for TIF, the term "vacant land" is defined in the TIF Act as follows:

> *Any parcel or combination of parcels of real property without industrial, commercial, and residential buildings which has not been used for commercial agricultural purposes within five (5) years prior to the designation of the redevelopment project area.*

Approximately 17.04 acres of the 68.7 acre Added Area are considered vacant by this definition. Vacant land is identified in the ***Eligibility Report, Exhibit B - Existing Land Use Map.*** The blighting factors present on vacant parcels are summarized on ***Eligibility Report, Table 3 –*** **Blighting Factors Matrix for Vacant Land** on the following page.

	Table 3. Blighting Factors Matrix for Vacant Land							
	PIN NO.	Obsolete Platting	Diversity of Ownership	Tax Delinquencies	Deterioration in Neighboring areas	EPA remediation costs	Declining or Sub-par EAV Growth	
1	17-34-402-041	X			X			
2	17-34-402-073	X			X			
3	17-34-402-074	X			X			
4	17-34-402-075	X			X			
5	17-34-411-011	X			X			
6	17-34-412-013	X			X			
7	17-34-412-014	X			X			
		7			7			

Using GIS software the Consultant evaluated the Added Area's vacant land in terms of the conditions listed in **Table 3** during field surveys and subsequent analyses. The data was processed by Parcel Identification Number for each of the factors relevant to making a finding of eligibility.

Vacant Blighted Area Category 1 Factors:

Vacant land within the Added Area may qualify for designation as part of a redevelopment project area, if the sound growth of the redevelopment project area is impaired by a combination of two (2) of six (6) factors listed in section 11-74.4-3(a)(2) of the Act, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains. The Category 1 factors include:

a. Obsolete Platting

This factor is present when the platting of vacant land results in parcels of limited or narrow size or configuration of parcels in irregular size or shape that would be difficult to develop on a planned basis, in a manner compatible with contemporary standards and requirements. Obsolete platting is also evident where there is a failure to create rights-of-way for streets or alleys or where public rights-of-way are of inadequate widths, or easements for public utilities have not been provided.

Summary of Findings Regarding Obsolete Platting

Obsolete Platting as a factor affects seven (100%) of the vacant parcels in the Added Area and is therefore is meaningfully present and reasonably distributed throughout the Added Area.

b. Diversity of Ownership

This factor is present when the number of owners of the vacant land is sufficient in number to retard or impede the assembly of land for development. This factor is not present within the Added Area.

c. Tax and special assessment delinquencies

This factor is not present within the Added Area.

d. Deterioration of structures or improvements in neighboring areas adjacent to the vacant land

As indicated in the above analysis of blighting factors present on improved portions of the Added Area, 100% of buildings exhibited deteriorated right-of-way conditions. It was found that seven (100%) of the vacant parcels are located adjacent to deteriorated buildings or site improvements.

All of the vacant land in the Added Area is adjacent to or near deteriorated buildings and site improvements. These deteriorated buildings and site improvements detract from the desirability and marketability of nearby vacant sites. This impediment to redevelopment can be addressed in part through the use of public-private financing mechanisms such as tax increment financing. Therefore, this factor is a supporting factor for Added Area blighted area eligibility.

e. Declining or Lagging Equalized Assessed Valuation

As defined in the Act, a "declining or lagging equalized assessed valuation" means that the total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years prior to the year in which the redevelopment project is designated 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 prior to the year in which the redevelopment project area is designated.

Summary of Findings Regarding Declining or Lagging Equalized Assessed Value

*Shown below in **Eligibility Report Table 4 Comparative Increase In EAV – Study Area vs. the Balance of the City of Chicago.** **Table 4** presents the percent change in EAV by year for the Study Area and the rate of growth in EAV for the balance of the City of Chicago.*

As all of the vacant land within the Added Area consists solely of tax exempt property, the EAV for each tax parcel has remained at zero for the past 5 years. While this cannot be used as a classification factor, it does indicate that any for profit development that takes place on those tax parcels will greatly contribute to the tax base within the Added Area. Therefore, it can be considered a contributing factor to the blighted conditions in the Added Area.

		2007	2008	2009	2010	2011	2012
1	17-34-402-041	$0	$0	$0	$0	$0	$0
2	17-34-402-073	$0	$0	$0	$0	$0	$0
3	17-34-402-074	$0	$0	$0	$0	$0	$0
4	17-34-402-075	$0	$0	$0	$0	$0	$0
5	17-34-411-011	$0	$0	$0	$0	$0	$0
6	17-34-412-013	$0	$0	$0	$0	$0	$0
7	17-34-412-014	$0	$0	$0	$0	$0	$0
	Total	$0	$0	$0	$0	$0	$0
	Percentage Change		0%	0%	0%	0%	0%
	City EAV	$73,645,316,037	$80,977,543,020	$84,586,807,689	$82,087,170,063	$75,122,913,910	$65,250,387,267
	Percentage Change		9.96%	4.46%	-2.96%	-8.48%	-13.14%

f. 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.

Summary of Findings Regarding Environmental Remediation:

As is noted in the discussion of environmental remediation, this factor was not identified. It is not known whether past land uses on parcels that are now vacant created soil or groundwater contamination. No documentation of past contamination of vacant land is presently available.

With regard to the second set of vacant land factors, if the category 1 factors are not found to exist, only one (1) category 2 factor is required for eligibility. No category 2 factors were found to be present in the Added Area.

Summary of Findings Regarding Blighted Improved Area Immediately Prior to Becoming Vacant:

It is evident from aerial photography that many buildings have been demolished in the Added Area. Those familiar with the Added Area indicate that many of these buildings

were deteriorated and vacant. However, documentation of the conditions of many of these vacant parcels prior to their becoming vacant is not available, and for the purposes of this analysis this factor was not shown as present within the Added Area in ***Eligibility Report Table 3 – Blighting Factors Matrix for Vacant Land****.*

H. Conclusion of Investigation of Eligibility Factors for the Vacant Portion of the Added Area

The discussion above, and the evidence summarized in ***Eligibility Report Table 3 – Blighting Factors Matrix for Vacant Land***, indicate that the factors required to qualify the vacant portion of the Added Area as a blighted area exist, that the presence of those factors were documented to a meaningful extent so that the City may reasonably find that the factors are clearly present within the intent of the Act, and that the factors were reasonably distributed throughout the vacant portion of the Added Area.

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

IV. SUMMARY AND CONCLUSIONS

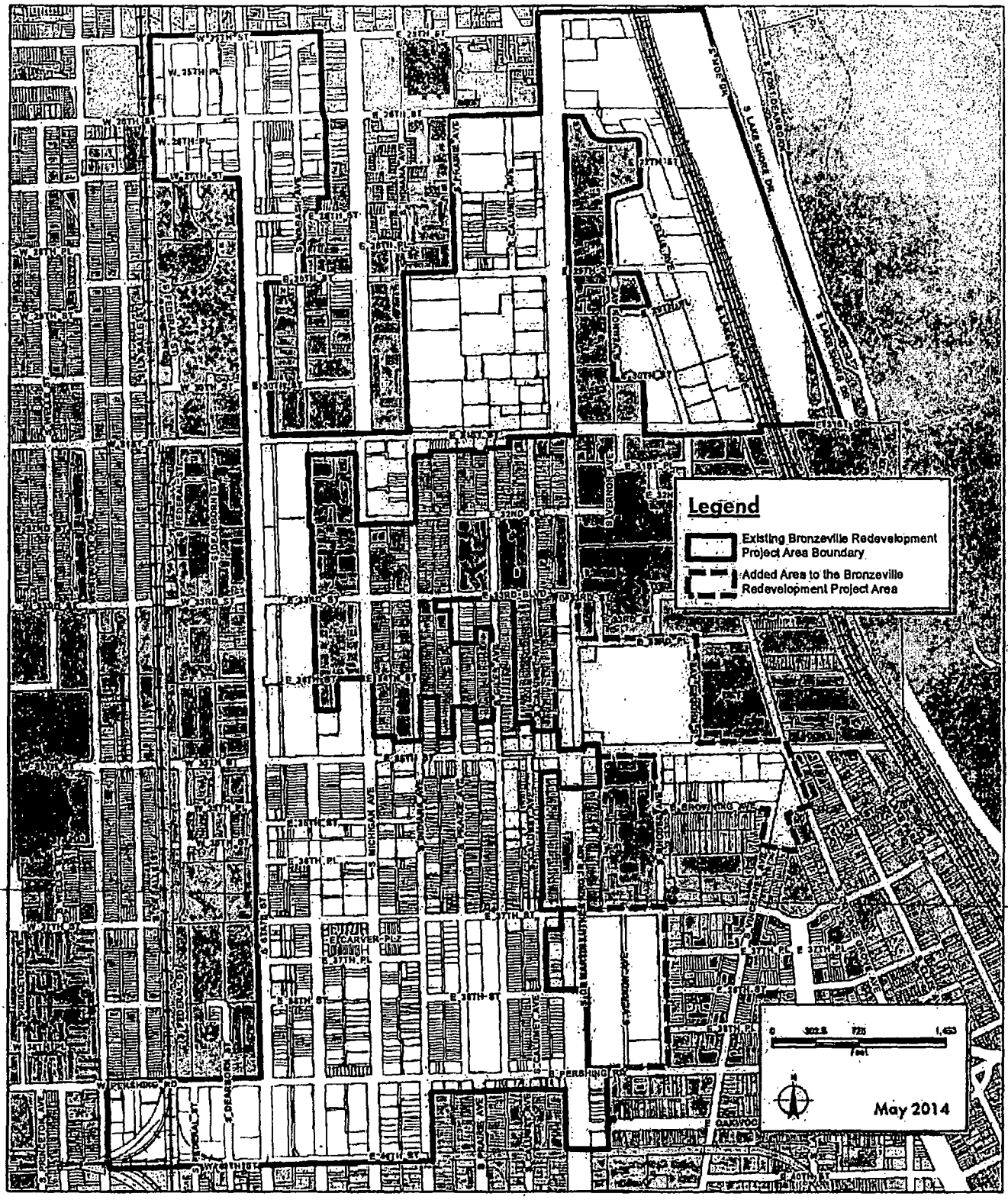
The conclusions of the Consultant are that the number, degree, and distribution of eligibility factors in the Added Area as documented in this Eligibility Study warrant: i) the designation of the improved portion of the Added Area as a ***conservation area,*** and ii) the designation of the vacant portion of the Added Area as a ***blighted area*** as set forth in the Act.

Although it may be concluded that the mere presence of the stated eligibility factors noted above may be sufficient to make a finding of qualification as a conservation area or a vacant blighted area, this evaluation was made on the basis that the factors must be present to an extent that would lead reasonable persons to conclude that public intervention is appropriate or necessary. From the data presented in this report it is clear that the eligibility factors are reasonably distributed throughout the Added Area.

Despite small incremental improvements scattered throughout the Added Area, there exist conditions in the Added Area that continue to threaten the public safety, health and welfare. The presence of deteriorated structures; the high level of commercial building vacancies; inadequate utilities; deteriorated streets and sidewalks; and the predominance of underutilized, vacant and tax exempt properties in the Added Area may result in further disinvestments that will not be overcome without action by the City. These conditions have been previously documented in this report. All properties within the Added Area will benefit from the TIF program.

The conclusions presented in this Eligibility Study are those of the Consultant. The local governing body should review this Eligibility Study and, if satisfied with the summary of findings contained herein, adopt a resolution making a finding of a conservation area for the improved portion of the area and finding of a blighted area for vacant portion of the Added Area and making this Eligibility Study a part of the public record.

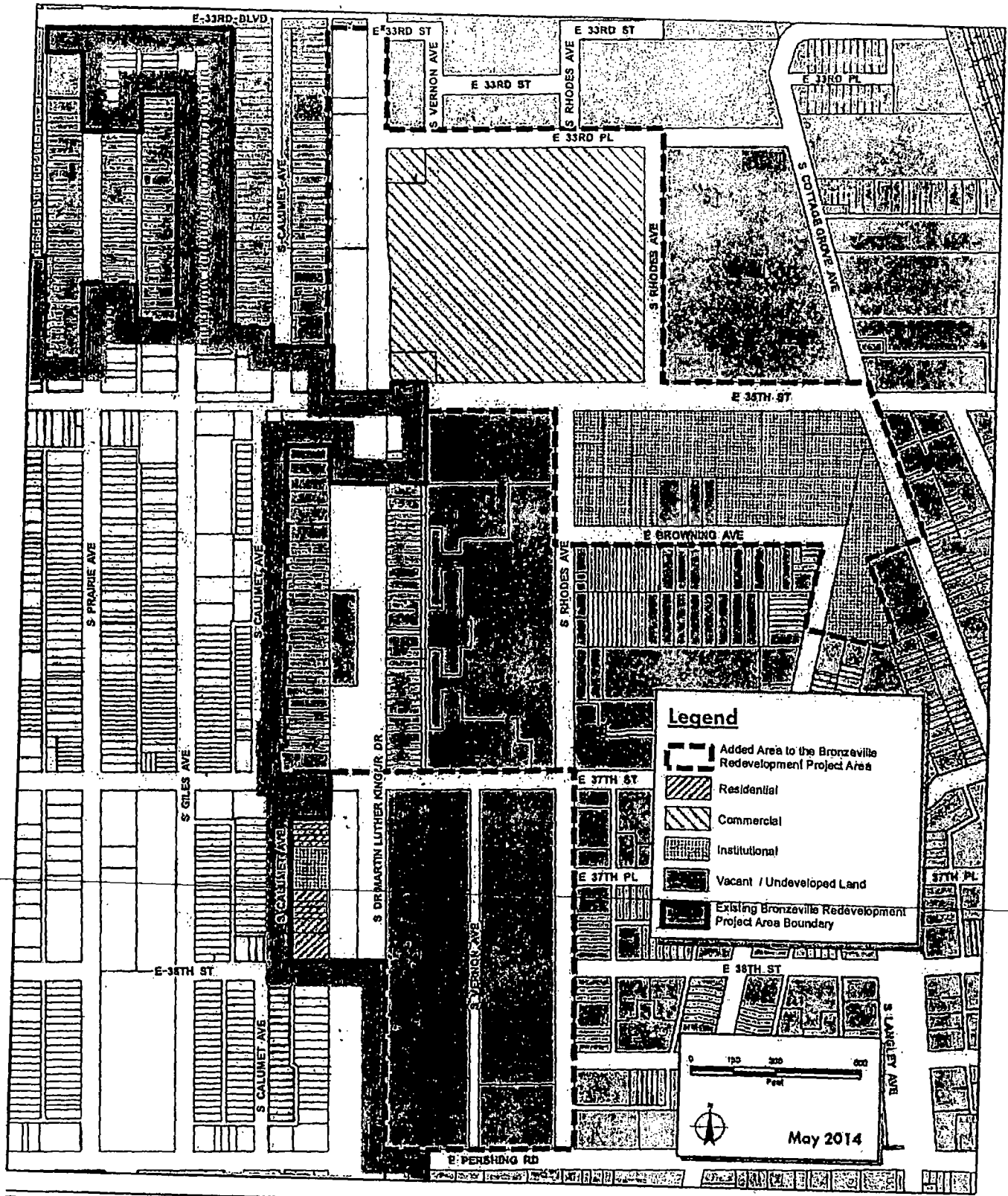
The analysis contained herein was based upon data assembled by the Consultant. The study and survey of the Added Area indicate the requirements necessary for designation as a combination conservation and blighted area, are present. Therefore, the Added Area qualifies as a combination conservation area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



Eligibility Report Exhibit A
Added Area Boundaries

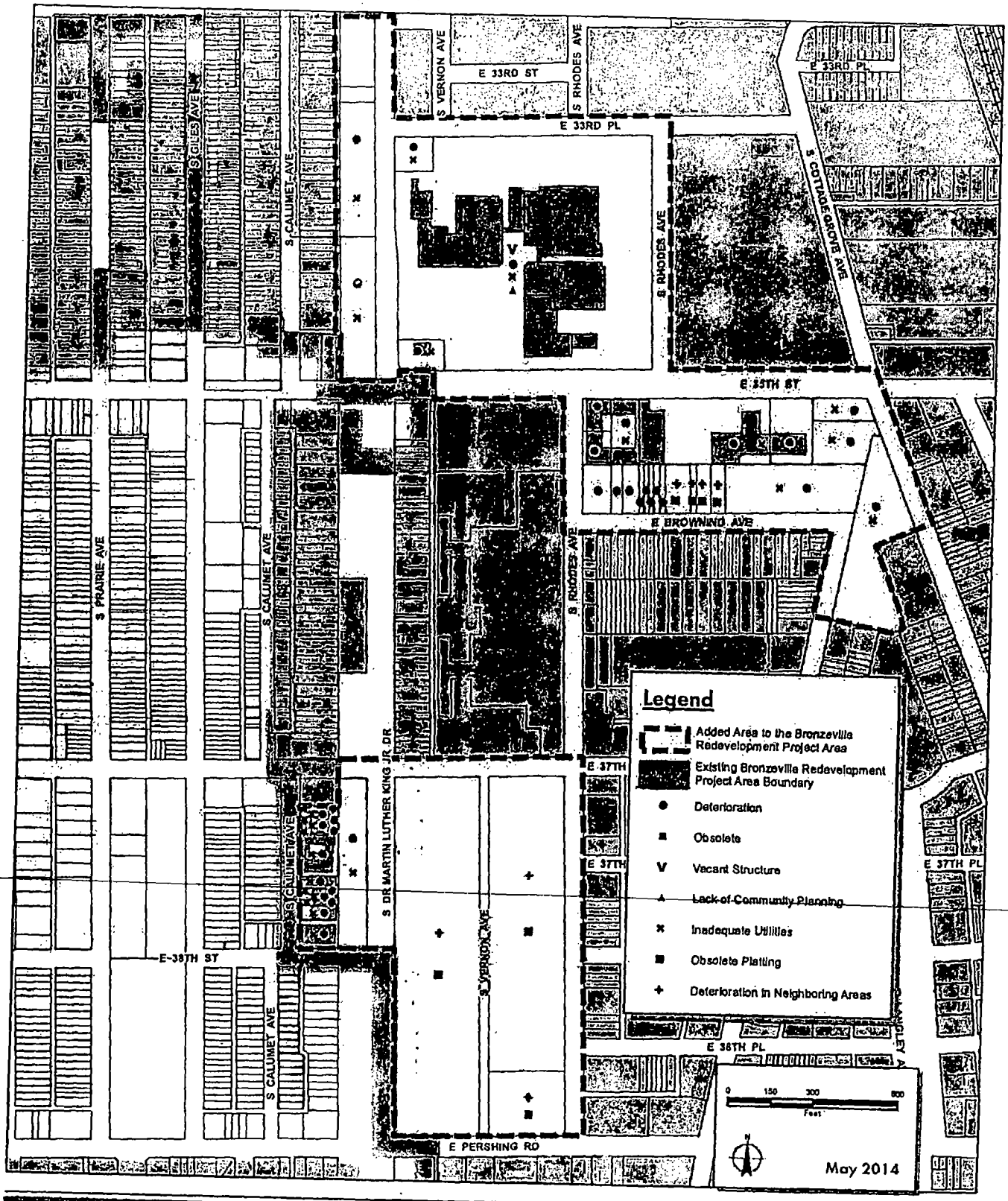
Amendment to Bronzeville Redevelopment Project Area
City of Chicago, Illinois

Stewart R. Sheppard Enterprises, Inc.



Eligibility Report Exhibit B
Existing Land Uses

Amendment to Bronzeville Redevelopment Project Area
City of Chicago, Illinois



Eligibility Report Exhibit C
Existing Conditions Map

Amendment to Bronzeville Redevelopment Project Area
City of Chicago, Illinois

Exhibit 4 – Housing Impact Study

Bronzeville Tax Increment Finance Program

Redevelopment Plan and Project Amendment No. 3

Housing Impact Study

City of Chicago
Rahm Emanuel, Mayor

May 2, 2014

Prepared By:

Goodman Williams Group

GOODMAN WILLIAMS
GROUP
REAL ESTATE RESEARCH

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Appendix: Affordable Housing on South Side

I. INTRODUCTION

Goodman Williams Group is on a team headed by Ernest R. Sawyer Enterprises, Inc. that is amending the Bronzeville Tax Increment Financing (TIF). This TIF district was originally designated in 1998 and amended in 2003 and 2005. It is being expanded to include two areas adjacent to the Original Redevelopment Project Area. The amended boundaries will be designated as the Bronzeville Redevelopment Project Area.

The irregularly shaped Bronzeville Redevelopment Project Area (referred to in this report as the "Redevelopment Project Area") is generally located south of the Stevenson Expressway (I-55), east of State Street, Wentworth and LaSalle, north of 40th Street, and west of Lake Shore Drive, Cottage Grove, and Rhodes. A map of the Redevelopment Project Area showing the original boundaries and the two adjacent areas is included in the Redevelopment Plan.

The original Bronzeville TIF Redevelopment Plan did not include a Housing Impact Study (HIS). As part of the proposed Amendment, Goodman Williams Group has completed this HIS for the entire amended Redevelopment Project Area.

Housing Impact Study

The Redevelopment Plan for the Redevelopment Project Area, contained in a separate report, does not presently envision acquiring or demolishing occupied housing units. Nonetheless, the City of Chicago has requested a Housing Impact Study to highlight the affordable housing choices in and around the Redevelopment Project Area. It is for that reason that this report fulfills the legislative requirements for a Housing Impact Study, as set forth in the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.). The specific requirements of the Housing Impact Study are as follows:

Part I of the Housing Impact Study shall include the following for all residential units within the Redevelopment Project Area:

(i) data as to whether the residential units are single family or multi-family units; and

(ii) the number and type of rooms within the units, if that information is available; and

(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 is passed; and

(iv) data as to the racial and ethnic composition of the residents in the inhabited residential units. The data requirement as to the racial and ethnic composition of the residents in the inhabited residential units shall be deemed to be fully satisfied by data from the most recent federal census.

Part II of the Housing Impact Study shall identify the inhabited residential units in the Redevelopment Project Area that are to be or may be removed. If inhabited residential units are to be removed, then the housing impact study shall identify:

(i) the number and location of those units that will or may be removed; and

(ii) the municipality's plans for relocation assistance for those residents in the Redevelopment Project Area whose residences are to be removed; and

(iii) the availability of replacement housing for those residents whose residences are to be removed, and the type, location, and cost of the housing; and

(iv) the type and extent of relocation assistance to be provided.

The information presented in this report is compiled from a variety of sources. In March 2014, Ernest R. Sawyer Enterprises conducted field research that identified the parcels and buildings located in the Redevelopment Project Area and whether the units were occupied or vacant.

The field work was supplemented with information from the U.S. Census American Community Survey Selected Housing Characteristics Profile. Percentage characteristics from the three Census tracts that align most closely with the Redevelopment Project Area (8392, 8396, and 3514) were applied to the actual unit counts to provide estimates of the age of the housing stock, the number of units in each building, the number of rooms and bedrooms, and whether the occupied units were leased or owned.

Demographic information on current residents of the Redevelopment Project Area was provided by Esri Business Analyst, a respected vendor of demographic and economic data. Other information in Part II of the Housing Impact Study was obtained by Goodman Williams Group and reliable secondary sources as noted in the tables. Some of the information is available by Community Area. The Redevelopment Project Area falls within the Douglas Community Area.

Number and Type of Residential Units

The recent field work identified a total of 1,569 housing units located within the Redevelopment Project Area. **Table 9.1** provides estimates of the age of the structures. As the table indicates, nearly 40 percent of the housing units in the Redevelopment Project Area were built between 1960 and 1979. A total of 218 units have been constructed since 2000.

Table 9.1 Housing Units In Redevelopment Project Area by Year Structure Built

	Number	Percent
Total Housing Units	1,569	100.0%
2000 to Present	218	13.9%
1990 to 1999	133	8.5%
1980 to 1989	143	9.1%
1970 to 1979	265	16.9%
1960 to 1969	358	22.8%
1950 to 1959	93	5.9%
1940 to 1949	69	4.4%
1939 or Earlier	292	18.6%

Source: ERS Enterprises, based on field work, 2014 and percentages derived from U.S. Census

The housing stock in the Redevelopment Project Area consists mostly of multifamily buildings. As **Table 9.2** below shows, an estimated 74.2% of the units in the Redevelopment Project Area are located in buildings containing 5 or more units. Roughly 10 percent of the units are in buildings with 2 to 4 units, and the remaining 15.5% of the housing stock is comprised of single-family homes.

Table 9.2
Bronzeville TIF Redevelopment Project Area
Housing Unit Occupancy by Building Type

Building Type	Occupied Units	Vacant Units	Total Number	Total Percent
Single Unit Buildings	234	9	243	15.5%
Units in Two-Unit Buildings	70	3	72	4.6%
Units in 3 and 4-Unit Buildings	86	3	89	5.7%
Units in Multi-Family (>5 units) Buildings	1,121	43	1,164	74.2%
TOTAL	**1,511**	**58**	**1,569**	100.0%

Sources: ERS Enterprises with percentages derived from U.S. Census

Number and Type of Rooms Within Units

Estimates of the number and types of rooms in the units in the Redevelopment Project Area are shown in **Table 9.3**. Key findings include:

- Of the 1,569 total units counted in the Redevelopment Project Area, more than 28% contain three rooms. Another 20% of units contain four rooms, and 13% contain five rooms.
- Most of the units in the Redevelopment Project Area (49.2%) contain smaller studios or one-bedrooms. Two and three-bedroom units make up 40.3% of the units. Larger units with four or five bedrooms make up the remainder of the mix.

These findings suggest that the housing stock in the Redevelopment Project Area includes a high percentage of studios and smaller units with one bedroom.

Table 9.3
Bronzeville TIF Redevelopment Project Area
Number and Type of Rooms

	Number	Percent
Total Number of Housing Units	1,569	100.0%
Number of Rooms		
1 room	194	12.3%
2 rooms	120	7.7%
3 rooms	448	28.6%
4 rooms	319	20.3%
5 rooms	206	13.1%
6 rooms	92	5.8%
7 rooms	81	5.2%
8 rooms	53	3.4%
9 or more rooms	56	3.6%
Number of Bedrooms		
No bedroom	225	14.3%
1 bedroom	548	34.9%
2 bedrooms	387	24.7%
3 bedrooms	244	15.6%
4 bedrooms	127	8.1%
5 or more bedrooms	38	2.4%

Sources: ERS Enterprises with percentages derived from U.S. Census

Number of Inhabited Units

Of the 1,569 total residential units identified in the Redevelopment Project Area, 1,511, or 96.3% are occupied. As shown in **Table 9.4**, most of these occupied units are rental apartments. Owner-occupied units make up 26.1% of the total.

Table 9.4
Bronzeville TIF Redevelopment Redevelopment Project Area
Housing Units Occupancy and Tenure

	Number	Percent
Total Housing Units	1,569	100.0%
Occupied	1,511	96.3%
Vacant	58	3.7%
Occupied Housing Units	1,511	100.0%
Owner Occupied	395	26.1%
Renter Occupied	1,116	73.9%

Sources: ERS Enterprises and with tenure estimates from Esri Business Analyst

Race and Ethnicity of Residents

Table 9.5 provides basic demographic information on residents of the Redevelopment Project Area.

- The 2013 total population of the Redevelopment Project Area is estimated to be 5,045, a slight increase from the 2010 Census count. Of the population living in the Redevelopment Project Area in 2013, 82.8% of the residents identify as Black or African American, 11.2% White, 5.1% Asian, and 3.1% Hispanic or Latino.
- The Redevelopment Project Area's 1,984 estimated households in 2013 were roughly split between Non-Family and Family Households. Family Households are defined as two or more related persons living together.
- The number of family households living in the Redevelopment Project Area with incomes below the poverty level was slightly higher than the number of households at or above the poverty level. The estimated median household income within the Redevelopment Project Area in 2013 was $22,366, well below the estimated 2013 median for the City of Chicago of $43,854.

Table 9.5
Bronzeville TIF Redevelopment Project Area
Select Population Characteristics

	2010		2013 Estimate	
	Number	**Percent**	**Number**	**Percent**
Population	4,924	100.0%	5,045	100.0%
Race				
White Alone	547	11.1%	552	11.2%
Black or African American Alone	3,985	80.9%	4,075	82.8%
American Indian and Alaska Native Alone	18	0.4%	18	0.4%
Asian Alone	242	4.9%	252	5.1%
Native Hawaiian and Other Pacific Islander Alone	1	0.0%	1	0.0%
Some Other Race Alone	29	0.6%	32	0.6%
Two or More Races	102	2.1%	115	2.3%
Hispanic or Latino	142	2.9%	154	3.1%
Households	1,919	100.0%	1,984	100.0%
Family Households	957	49.9%	979	49.3%
Nonfamily Households	962	50.1%	1,005	50.7%
Median Household Income (Esri Estimate)	n/a		$22,366	

Source: U.S. Census Bureau, Esri Business Analyst and Goodman Williams Group

Current Land Uses in the Redevelopment Project Area

Existing land uses within the Redevelopment Project Area are primarily residential and institutional. Among the prominent institutions located in or adjacent to the TIF are Illinois Institute of Technology (partially included), Dunbar Vocational Career Academy, and De La Salle Institute. The former Michael Reese Hospital property, now vacant, is also included in the Redevelopment Project Area. The Illinois College of Optometry and Mercy Hospital are proximate to, but not included. Commercial buildings fronting East 35th Street and along other commercial arteries are included in the Redevelopment Project Area's original boundaries.

The northern-most of the two properties to be annexed includes Lake Meadows Shopping Center, a 193,000-square foot retail property located at the northeast corner of East 35th Street and Martin Luther King Drive. South of East 35th Street, the property to be annexed includes two Chicago Public School buildings: the Chicago High School for the Arts at 521 East 35th Street and the James R Doolittle elementary school at 535 East 35th Street.

The second property to be added to the Bronzeville TIF is a vacant site located between East 37th Street and Pershing Road east of Martin Luther King Drive.

Number and Location of Units that Could Potentially be Removed

The primary objectives of the Redevelopment Plan are to rehabilitate existing residential development and redevelop vacant land and buildings. The Plan does not presently envision acquiring or demolishing occupied housing units.

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

1) ***Properties identified for acquisition.*** An acquisition plan has not been prepared as part of the Plan. There are no occupied housing units in the acquisition plan. Therefore, there are no occupied housing units that are planned for acquisition.

2) ***Dilapidation.*** As stated above and presented in more detail in the Eligibility Study, there are no occupied residential buildings classified as "dilapidated" in the Redevelopment Project Area. As a result of this analysis, there are no occupied housing units that are likely to be displaced because they are located within a dilapidated structure.

3) ***Changes in land use.*** The Land Use Plan, presented in Section V of the Plan identifies the future land uses to be in effect upon adoption of the Plan. If public or private redevelopment occurs in accordance with land use changes proposed by the Plan, displacement of inhabited units will not result. As a result of this analysis, no occupied housing units are likely to be displaced because of land use changes.

Relocation Plan

With no residential displacement anticipated, a relocation plan for displaced residents within the proposed TIF District has not been established. The following section discusses housing alternatives in the adjacent neighborhoods that could be choices for residents in the Redevelopment Project Area.

Replacement Housing

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

At this juncture, there are no plans to remove any occupied residences within the Redevelopment Project Area. However, if replacement housing were needed, available housing options within the boundaries of, or in close proximity to, the Redevelopment Project Area are discussed in the following section.

Housing Eligibility Assessment

Table 9.6 presents a breakdown of Redevelopment Project Area households by income. The estimates for percentage of households within the Area in each income category are applied to housing data from the field survey. Data indicated that nearly 35.4% of the households in the Redevelopment Project Area have annual incomes of less than $15,000. Another 25.7% have incomes between $15,000 and $35,000, and the remaining 38.8% have incomes greater than $35,000.

Table 9.6
Bronzeville TIF Redevelopment Project Area
Number of Households by Income, 2013 Estimates

	<$15,000	$15,000 - $24,999	$25,000 - $34,999	$35,000 - $49,999	$50,000 - $74,999	$75,000 - $99,999	$100,000 or more
Number of Households	703	356	155	126	251	110	281
Percent of Households	35.4%	17.9%	7.8%	6.4%	12.7%	5.5%	14.2%

Source: Esri Business Analyst

Most of the subsidized and public housing options available to low-income residents in Chicago are determined by Maximum Annual Income Limits published by the US Department of Housing and Urban Development (HUD). Limits are based on household size and are calculated from the Area Median Income (AMI). The 2013 schedule, the most recent available, is shown in **Table 9.7** below. The highlighting corresponds to the household size and income that applies to most of the residents in the Redevelopment Project Area.

Table 9.7
Schedule of Maximum Annual Income Limits for Greater Chicago*
Effective December 18, 2013

AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
120%	$60,840	$69,600	$78,240	$86,880	$93,840	$100,800	$107,760	$114,720
80%	$40,550	$46,350	$52,150	$57,900	$62,550	$67,200	$71,800	$76,450
60%	$30,420	$34,800	$39,120	$43,440	$46,920	$50,400	$53,880	$57,360
50%	$25,350	$29,000	$32,600	$36,200	$39,100	$42,000	$44,900	$47,800
40%	$20,280	$23,200	$26,080	$28,960	$31,280	$33,600	$35,920	$38,240
30%	$15,210	$17,400	$19,560	$21,720	$23,460	$25,200	$26,940	$28,680
20%	$10,140	$11,600	$13,040	$14,480	$15,640	$16,800	$17,960	$19,120
10%	$5,070	$5,800	$6,520	$7,240	$7,820	$8,400	$8,980	$9,560

* Includes Cook, DuPage, Lake, Kane, McHenry, & Will Counties

Source: Illinois Housing Development Authority

The Redevelopment Project Area has an estimated 1,214 households, or 61% of total households, with incomes 60% or less of the Area Median Income; 703 households have incomes less than $15,000 and are below 30% AMI; 356 households have incomes between $15,000 and $24,999—greater than 30% AMI but less than 50% AMI.

Rental Housing

This section discusses multiple rental housing options, including CHA, affordable, and market-rate.

Housing Choice Vouchers. Approximately 74% of the Redevelopment Project Area's residents are renters and 61% of all households have an income at or below 60% AMI, potentially qualifying them for Housing Choice Vouchers, also known as Section 8. Under the Housing Choice Voucher Program, renters pay 30-40% of their income for rent and utilities. Landlords whose tenants have Housing Choice Vouchers are entitled to Fair Market Rents (FMR), established annually by HUD, and which are roughly equivalent to Maximum Monthly Gross Rents for households at 60% AMI. Landlords collect the difference between tenants' rent and the FMR directly from the Chicago Housing Authority (CHA). According to the CHA's FY2012 Annual Report, the City of Chicago had 38,525 tenant-based vouchers at the end of 2012.

Project-Based Voucher Program. This program is designed for developments where landlords enter into a contract with HUD to provide subsidized housing such that the Section 8 status is tied to the development and cannot be transferred if a qualified low-income tenant moves away. A major concern in gentrifying neighborhoods is the loss of these project-based Section 8 units when rental properties convert to condominiums or when landlords choose not to renew their Section 8 contracts, thereby decreasing the availability of low-income housing.

Within the Redevelopment Project Area and surrounding community areas, **Table 9.8** shows that there are a total of 2,841 Section 8 units in 29 developments.

Table 9.8
Project-Based Section 8 Housing

Community Area	Assisted Units	Projects
Douglas	1,378	9
Grand Boulevard	1,209	17
Oakland	254	3
Total	**2,841**	**29**

Source: Chicago Rehab Network

CHA and the Plan for Transformation. Chicago's public housing stock is in the midst of an ongoing redevelopment program known as CHA Plan for Transformation. Now in its 13th year, the plan calls for the redevelopment of 25,000 units of public housing into mixed-income communities. The CHA's FY2012 Annual Report projected a total of 21,376 units, or 85.5% of 25,000 units, to be completed by the end of FY2012.

Many of the properties in the CHA's portfolio are reserved specifically for families. The CHA Community Wide (Family Housing) Wait List remained closed to new applicants in Fiscal Year 2012. Prior to a wait-list update in December 2012, there were 32,647 applicants remaining on the list. Several CHA properties, discussed below, are located in and around the Redevelopment Project Area.

- *Oakwood Shores.* Started in 2004, this redevelopment spreads over a 94-acres site, replacing four former public housing complexes: Ida B. Wells Homes, Ida B Wells Extension, Clarence Darrow Home, and Madden Park Homes. Phase 1 was completed in 2007, and included 325 mixed-income rental apartments and 129 for-sale units. Approaching completion, Phase 2 will add 199 mixed-income rental units. This phase includes Oakwood Shores Senior Apartments at 3750 South Cottage Grove (76 units) and Mercy Family Health Center and Oakwood Residences (48 units) at 3753 South Cottage Grove, which opened in 2011 and 2013 respectively. Phase 2D began construction in 2013 and features 66 mixed-income rental units in row houses, six flats, and a twelve-unit walk-up. Future phases of Oakwood Shores remain in planning stages. The redevelopment team is led by The Community Builders and Granite Development.

- *Park Boulevard.* The redevelopment of the former Stateway Gardens spans 33 acres bounded by 35th Street on the north, 39th Street on the south, State Street on the east, and Federal Street on the west. Redevelopment of the property calls for 1,316 mixed-income rental and for-sale units. Phases 1A and 1B added 239 rental and for-sale units and 11,000 square feet of retail between 2005 and 2007. Phase 2A was completed in 2012 and included 128 rental units in four buildings. Phase 2B is under construction and will add 108 mixed-income rental units and 4,000 square feet of ground floor retail in four buildings.

- *Lake Park Crescent,* by Draper Kramer, replaces the former Lakefront Homes on the 4000 block of South Lake Park Avenue. Phase 1 was finished in 2008 and featured 65 for-sale townhomes and condos. Phase 2 was completed in 2013, adding 132 mixed-income rental units in an eight-story midrise and twelve three- and six-flat structures located at 1061 East 41st Place.

- *Legends South.* This major redevelopment replaces Robert Taylor Homes. Once the country's largest public housing development with 4,321 units, Robert Taylor was demolished between 2002 and 2007, clearing 92 acres bounded by 39th Street on the north, State Street on the east, 54th Street on the south, and Federal Street on the west. Redevelopment of the property calls for 2,400 mixed-income

rental and for-sale units, with one-third of the units reserved each for public, affordable, and market-rate housing tenants. The redevelopment team is being led by Brinshore Development.

Plans have called for 600 units to be built off-site in the surrounding neighborhood. Brinshore continues their redevelopment efforts with Legends South C-3, a 71-unit mixed-income rental development that is expected to open in December 2014.

- *Dearborn Homes.* The renovation of this 16-acre development on State Street between 27th and 30th Street is one of the latest Plan for Transformation projects. Originally built in 1950, Dearborn Homes were the first CHA buildings to have elevators. Grouped in 16 six- and nine-story buildings, the 800 unit development and its open space underwent extensive exterior, interior, and infrastructure improvements between 2007 and 2012. The addition of four-bedroom apartments and compliance with the Americans with Disabilities Act reduced the total units to 660 from the original 800.

Market Rate Rentals. The Redevelopment Project Area has relatively few market-rate rental apartments. Listings were identified in Midwest Real Estate Data (MRED) and *Craigslist*, a website where users can list their units for rent, in March 2014. Shown below in **Table 9**, rents in the Douglas Community Area are higher than IHDA's Maximum Monthly Gross Rents for 50% to 60% Area Median Income (AMI).

Table 9.9
Summary of Rental Listings

Douglas Neighborhood

Bedrooms	Available Apts.	Avg Rent
1	12	$1,079
2	17	$1,323
3	7	$1,648

Source: Midwest Real Estate Data and Craigslist, March 2014

Senior Housing. Three age-restricted senior housing developments are located in the Redevelopment Project Area. Rent is tied to residents' incomes, and all units are reserved for low-income residents. Seniors must be 60 years old to apply and 62 years old to move into CHA senior housing. Three other senior living housing facilities abut the Redevelopment Project Area boundaries, including G&A Senior Residences, CHA's Lincoln Perry Apartments and Annex, and Oakwood Shores Senior Apartments.

The CHA owns six other senior buildings in the vicinity of the Redevelopment Project Area. Nearby community areas with CHA senior buildings include Grand Boulevard, Kenwood, Fuller Park and Greater Grand Crossing. A list of senior properties can be found in the master table in the Appendix.

New and Planned Rental Developments. Several rental projects are recently completed, under construction, or planned in or around the Redevelopment Project Area. These provide additional affordable rental opportunities to residents of the Redevelopment Project Area. They include:

- The Shops and Lofts at 47, a mixed-use development that is currently under construction at the southwest corner of 47th and Cottage Grove. It will include a total of 96 rental apartments.
- The Rosenwald, a long vacant landmarked building at 4600 S Michigan Avenue, is scheduled to undergo extensive redevelopment. The project as currently envisioned will include 239 apartments, 51,000 square feet of commercial space and 27,000 square feet of community space.
- South Park Plaza, 2616 S Martin Luther King Drive, was built in 2005 at the southwest corner of MLK Drive and 26th Street. It replaced the former CHA Prairie Courts Apartments with 134 affordable apartment and townhome rental units. The project was developed by the Woodlawn Community Development Corporation.
- Future phases of Oakwood Shores remain in planning stages.

For-Sale Housing

As discussed previously, 26%.6 of Redevelopment Project Area residents are estimated to be homeowners. The market of for-sale housing is therefore relatively smaller than other community areas. **Table 9.11** below summarizes current listings from Midwest Real Estate Data for the Douglas Community Area, where the Bronzeville TIF is located.

Table 9.10
Summary of Douglas For-Sale Listings

Type	# Bedrooms	Median Price	Price Range	# Listings
Condominium	1	$66,900	$59,900 - $75,000	3
Condominium	2	$134,975	$68,900 - $225,000	4
Condominium	3	$209,500	$159,999 - $540,000	4
House	NA	$575,000	$224,9000 - $890,000	7

Source: Midwest Real Estate Data March 2014

Tables 9.11 and 9.12 on the following page show median sale prices of detached and attached housing units sold by Realtors in the Douglas, Grand Boulevard, and Oakland Community Areas over the previous 7 years. Prices of detached housing units are highest in Douglas. Prices dropped precipitously with the market downturn beginning at the end of 2007.

Table 9.11
Median Sales Price of Detached Single-Family Units

Community Name	2007	2008	2009	2010	2011	2012	2013
Douglas	$500,000	$415,811	$309,999	$212,000	$178,000	$152,500	$314,450
Grand Boulevard	$379,500	$242,000	$139,900	$200,000	$80,000	$220,000	$249,000
Oakland	$399,000	$319,750	$392,500	$159,950	$147,100	$279,950	$300,000

Source: This representation is based in whole or in part on data supplied by Midwest Real Estate Data LLC for the period January 2007 through December 2013. Midwest Real Estate Data LLC does not guarantee nor is it in any way responsible for its accuracy. Data maintained by Midwest Real Estate Data LLC may not reflect all real estate activity in the market. © 2014 MRED

Number of Detached Single-Family Units Sold

	2007	2008	2009	2010	2011	2012	2013
Douglas	9	14	13	15	17	24	20
Grand Boulevard	24	30	45	36	27	34	55
Oakland	7	4	6	10	16	8	11

Source: This representation is based in whole or in part on data supplied by Midwest Real Estate Data LLC for the period January 2007 through December 2013. Midwest Real Estate Data LLC does not guarantee nor is it in any way responsible for its accuracy. Data maintained by Midwest Real Estate Data LLC may not reflect all real estate activity in the market. © 2014 MRED

Table 9.12
Median Sales Price of Attached Single-Family Units

Community Name	2007	2008	2009	2010	2011	2012	2013
Douglas	$208,231	$212,000	$97,700	$84,000	$57,000	$55,500	$77,500
Grand Boulevard	$239,250	$205,000	$57,000	$36,315	$40,850	$50,600	$60,300
Oakland	$274,900	$323,950	$225,000	$239,500	$199,500	$142,000	$120,000

Source: This representation is based in whole or in part on data supplied by Midwest Real Estate Data LLC for the period January 2007 through December 2013. Midwest Real Estate Data LLC does not guarantee nor is it in any way responsible for its accuracy. Data maintained by Midwest Real Estate Data LLC may not reflect all real estate activity in the market. © 2014 MRED

Number of Attached Single-Family Units Sold

Community Name	2007	2008	2009	2010	2011	2012	2013
Douglas	144	90	48	55	47	80	82
Grand Boulevard	272	159	153	178	140	158	176
Oakland	43	24	15	12	14	38	37

Source: This representation is based in whole or in part on data supplied by Midwest Real Estate Data LLC for the period January 2007 through December 2013. Midwest Real Estate Data LLC does not guarantee nor is it in any way responsible for its accuracy. Data maintained by Midwest Real Estate Data LLC may not reflect all real estate activity in the market. © 2014 MRED

New and Planned For-Sale Developments. A number of new residential developments are planned or have been announced in and around the Redevelopment Project Area. Most of these developments, described below, are located in the northern half of the Redevelopment Project Area and take advantage of vacant lots or existing buildings in need of rehabilitation.

- Occupying the northwest corner of 26th Street and Martin Luther King, Jr. Drive, East Gate Village was developed in 2007 by New West Realty and Mercy Developers. It is part of a 10-acre site previously belonging to the Mercy Hospital Campus, which downsized in 2005. Originally planned in four phases with as many as 500 units of condos and townhomes, only Phases I and II were completed, amounting to 108 units. East Gate Village is situated just north of the Redevelopment Project Area.

- Signature Residences is a 36 unit condo building built in 2008 by Mark Properties, Inc. The five-story building, at 207 East 31st Street is located on the southeast corner of 31st Street and Indiana Avenue, within the Bronzeville TIF.

- Michigan Place at 3120 South Indiana Avenue and 3115 South Michigan Avenue was built by Optima Inc. and completed in 2002. The development includes 44 townhouses and 76 condominiums. It falls within the Bronzeville TIF, just north of the College of Optometry.

Relocation Assistance

In the event that the implementation of the Plan results in the removal of residential housing units in the Redevelopment 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 Redevelopment 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.

Appendix

Affordable Housing Options on Chicago's Southside

Name	Address	Bedrooms	Tenant Type	Income Restricted Units	Total Units	Source of Subsidy
Within Project Area						
South Park Plaza	2600 S. King Dr.	-	Multifamily	-	134	DPD
Eden Development	3145 S. Michigan Ave.	-	Multifamily	-	14	DPD
Pioneer Gardens Supportive Living	3800 S. King Dr.	0, 1	Senior	-	120	DPD
Pioneer Village Apartments	340 E. 38th St.	1, 2	Senior	-	152	DPD, IHDA
MEDS Housing for the Elderly	60 E. 36th Pl		Senior	108		Section 8
Outside Project Area						
Dearborn Homes	2840 S Dearborn Street	-	Multifamily	-	800	CHA
G & A Senior Residences	300 E. 26th St	1	Senior	-	117	IHDA
Lincoln Perry Apartments & Annex	3245 S. Prairie Ave.	1	Senior	-	267	CHA
Lake Park Crescent	1061 E. 41st Place	-	Multifamily	-	148	DPD
Oakwood Shores Terraces	3755 S. Cottage Grove Ave.	-	Senior	-	40	DPD
Oakwood Shores 1A	37th/Ellis	-	Multifamily	-	163	DPD, IHDA
Oakwood Shores 1B	37th/Cottage	-	Multifamily	-	162	DPD, IHDA
Oakwood Shores 2A	37th/Langley	-	Multifamily	-	199	DPD, IHDA
Oakwood Shores 2B 1	38th/Vincennes	-	Multifamily	-	75	DPD, IHDA
Oakwood Shores Senior Apartments	3750 S. Cottage Grove Ave.	-	Multifamily	-	75	DPD
Park Boulevard IA	3845 S. State St.	-	Multifamily	-	80	DPD
Park Boulevard IIA	17 W. 36th St.	-	Multifamily	-	36	DPD
Park Boulevard IIA	3604 S. State St.	-	Multifamily	-	6	DPD
Park Boulevard IIA	3612 S. State St.	-	Multifamily	-	6	DPD
Park Boulevard IIA	3640 S. State St.	-	Multifamily	-	80	DPD
Park Boulevard IB	3506 S. State St.	-	Multifamily	-	54	DPD
Indiana Manor Town Homes	44th/Indiana	-	Multifamily	-	65	DPD
Hearts United Phase I - The Langston	41st St. - 44th St.	-	Multifamily	-	116	DPD
Hearts United Phase II - The Quincy	E. Evans - W. Vincennes	-	Multifamily	-	107	DPD
Progressive Square	4752 S. Wabash Ave.	-	Multifamily	-	107	DPD
Park Boulevard Tower/Grand Renaissance Apts	4257 S. King Dr.	-	Senior	-	65	DPD
Geneva Gables	4420-24 S. Michigan Ave.	-	Multifamily	-	20	DPD
Margaret Ford Manor Independent Living	4500 S. Wabash Ave.	-	Senior HUD 202	-	60	DPD
Cornerstone/Evans Langley	4907 S. St. Lawrence Ave.	-	Senior	-	45	DPD
Legends South - Hansberry Square	4034 S. State St.	-	Multifamily	-	181	DPD, CHA
Legends South - Mahalia Place	116 E. 43rd St.	-	Multifamily	-	110	DPD, CHA

Legends South - Coleman Place	223 E. 41st St.	-	Multifamily	-	118	DPD, CHA
Legends South - Savoy Square	4448 S. State St.	-	Multifamily	-	138	DPD, CHA
Hearts United Apartments	654 E. 43rd St.	-	Multifamily	-	116	DPD
Liberty Commons	4835 S King Dr	-	Multifamily	54	54	Section 8
Lake Parc Place	3900 S Lake Park Ave	-	Multifamily	300	300	CHA
Jazz on the Boulevard	4162 S Drexel Blvd	2, 3, 4	Multifamily	39	137	CHA
Lake Park Crescent	1061 E 41st Place	1, 2, 3, 4	Multifamily		215	CHA
Legends South	4016 S State St	-	Multifamily	-	-	CHA
Oakwood Shores	3867 S Ellis Ave	1, 2, 3, 4	Multifamily	-	-	CHA
Park Boulevard	3506 S State St	-	Multifamily	-	-	CHA
Judge Green Apartments	4030 S Lake Park	1	Senior	-	-	CHA
Judge Slater Apts & Annex	401 E 43rd & 4218 S Cottage Grove	1	Senior	-	-	CHA
Maudelle Brown Bousfield Apts	4949 S Cottage Grove	1	Senior	-	-	CHA
Vivian Gordon Harsh Apt	4227 S Oakenwald	1	Senior	-	-	CHA
Mary Jane Lawrence Apts	4930 S Langley	-	Senior	-	-	CHA
Minnie Riperton Apts	4250 S Princeton	-	Senior	-	-	CHA
Vision House	514 E 50th Pl	0, 1, 2, 3	Supportive	25	25	IHDA
Cottage View Terrace	4829 S Cottage Grove	1, 2	Senior	-	97	IHDA
Vincennes Court	4801-07 S Vincennes	1, 2, 3	Multifamily	20	20	IHDA
Tranformation Housing. II (fka Grand Apts.)	4751 S Vincennes	1, 2, 3	Multifamily	36	36	IHDA
McGill Terrace	829 E. 49Th St	1, 2, 3	Multifamily	48	48	Section 8
Willard Square Apts	4843 S St. Lawrence Ave	--	Multifamily	83	102	IHDA
Harper Square Coop.	4800 S Lake Park	1, 2, 3	Multifamily	-	591	IHDA
51st & King Drive Apartments	5049 S King Drive	1, 2, 3, 4, 5	Multifamily	-	96	Section 8
Kenwood Apartments	4710 S Woodlawn Ave	1, 2, 3, 4	Multifamily	48	48	Section 8
Hearts United Phase III (CHA)	400 E 41st St	1, 2, 3, 4	Multifamily	-	203	IHDA
Woodlake Townhomes	4521 S Woodlawn	2, 3	Multifamily	-	70	IHDA
Lake Grove Village	3555 S Cottage Grove	1, 2, 3	Multifamily	-	458	IHDA
Paul G. Stewart Phase V	410 E Bowen	1, 2	Multifamily	-	96	IHDA, DPD
Kenwood-Oakland Apts. fka Krmb Apts.	4001 S Ellis Ave	1, 2, 3	Multifamily	-	102	IHDA
Lake Park Crescent I (CHA)	1061 E 41st Pl	1, 2, 3	Multifamily	-	141	IHDA
43 King Partnership	4240-42 S Martin Luther King Dr.	2, 3, 4, 5	Multifamily	-	8	IHDA
45th & Vincennes	4520 S Vincennes	1, 2, 3	Multifamily	-	18	IHDA
46th & Vincennes	444 E 46th St	2, 3, 4	Multifamily	11	-	Section 8
Paul G. Stewart IV	400 E 41st St	1, 2, 3, 4	Multifamily	187	187	Section 8
Spring Grove Apartments	4554 S Drexel Blvd	1, 2, 3	Multifamily	99	101	IHDA
Grand Boulevard Ren.	4331 S King Dr	2, 3, 4, 5	Multifamily	-	30	IHDA
Deliverance Manor	4201 S Wabash	-	Senior	-	56	Section 8
Cal-Met Village	4101 S Calumet Ave	-	Senior	75	-	Section 8

Margaret Ford Manor	4500-12 S Wabash	-	Senior	59	60	Section 8
North Washington Park Manor	550 E 50th Pl	-	Multifamily, Senior	57	-	Section 8
Trinity Acres	3939 S Calumet Ave	-	Senior	70	-	Section 8
Willa Rawls Manor	4120 S Indiana Ave	-	Senior	123	-	Section 8
King Drive Apts	4747 S King Dr	-	Multifamily	141	-	Section 8
North Washington Park Estates	4756-58 S Vincennes Ave	-	Senior	-	21	Section 8
Paul G Stewart Apts III	401 E Bowen	-	Multifamily	190	190	Section 8
Vincennes Apartments	460 E 42nd Pl	-	Senior	8	9	Section 8
Greencastle of Kenwood	4909 S Cottage Grove	-	Senior	-	60	Section 8
Alpha Towers	936 E 47th St	-	Senior	149	149	Section 8
Drexel Court Apts	4420 S Drexel Blvd	-	Multifamily	-	60	Section 8
Drexel Square	810 E Hyde Park Blvd	-	Multifamily	-	103	Section 8
Drexel Tower Apartments	4825 S Drexel Blvd	-	Multifamily	-	136	Section 8
Ellis Lakeview Apartments	4624 S Ellis Ave	-	Multifamily	-	105	Section 8
Lake Park East Apartments	4325 S Drexel Blvd	-	Multifamily	-	153	Section 8
Lake Village East Apartments	4700 S Lake Park Ave	-	Multifamily	43	-	Section 8
Source: Goodman Williams Group, February 2014					8261	

EXHIBIT B

CDC Resolution recommending That City Council Approve the Amended Plan; Designate The Expanded Area and Adopt Tax Increment Allocation Financing

SEE ATTACHED

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 8th Day of July 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 8th Day of July 2014

Robert Wolf

ASSISTANT SECRETARY
Robert Wolf

14-CDC-26

COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF CHICAGO

RESOLUTION 14-CDC-26

RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF CHICAGO FOR THE PROPOSED BRONZEVILLE AMENDMENT REDEVELOPMENT PROJECT AREA:

APPROVAL OF AMENDMENT NO. 3 TO THE REDEVELOPMENT PLAN AND PROJECT

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 Bronzeville Redevelopment Project Area Amendment No. 3, 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:

Bronzeville Redevelopment Plan and Project Amendment No. 3 (the "Plan"); and

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

WHEREAS, a public meeting (the "Public Meeting") was held in accordance and in compliance with the requirements of Section 5/11-74.4-6(e) of the Act, on **May 1, 2014** at 6:00 pm at the **James Doolittle Jr Elementary School - 535 E. 35th Street, Chicago, Illinois**, (this date being more than 14 business days before the scheduled mailing of the notice of the Hearing [hereinafter defined], as specified in the Act), pursuant to notice from the City's Commissioner of the Department of Planning and Development, given on **April 14, 2014**, (this date being more than 15 days before the date of the Public Meeting, as specified in the Act), by certified mail to all taxing districts having real property in the proposed Area and to all entities requesting that information that have taken the steps necessary to register to be included on the interested parties registry for the proposed Area in accordance with Section 5/11-74.4-4.2 of the Act and, with a good faith effort, by regular mail, to all residents and to the last known persons who paid property taxes on real estate in the proposed Area (which good faith effort was satisfied by such notice being mailed to each residential address and to the person or persons in whose name property taxes were paid on real property for the last preceding year located in the proposed Area); and

WHEREAS, the Report and Plan were made available for public inspection and review since **May 2, 2014**, being a date not less than 10 days before the Commission meeting at which the Commission adopted Resolution 14-CDC-18 on May 13, 2014 fixing the time and place for the Hearing, at City Hall, 121 North LaSalle Street, Chicago, Illinois, in the following offices: City Clerk, Room 107 and Department of Planning and Development, Room 1000; and

WHEREAS, notice of the availability of the Report and Plan, including how to obtain this information, were sent by mail on **May 19, 2014** which is within a reasonable time after the adoption by the Commission of Resolution **14-CDC-18** to: (a) all residential addresses that, after a good faith effort, were determined to be (i) located within the Area and (ii) located outside the proposed Area and within 750 feet of the boundaries of the Area (or, if applicable, were determined to be the 750 residential addresses that were outside the proposed Area and closest to the boundaries of the Area); and (b) organizations and residents that were registered interested parties for such Area; and

WHEREAS, notice of the Hearing by publication was given at least twice, the first publication being on **June 10, 2014** a date which is not more than 30 nor less than 10 days prior to the Hearing, and the second publication being on **June 17, 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 **June 10, 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, notice of the Hearing was given by mail to the Illinois Department of Commerce and Economic Opportunity ("DECO") 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 DECO and all Board members, on **May 16, 2014**, being a date not less than 45 days prior to the date set for the Hearing; and

WHEREAS, notice of the Hearing and copies of the Report and Plan were sent by mail to taxing districts having taxable property in the Area, by depositing such notice and documents in the United States mail by certified mail addressed to all taxing districts having taxable property within the Area, on **May 16, 2014**, being a date not less than 45 days prior to the date set for the Hearing; and

WHEREAS, the Hearing was held on **July 8, 2014** at 1:00 p.m. at City Hall, 2nd Floor, 121 North LaSalle Street, Chicago, Illinois, as the official public hearing, and testimony was heard from all interested persons or representatives of any affected taxing district present at the Hearing and wishing to testify, concerning the Commission's recommendation to City Council regarding approval of the Plan, designation of the Area as a Redevelopment Project Area and adoption of Tax Increment Allocation Financing within the Area; and

WHEREAS, the Board meeting was convened on **June 6, 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 **May 16, 2014**) 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 benefited by proposed Plan improvements, as required pursuant to Section 5/11-74.4-4(a) of the Act;

g. As required pursuant to Section 5/11-74.4-3(p) of the Act:

(i) The Area is not less, in the aggregate, than one and one-half acres in size; and
(ii) Conditions exist in the Area that cause the Area to qualify for designation as a redevelopment project area and a blighted area as defined in the Act;

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

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

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

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

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

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

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

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

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

ADOPTED: July 8, 2014

List of Attachments:

Exhibit A: Street Boundary Description of the Area

EXHIBIT A

Street Boundary Description of the Area

The Redevelopment Project Area is generally bounded by 25th Street to the north, Cottage Grove and Lake Shore Drive to the east, the Dan Ryan Expressway and State Street to the west, and 40th Street to the south.

EXHIBIT C

Legal Description of the Expanded Area

SEE ATTACHED

Legal Description of Expanded Area

Amended Exhibit 1 – Amended Legal Description
Bronzeville Redevelopment Project Area

That part of the North Half of Section 3 and 4, Township 38 North, Range 14, East of the Third Principal Meridian, Section 27, 28, 33 and 34, Township 39 North, Range 14, East of the third Principal Meridian, described as follows:

Beginning at the intersection of the East line of Wentworth Avenue and the North line of Pershing Road; Thence East along the North line of Pershing Road to the West line of State Street; Thence North along the West line of State Street to the South line of 27th Street; Thence West along the South line of 27th Street to the West line of Lot 75 in W.H. Adams Subdivision of part of the East Half of the Southeast Quarter of Section 28, Township 39 North, Range 14, as extended South; Thence North along said extended line, being the West line of said Lot 75, Lot 40 and 9 in said W.H. Adams Subdivision and its extension North to the North line of 26th Street; Thence West along said North line of 26th Street to the West line of a vacated 10 foot wide alley adjoining Lot 24 in Block 3 of G.W. Gerrish's Subdivision of part of the East Half of the Northeast Quarter of Section 28, Township 39 North, Range 14; Thence North along the West line of said vacated 10 foot wide alley to the Westerly extension of the North Line of Lot 19 in said Block 3 of G.W. Gerrish's Subdivision; Thence East along said Westerly extension of the North Line of Lot 19 to the centerline of said vacated 10 foot wide alley; Thence North along said centerline to the North line of 25th Street; Thence Easterly along the North line of 25th Street to the East line of Lot 1 extended North in Gardner's Subdivision of the West Half of Block 60, in Canal Trustee's Subdivision of the West Half of the Northwest Quarter of Section 27, Township 39 North, Range 14; Thence South along said extended line to the North line of 26th Street; Thence Southerly to the Northwest corner of Lot 28 in Assessor's Division recorded as document 20877; Thence South along the East line of an alley to a point on the North line of Lot 2 in County Clerks Division recorded as document 176695; Thence West along the North line of Lots 2 through 5 in said Assessors Division to the West line of said Lot 5; Thence southwest and south along the West line of said Lot 5 and its extension South to the North line of 28th Street; Thence West along the North line of 28th Street to the East line of Wabash Avenue; Thence South along East line of Wabash Avenue to the South line of 29th Street; Thence West ~~along the South line of 29th Street to the East line of the West 22 feet of Lot 6 in Block 1 in~~ Assessor's Division of the West ½ of Block 93 in Canal Trustees' Subdivision; Thence South along the East line of the West 22 feet of Lot 6 to the centerline of a 16 foot vacated alley lying first south of 29th Street; Thence East along said centerline to the West line of the East 35 feet of Lot 42 in Block 1 of Assessor's Division aforesaid extended north; Thence South along the West line of the East 35 feet of Lot 42 and of Lots 36 through 41 to the South line of Lot 36; Thence West to the West line of the East 36 feet of Lot 35; Thence South along the West line of the East 36 feet of Lot 35 and of Lots 30 through 34 to the South line of Lot 30, said south line also being the North line of Lot 32 in Aaron Gibbs' Subdivision; Thence continuing South along the West line of the East 36 feet of said Lot 32 to the North line of Lot 31; Thence East to the West line of the East 35 feet of said Lot 31; Thence South along the West line of the East 35 feet of said Lot 31 to the North line of Lot 30; Thence East to the West line of the East 34 feet of said Lot 30; Thence South along the West line of the East 34 feet of said Lot 30 to the North line of Lot 29; Thence East to the West line of the East 33 feet of said Lot 29; Thence South along the West line of the East 33 feet of said Lot 29 to the North line of Lot 28; Thence East to the

West line of the East 32 feet of said Lot 28; Thence South along the West line of the East 32 feet of said Lot 28 to the North line of Lot 27; Thence East to the West line of the East 31 feet of said Lot 27; Thence South along the West line of the East 31 feet of said Lot 27 to the North line of Lot 26; Thence East to the West line of the East 30 feet of said Lot 26; Thence South along the West line of the East 30 feet of said Lot 26 to the North line of Lot 25; Thence East to the West line of the East 29 feet of said Lot 25; Thence South along the West line of the East 29 feet of said Lot 25 to the South line of said Lot 25 also being the North line of Lot 12 in Weston's Subdivision; Thence East to the West line of the East 28 feet of said Lot 12; Thence South along the West line of the East 28 feet of said Lot 12 to the North line of Lot 11; Thence East to the West line of the East 27 feet of said Lot 11; Thence South along the West line of the East 27 feet of said Lot 11 to the North line of Lot 10; Thence East to the West line of the East 26 feet of said Lot 10; Thence South along the West line of the East 26 feet of said Lot 10 to the North line of Lot 9; Thence East to the West line of the East 25 feet of said Lot 9; Thence South along the West line of the East 25 feet of said Lot 9 to the South line of Lot 9 also being the North line of Lot 4 in Assessor's Division of Lots 5, 6, 7 and 8 in Weston and Gibbs' Subdivision; Thence East to the East line of the West 4 feet of said Lot 4; Thence South along the East line of the West 4 feet of said Lot 4 to the North line of 30th Street; Thence South to the Northeast corner of Lot 65 in R.S. Thomas' Subdivision of Block 99 in Canal Trustees Subdivision; Thence South along the East line of said Lot 65, its extension to the Northeast corner of Lot 70 and the East line of Lot 70 to a point 70.0 feet North of 31st Street; Thence West 4.0 feet; Thence South parallel with the East line of Lot 70 to the North line of 31st Street; Thence East along the North line of 31st Street to the centerline of vacated Indiana Avenue; Thence North along the centerline of vacated Indiana Avenue to the North line The South 50 Feet of 29th Street; Thence East along the North line of The South 50 Feet of 29th Street to the West line of Prairie Avenue; Thence North along the West line of Prairie Avenue to the South line of 26th Street; Thence East along the South line of 26th Street to the West line of Dr. Martin Luther King Drive; Thence North along the West line of Dr. Martin Luther King Drive to the North line of 25th Street as extended West; Thence East along said extended line and the North line of 25th Street to the Easterly line of Lake Park Avenue; Thence continuing Easterly along the Easterly extension of the North line of 25th Street to the Westerly line of Lake Shore Drive; Thence Southerly along the Easterly line of Lake Shore Drive to the North line of the Southeast Quarter of Section 27, Township 39 North, Range 14; Thence continuing Southerly along the West line of Lake Shore Drive to the South line of Section 27, said line also being the Easterly extension of the centerline of 31st Street; Thence West along the centerline of 31st Street to the West line of Lot 13 in Chicago Land Clearance Commission No. 2 recorded as document 17511645 as extended South; Thence North along said line to the South line of 30th Street; Thence West to the West line of Vernon Avenue; Thence North along the West line of Vernon Avenue to the North line of 29th Place; Thence East to the center line of Cottage Grove Avenue; Thence North along the center line of Cottage Grove Avenue to the South line of 29th Street; Thence West along the South line of 29th Street to the West line of Vernon Avenue; Thence North and Northeast along the West line of Vernon Avenue to the West line of Ellis Avenue; Thence North along the West line of Ellis Avenue to the South line of 26th Street; Thence West along the South line of 26th Street to the East line of Dr. Martin Luther Ling Drive; Thence South along the East line of Dr. Martin Luther King Drive to the intersection with the South line of 31st Street as extended East; Thence West along the South line of 31st Street to the Northeast corner of Lot 2 in Block 2 in Loomis and Laflin's Subdivision; Thence South along the East line of Lots 2, 3, 6 and 7 to a point 17.0 feet North of the Southeast corner of Lot 7 in Block 2 in Loomis and Laflin's Subdivision; Thence West parallel with the South line of Lot 7 in Loomis and Laflin's Subdivision and its extension to

a point on the West line Giles Avenue; Thence South along the West line of Giles Avenue to the Southeast corner of Lot 4 in C. Cleaver's Subdivision; Thence West along the South line of said Lot 4 to the Southwest corner of Lot 4 in C. Cleaver's Subdivision; Thence North along the West line of said Lot 4 to a point of intersection with the Easterly extension of the South line of Lot 1 in Haywood's Subdivision as extended East; Thence West along said extended line and the South line of Lots 1 through 5 in Haywood's Subdivision to the East line of Prairie Avenue; Thence West to the Southeast corner of Lot 6 in Haywood's Subdivision; Thence West along the South line of Lots 6 through 10 and its extension to the Southeast corner of Lot 11 in Haywood's Subdivision; Thence South along the Southerly extension of the East line of said Lot 11 to the Easterly extension of the South line of Lot 16 in Haywood's Subdivision; Thence West along the South line of said Lot 16 and its extension West to the East line of Indiana Avenue; Thence South along the East line of Indiana Avenue to the South line of 32nd Street; Thence West along the South line of 32nd Street to the West line of Michigan Avenue; Thence North along the West line of Michigan Avenue to the Southeast corner of Lot 8 in Block 2 in C.H Walker's Subdivision; Thence West along the South line of said Lot 8 in Block 2 in C.H. Walker Subdivision and its extension West to the Southwest corner of Lot 7 in Block 2 in C.H Walker's Subdivision being the East line of vacated Wabash Avenue; Thence South along the East line of vacated Wabash Avenue being the West line of Block 2 in C.H. Walker's Subdivision to the South line of vacated 32nd Street; Thence East along the South line of vacated 32nd Street to the Northwest corner of Lot 46 in Block 2 in J. Wentworth's Subdivision; Thence South along the East line of Wabash Avenue to the Southwest corner of Lot 1 in J. S. Barnes' Subdivision; Thence East along the South line of said Lot 1 and its extension East to the West line of a vacated 20.0 foot wide alley; Thence North along said centerline of said vacated 20.0 foot alley to the centerline of 34th Street; Thence East to the East line of Michigan Avenue; Thence South along the East line of Michigan Avenue to the Northwest corner of Lot 30 in Block 7 in J. Wentworth's Subdivision; Thence East along the North line of said Lot 30 and its extension East to the East line of a 20.0 foot wide alley, being the Northwest corner of Lot 19 in Block 7 in J. Wentworth's Subdivision; Thence South along the East line of said alley to the Southwest corner of Lot 20 in Block 7 in J. Wentworth's Subdivision; Thence East along the South line of said Lot 20 and its extension East to the East line of Indiana Avenue; Thence North along the East line of Indiana Avenue to the Northwest corner of Lot 39 in Block 1 of Harriet Farlin's Subdivision; Thence East along the North line of said Lot 39 and its extension East to the East line of an 18.0 foot wide alley in said Block 1; Thence South along the East line of said alley to the Southwest corner of Lot 15 in Block 1 in Harriet Farlin's Subdivision; Thence East along the South line of said Lot 15 in Block 1 to the West line of Prairie Avenue; Thence North along the West line of Prairie Avenue to the North line of the South half of Lot 7 in Block 1 in Dyer and Davisson's Subdivision as extended West; Thence East along said extended line to the West line of an 18.0 foot alley; Thence South along the West line of said alley to the South line of said Lot 7; Thence East along the South line of said Lot 7 and its extension West to the West line of Giles Avenue; Thence North along the West line of Giles Avenue to the South line of a vacated 16.0 foot alley in Block 2 in Dyer and Davisson's Subdivision; Thence West along the South line of said alley to the East line of an 18.0 foot alley in said Block 2; Thence South along the East line of said alley to the Westerly extension of the North line of the South 3 feet of Lot 1 in Nellie C. Dodson's Subdivision extended East; Thence West along said extended line to the West line of Prairie Avenue; Thence North along the West line of Prairie Avenue to a point 85.0 feet South of the south line of 33rd Street; Thence West parallel with 33rd Street 124.62 feet to the East line of 16.0 foot alley; Thence North along the East line of said alley to the South line of 33rd Street; Thence East along the South line of 33rd Street to the West line of 14.0 foot alley, being the Northeast corner

of Lot 1 in Fuller, Frost and Cobb's Subdivision; Thence South along the West line of said alley to the North line of Lot 15 in Francis J. Young's Subdivision extended West; Thence East along the North line of said Lot 15 to the West line of Calumet Avenue; Thence South along the West line of Calumet Avenue to the North line of Lot 23 in Fowler's Subdivision extended West; Thence East along said extended line and North line of Lots 23 to 19 in said Fowler's Subdivision and its extension East to the East line of a 16.0 foot alley; Thence North along said East line of the public alley to the South line of the 66 foot wide right of way of 33RD Street; Thence East along said South right of way line of 33RD Street to the West right of way line of Martin Luther King Drive; Thence South along the West right of way line of Martin Luther King Drive to a point of intersection with the Westerly extension of the North right of way line of 33RD Place; Thence East along the North right of way line of 33RD Place to a point of intersection with the Northerly extension of the East right of way line of Rhodes Avenue; Thence South along the East right of way line of Rhodes Avenue to the North right of way line of 35TH Street; Thence East along the North right of way line of 35TH Street to the East right of way line of Cottage Grove Avenue; Thence Southeasterly along the East right of way line of Cottage Grove Avenue to a point of intersection with the Northeasterly extension of a line being 300 feet Northwesterly of the center line of vacated 36TH Street; Thence Southwesterly along said extension line to a point being 150 feet Westerly of the West line of Cottage Grove Avenue; Thence Southeasterly on a line being parallel with the West right of way line of Cottage Grove Avenue to the center line of vacated 36TH Street; Thence Southwesterly along the center line of vacated 36TH Street to an angle point; Thence Westerly along the center line of vacated 36TH Street to the Westerly right of way line of Vincennes Avenue; Thence Northerly along the Westerly right of way line of Vincennes Avenue to the South right of way line of Browning Avenue; Thence West along the South right of way line of Browning Avenue to the West right of way line of Rhodes Avenue; Thence North along the West right of way line of Rhodes Avenue to the South right of way line of 35TH Street; Thence West along the South right of way line of 35TH Street to the center line of a 16.0 foot alley extended North said center line being 132.0 feet East of the East line of Dr. Martin Luther King Drive; Thence south along the center line of the 16.0 foot alley to the Easterly extension of the South line of Lot 1 in Loomis' Resubdivision of Lots 1 and 4 in Block 1 of Ellis' West Addition to Chicago in the SE ¼ of Section 34 aforesaid; Thence West along the Easterly extension of the South line of Lot 1 in Loomis' Resubdivision to the West line of Dr. Martin Luther King Drive; Thence North along the West line of Dr. Martin Luther King Drive to a point 120.0 feet South of the South line of 35th Street; Thence West parallel with 35th Street to the East line of a 16.0 foot alley, being 70.0 feet East of the East line of Calumet Avenue; Thence South along the East line of said alley to the North line of Lot 2 in D. Harry Hammer's Subdivision; Thence West along the North line of said Lot 2 to the East line of Lot 24 in W. D. Bishopp's Subdivision; Thence South along the east line of said Lot 24 to the North line of 37th Street; Thence East along the North line of 37th Street to The East right of way line of Rhodes Avenue; Thence South along the East right of way line of Rhodes Avenue to the North right of way line of Pershing Road; Thence West along the North line of Pershing Avenue to the East line of an alley extended North, said line being the West line of Lot 17 in Block 1 in Bowen and Smith's Subdivision; Thence South along the east line of said alley to the North line of Oakwood Boulevard; Thence East along the North line of Oakwood Boulevard to the Southeast corner of Lot 1 in Subdivision of Lot 32 in Block 1 in Bowen and Smith's Subdivision of the Northeast ¼ of said Section 3; Thence South along the Southerly extension of said Lot 1 a distance of 25 feet; Thence West along a line being 25 feet South of and parallel with the North line of Oakwood Boulevard to the Northerly extension of the West line of Lot 16 in Bowen & Smith's Subdivision; Thence South to the Northeast corner of Lot 16 in Bowen & Smith's Subdivision; Thence South

along the East line of Lots 16, 17, and 18 in Bowen & Smith's Subdivision to the South line of Lot 18 in Block 2 in Bowen and Smith's Subdivision aforesaid; Thence West along said South line to the West line of Dr. Martin Luther King Drive; Thence North along the West line of Dr. Martin Luther King Drive to the Southeast corner of Lot 1 in Wallace R. Martin's Subdivision; Thence West along the South line of Lots 1 through 3 in Wallace R. Martin's Subdivision to the East line of a 16.0 foot alley; Thence North along the East line of said 16.0 foot alley to the South line of Lot 66 in Circuit Court Partition per document 1225139 extended East; Thence West along the South line of Lots 66 through 70 in Circuit Court Partition and its extension West to the West line of Calumet Avenue; Thence West along the North line of a 16.0 foot alley to the East line of Prairie Avenue; Thence South along the East line of Prairie Avenue to the South line of Lot 3 in Springer's Subdivision extended East; Thence West along said extended line and South line of said Lot 3 to the Southwest corner of Lot 3; Thence North along the West line of Lot 3 to the Southeast corner of Lot 4 in Springer's Subdivision; Thence West along the South line of Lots 4 through 7 in Springer's Subdivision to the East line of Indiana Avenue; Thence South along the East line of Indiana Avenue to the North line of 40th Street; Thence West along the North line of 40th Street and its extension West to the centerline line of State Street; Thence South along the centerline of State Street to the South line of 40th Street; Thence West along the South line of 40th Street to the East line of Block 4 in Pryor's Subdivision; Thence North along said East line to the North line of the U.S. Yards Railroad Right of Way running through said Block 4 in Pryor's Subdivision; Thence West along said North line to the East line of Wentworth Avenue; Thence North along East line of Wentworth Avenue to the place of beginning, all in Cook County, Illinois.

EXHIBIT D

: Street Location of the Expanded Area

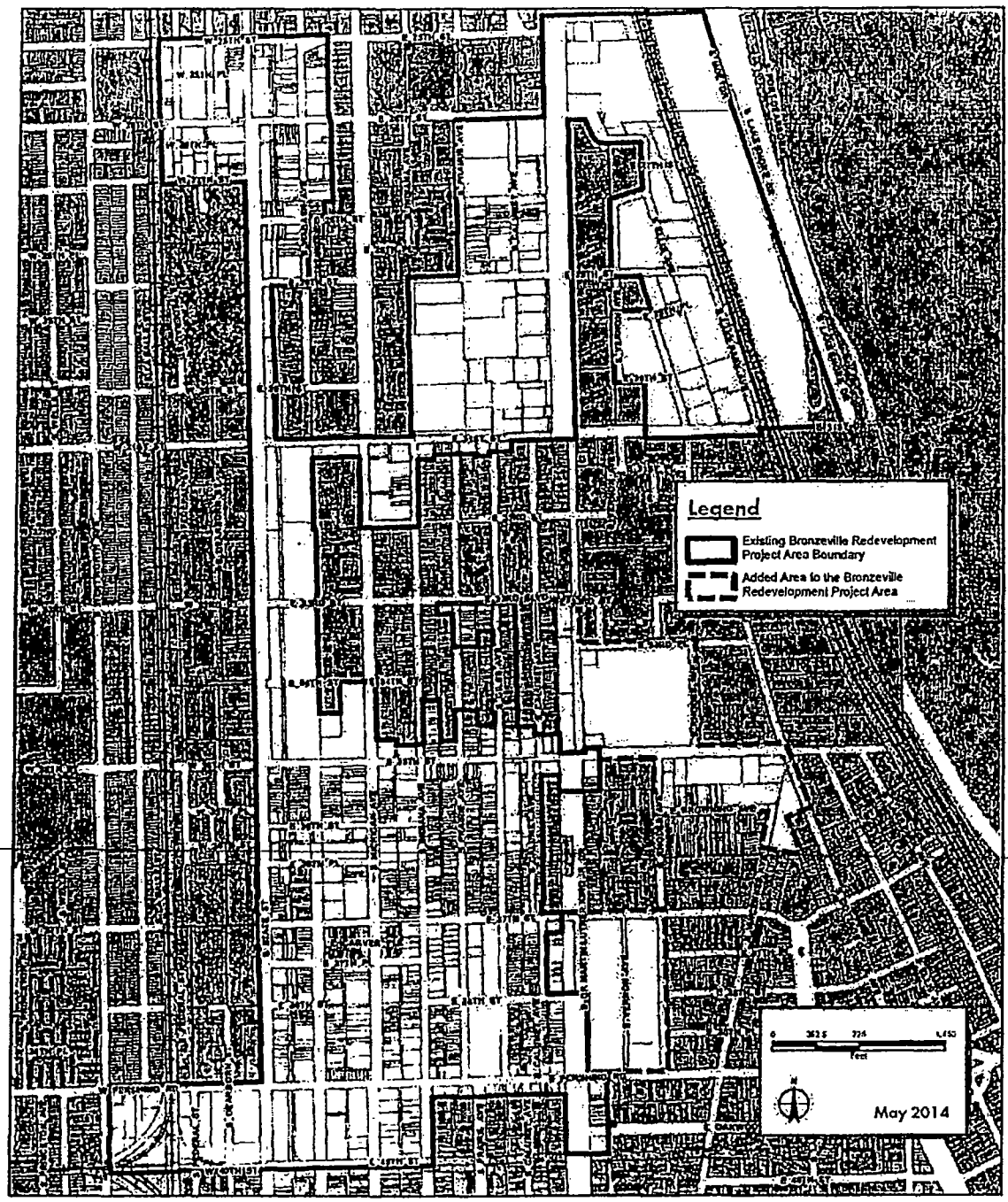
The Redevelopment Project Area is generally bounded by 25th Street to the north, Cottage Grove and Lake shore Drive to the east, the Dan Ryan Expressway and State Street to the west, and 40th Street to the south.

EXHIBIT E

Map of the Expanded Area

SEE ATTACHED

Amended Map of the Area



Map 1
Redevelopment Project Area Boundary Amendment No. 3

Amendment to Bronzeville Redevelopment Project Area
City of Chicago, Illinois

City of Chicago

O2014-7886

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/10/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Designation of Bronzeville Redevelopment Project Area
Committee(s) Assignment:	Committee on Finance

FIN.

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

September 10, 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 an amendment to the Bronzeville TIF District.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

Rahm Emanuel

Mayor

AN ORDINANCE OF THE CITY OF CHICAGO, ILLINOIS DESIGNATING THE BRONZEVILLE 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 amendment to the redevelopment project area known as the Bronzeville Redevelopment Project Area (the "Expanded Area") described in Section 2 of this ordinance, to be redeveloped pursuant to a proposed amended redevelopment plan and project (the "Amended Plan"); and

WHEREAS, a public meeting ("Public Meeting") was held in compliance with the requirements of Section 5/11-74.4-6(e) of the Act on May 1, 2014 at 6:00 p.m. at the James Doolittle Jr Elementary School at 535 E. 35th Street, Chicago, Illinois; and

WHEREAS, the Amended Plan (including the related eligibility report attached thereto as an exhibit and, if applicable, the feasibility study and the housing impact study) has been made available for public inspection and review pursuant to Section 5/11-74.4-5(a) of the Act since May 2, 2014, 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 14-CDC-18 on May 13, 2014 fixing the time and place for a public hearing ("Hearing"), at the offices of the City Clerk and the City's Department of Planning and Development; and

WHEREAS, pursuant to Section 5/11-74.4-5(a) of the Act, notice of the availability of the Amended Plan (including the related eligibility report attached thereto as an exhibit and, if applicable, the feasibility study and the housing impact study) was sent by mail on May 19, 2014, which is within a reasonable time after the adoption by the Commission of Resolution 14-CDC-18 to: (a) all residential addresses that, after a good faith effort, were determined to be (i) located within the Expanded Area and (ii) located within 750 feet of the boundaries of the Expanded Area (or, if applicable, were determined to be the 750 residential addresses that were closest to the boundaries of the Expanded Area); and (b) organizations and residents that were registered interested parties for such Expanded Area; and

WHEREAS, a meeting of the joint review board established pursuant to Section 5/11-74.4-5(b) of the Act (the "Board") was convened upon the provision of due notice on June 6, 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 Amended Plan, designation of the Expanded Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Expanded Area, and other matters, if any, properly before it; and

WHEREAS, pursuant to Sections 5/11-74.4-4 and 5/11-74.4-5 of the Act, the Commission held the Hearing concerning approval of the Amended Plan, designation of the Expanded Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Expanded Area pursuant to the Act on July 8, 2014; and

WHEREAS, the Commission has forwarded to the City Council a copy of its Resolution 14-CDC-26, recommending to the City Council approval of the Amended Plan, among other related matters; and

WHEREAS, the City Council has heretofore approved the Amended Plan, which was identified in **AN ORDINANCE OF THE CITY OF CHICAGO, ILLINOIS, APPROVING AMENDMENT #3 TO THE REDEVELOPMENT PLAN FOR THE BRONZEVILLE REDEVELOPMENT PROJECT AREA**; now, therefore,

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

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

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

Section 3. Findings. The Corporate Authorities hereby make the following findings:

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

b. As required pursuant to Section 5/11-74.4-3(p) of the Act:

(i) The Expanded Area is not less, in the aggregate, than one and one-half acres in size; and

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

c. If the Expanded Area is qualified as a "blighted area," whether improved or vacant, each of the factors necessary to qualify the Expanded Area as a redevelopment project

area on that basis is (i) clearly present within the intent of the Act and with that presence documented to a meaningful extent, and (ii) reasonably distributed throughout the improved part or vacant part, as applicable, of the Expanded Area as required pursuant to Section 5/11-74.4-3(a) of the Act;

d. If the Expanded Area is qualified as a "conservation area," the combination of the factors necessary to qualify the Expanded Area as a redevelopment project area on that basis is detrimental to the public health, safety, morals or welfare, and the Expanded Area may become a blighted area.

Section 4. Expanded Area Designated. The Expanded Area is hereby designated as a redevelopment project area pursuant to Section 5/11-74.4-4 of the Act.

Section 5. Invalidity of Any Section. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this ordinance.

Section 6. Superseder. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 7. Effective Date. This ordinance shall be in full force and effect immediately upon its passage.

List of Attachments

Exhibit A: Legal description of the Expanded Area
Exhibit B: Street location of the Expanded Area
Exhibit C: Map of the Expanded Area

EXHIBIT A

Legal Description of the Expanded Area

Amended Exhibit 1 – Amended Legal Description
Bronzeville Redevelopment Project Area

That part of the North Half of Section 3 and 4, Township 38 North, Range 14, East of the Third Principal Meridian, Section 27, 28, 33 and 34, Township 39 North, Range 14, East of the third Principal Meridian, described as follows:

Beginning at the intersection of the East line of Wentworth Avenue and the North line of Pershing Road; Thence East along the North line of Pershing Road to the West line of State Street; Thence North along the West line of State Street to the South line of 27th Street; Thence West along the South line of 27th Street to the West line of Lot 75 in W.H. Adams Subdivision of part of the East Half of the Southeast Quarter of Section 28, Township 39 North, Range 14, as extended South; Thence North along said extended line, being the West line of said Lot 75, Lot 40 and 9 in said W.H. Adams Subdivision and its extension North to the North line of 26th Street; Thence West along said North line of 26th Street to the West line of a vacated 10 foot wide alley adjoining Lot 24 in Block 3 of G.W. Gerrish's Subdivision of part of the East Half of the Northeast Quarter of Section 28, Township 39 North, Range 14; Thence North along the West line of said vacated 10 foot wide alley to the Westerly extension of the North Line of Lot 19 in said Block 3 of G.W. Gerrish's Subdivision; Thence East along said Westerly extension of the North Line of Lot 19 to the centerline of said vacated 10 foot wide alley; Thence North along said centerline to the North line of 25th Street; Thence Easterly along the North line of 25th Street to the East line of Lot 1 extended North in Gardner's Subdivision of the West Half of Block 60, in Canal Trustee's Subdivision of the West Half of the Northwest Quarter of Section 27, Township 39 North, Range 14; Thence South along said extended line to the North line of 26th Street; Thence Southerly to the Northwest corner of Lot 28 in Assessor's Division recorded as document 20877; Thence South along the East line of an alley to a point on the North line of Lot 2 in County Clerks Division recorded as document 176695; Thence West along the North line of Lots 2 through 5 in said Assessors Division to the West line of said Lot 5; Thence southwest and south along the West line of said Lot 5 and its extension South to the North line of 28th Street; Thence West along the North line of 28th Street to the East line of Wabash Avenue; Thence South along East line of Wabash Avenue to the South line of 29th Street; Thence West along the South line of 29th Street to the East line of the West 22 feet of Lot 6 in Block 1 in Assessor's Division of the West ½ of Block 93 in Canal Trustees' Subdivision; Thence South along the East line of the West 22 feet of Lot 6 to the centerline of a 16 foot vacated alley lying first south of 29th Street; Thence East along said centerline to the West line of the East 35 feet of Lot 42 in Block 1 of Assessor's Division aforesaid extended north; Thence South along the West line of the East 35 feet of Lot 42 and of Lots 36 through 41 to the South line of Lot 36; Thence West to the West line of the East 36 feet of Lot 35; Thence South along the West line of the East 36 feet of Lot 35 and of Lots 30 through 34 to the South line of Lot 30, said south line also being the North line of Lot 32 in Aaron Gibbs' Subdivision; Thence continuing South along the West line of the East 36 feet of said Lot 32 to the North line of Lot 31; Thence East to the West line of the East 35 feet of said Lot 31; Thence South along the West line of the East 35 feet of said Lot 31 to the North line of Lot 30; Thence East to the West line of the East 34 feet of said Lot 30; Thence South along the West line of the East 34 feet of said Lot 30 to the North line of Lot 29; Thence East to the West line of the East 33 feet of said Lot 29; Thence South along the West line of the East 33 feet of said Lot 29 to the North line of Lot 28; Thence East to the

West line of the East 32 feet of said Lot 28; Thence South along the West line of the East 32 feet of said Lot 28 to the North line of Lot 27; Thence East to the West line of the East 31 feet of said Lot 27; Thence South along the West line of the East 31 feet of said Lot 27 to the North line of Lot 26; Thence East to the West line of the East 30 feet of said Lot 26; Thence South along the West line of the East 30 feet of said Lot 26 to the North line of Lot 25; Thence East to the West line of the East 29 feet of said Lot 25; Thence South along the West line of the East 29 feet of said Lot 25 to the South line of said Lot 25 also being the North line of Lot 12 in Weston's Subdivision; Thence East to the West line of the East 28 feet of said Lot 12; Thence South along the West line of the East 28 feet of said Lot 12 to the North line of Lot 11; Thence East to the West line of the East 27 feet of said Lot 11; Thence South along the West line of the East 27 feet of said Lot 11 to the North line of Lot 10; Thence East to the West line of the East 26 feet of said Lot 10; Thence South along the West line of the East 26 feet of said Lot 10 to the North line of Lot 9; Thence East to the West line of the East 25 feet of said Lot 9; Thence South along the West line of the East 25 feet of said Lot 9 to the South line of Lot 9 also being the North line of Lot 4 in Assessor's Division of Lots 5, 6, 7 and 8 in Weston and Gibbs' Subdivision; Thence East to the East line of the West 4 feet of said Lot 4; Thence South along the East line of the West 4 feet of said Lot 4 to the North line of 30th Street; Thence South to the Northeast corner of Lot 65 in R.S. Thomas' Subdivision of Block 99 in Canal Trustees Subdivision; Thence South along the East line of said Lot 65, its extension to the Northeast corner of Lot 70 and the East line of Lot 70 to a point 70.0 feet North of 31st Street; Thence West 4.0 feet; Thence South parallel with the East line of Lot 70 to the North line of 31st Street; Thence East along the North line of 31st Street to the centerline of vacated Indiana Avenue; Thence North along the centerline of vacated Indiana Avenue to the North line The South 50 Feet of 29th Street; Thence East along the North line of The South 50 Feet of 29th Street to the West line of Prairie Avenue; Thence North along the West line of Prairie Avenue to the South line of 26th Street; Thence East along the South line of 26th Street to the West line of Dr. Martin Luther King Drive; Thence North along the West line of Dr. Martin Luther King Drive to the North line of 25th Street as extended West; Thence East along said extended line and the North line of 25th Street to the Easterly line of Lake Park Avenue; Thence continuing Easterly along the Easterly extension of the North line of 25th Street to the Westerly line of Lake Shore Drive; Thence Southerly along the Easterly line of Lake Shore Drive to the North line of the Southeast Quarter of Section 27, Township 39 North, Range 14; Thence continuing Southerly along the West line of Lake Shore Drive to the South line of Section 27, said line also being the Easterly extension of the centerline of 31st Street; Thence West along the centerline of 31st Street to the West line of Lot 13 in Chicago Land Clearance Commission No. 2 recorded as document 17511645 as extended South; Thence North along said line to the South line of 30th Street; Thence West to the West line of Vernon Avenue; Thence North along the West line of Vernon Avenue to the North line of 29th Place; Thence East to the center line of Cottage Grove Avenue; Thence North along the center line of Cottage Grove Avenue to the South line of 29th Street; Thence West along the South line of 29th Street to the West line of Vernon Avenue; Thence North and Northeast along the West line of Vernon Avenue to the West line of Ellis Avenue; Thence North along the West line of Ellis Avenue to the South line of 26th Street; Thence West along the South line of 26th Street to the East line of Dr. Martin Luther Ling Drive; Thence South along the East line of Dr. Martin Luther King Drive to the intersection with the South line of 31st Street as extended East; Thence West along the South line of 31st Street to the Northeast corner of Lot 2 in Block 2 in Loomis and Laflin's Subdivision; Thence South along the East line of Lots 2, 3, 6 and 7 to a point 17.0 feet North of the Southeast corner of Lot 7 in Block 2 in Loomis and Laflin's Subdivision; Thence West parallel with the South line of Lot 7 in Loomis and Laflin's Subdivision and its extension to

a point on the West line Giles Avenue; Thence South along the West line of Giles Avenue to the Southeast corner of Lot 4 in C. Cleaver's Subdivision; Thence West along the South line of said Lot 4 to the Southwest corner of Lot 4 in C. Cleaver's Subdivision; Thence North along the West line of said Lot 4 to a point of intersection with the Easterly extension of the South line of Lot 1 in Haywood's Subdivision as extended East; Thence West along said extended line and the South line of Lots 1 through 5 in Haywood's Subdivision to the East line of Prairie Avenue; Thence West to the Southeast corner of Lot 6 in Haywood's Subdivision; Thence West along the South line of Lots 6 through 10 and its extension to the Southeast corner of Lot 11 in Haywood's Subdivision; Thence South along the Southerly extension of the East line of said Lot 11 to the Easterly extension of the South line of Lot 16 in Haywood's Subdivision; Thence West along the South line of said Lot 16 and its extension West to the East line of Indiana Avenue; Thence South along the East line of Indiana Avenue to the South line of 32nd Street; Thence West along the South line of 32nd Street to the West line of Michigan Avenue; Thence North along the West line of Michigan Avenue to the Southeast corner of Lot 8 in Block 2 in C.H Walker's Subdivision; Thence West along the South line of said Lot 8 in Block 2 in C.H. Walker Subdivision and its extension West to the Southwest corner of Lot 7 in Block 2 in C.H Walker's Subdivision being the East line of vacated Wabash Avenue; Thence South along the East line of vacated Wabash Avenue being the West line of Block 2 in C.H. Walker's Subdivision to the South line of vacated 32nd Street; Thence East along the South line of vacated 32nd Street to the Northwest corner of Lot 46 in Block 2 in J. Wentworth's Subdivision; Thence South along the East line of Wabash Avenue to the Southwest corner of Lot 1 in J. S. Barnes' Subdivision; Thence East along the South line of said Lot 1 and its extension East to the West line of a vacated 20.0 foot wide alley; Thence North along said centerline of said vacated 20.0 foot alley to the centerline of 34th Street; Thence East to the East line of Michigan Avenue; Thence South along the East line of Michigan Avenue to the Northwest corner of Lot 30 in Block 7 in J. Wentworth's Subdivision; Thence East along the North line of said Lot 30 and its extension East to the East line of a 20.0 foot wide alley, being the Northwest corner of Lot 19 in Block 7 in J. Wentworth's Subdivision; Thence South along the East line of said alley to the Southwest corner of Lot 20 in Block 7 in J. Wentworth's Subdivision; Thence East along the South line of said Lot 20 and its extension East to the East line of Indiana Avenue; Thence North along the East line of Indiana Avenue to the Northwest corner of Lot 39 in Block 1 of Harriet Farlin's Subdivision; Thence East along the North line of said Lot 39 and its extension East to the East line of an 18.0 foot wide alley in said Block 1; Thence South along the East line of said alley to the Southwest corner of Lot 15 in Block 1 in Harriet Farlin's Subdivision; Thence East along the South line of said Lot 15 in Block 1 to the West line of Prairie Avenue; Thence North along the West line of Prairie Avenue to the North line of the South half of Lot 7 in Block 1 in Dyer and Davisson's Subdivision as extended West; Thence East along said extended line to the West line of an 18.0 foot alley; Thence South along the West line of said alley to the South line of said Lot 7; Thence East along the South line of said Lot 7 and its extension West to the West line of Giles Avenue; Thence North along the West line of Giles Avenue to the South line of a vacated 16.0 foot alley in Block 2 in Dyer and Davisson's Subdivision; Thence West along the South line of said alley to the East line of an 18.0 foot alley in said Block 2; Thence South along the East line of said alley to the Westerly extension of the North line of the South 3 feet of Lot 1 in Nellie C. Dodson's Subdivision extended East; Thence West along said extended line to the West line of Prairie Avenue; Thence North along the West line of Prairie Avenue to a point 85.0 feet South of the south line of 33rd Street; Thence West parallel with 33rd Street 124.62 feet to the East line of 16.0 foot alley; Thence North along the East line of said alley to the South line of 33rd Street; Thence East along the South line of 33rd Street to the West line of 14.0 foot alley, being the Northeast corner

of Lot 1 in Fuller, Frost and Cobb's Subdivision; Thence South along the West line of said alley to the North line of Lot 15 in Francis J. Young's Subdivision extended West; Thence East along the North line of said Lot 15 to the West line of Calumet Avenue; Thence South along the West line of Calumet Avenue to the North line of Lot 23 in Fowler's Subdivision extended West; Thence East along said extended line and North line of Lots 23 to 19 in said Fowler's Subdivision and its extension East to the East line of a 16.0 foot alley; Thence North along said East line of the public alley to the South line of the 66 foot wide right of way of 33RD Street; Thence East along said South right of way line of 33RD Street to the West right of way line of Martin Luther King Drive; Thence South along the West right of way line of Martin Luther King Drive to a point of intersection with the Westerly extension of the North right of way line of 33RD Place; Thence East along the North right of way line of 33RD Place to a point of intersection with the Northerly extension of the East right of way line of Rhodes Avenue; Thence South along the East right of way line of Rhodes Avenue to the North right of way line of 35TH Street; Thence East along the North right of way line of 35TH Street to the East right of way line of Cottage Grove Avenue; Thence Southeasterly along the East right of way line of Cottage Grove Avenue to a point of intersection with the Northeasterly extension of a line being 300 feet Northwesterly of the center line of vacated 36TH Street; Thence Southwesterly along said extension line to a point being 150 feet Westerly of the West line of Cottage Grove Avenue; Thence Southeasterly on a line being parallel with the West right of way line of Cottage Grove Avenue to the center line of vacated 36TH Street; Thence Southwesterly along the center line of vacated 36TH Street to an angle point; Thence Westerly along the center line of vacated 36TH Street to the Westerly right of way line of Vincennes Avenue; Thence Northerly along the Westerly right of way line of Vincennes Avenue to the South right of way line of Browning Avenue; Thence West along the South right of way line of Browning Avenue to the West right of way line of Rhodes Avenue; Thence North along the West right of way line of Rhodes Avenue to the South right of way line of 35TH Street; Thence West along the South right of way line of 35TH Street to the center line of a 16.0 foot alley extended North said center line being 132.0 feet East of the East line of Dr. Martin Luther King Drive; Thence south along the center line of the 16.0 foot alley to the Easterly extension of the South line of Lot 1 in Loomis' Resubdivision of Lots 1 and 4 in Block 1 of Ellis' West Addition to Chicago in the SE ¼ of Section 34 aforesaid; Thence West along the Easterly extension of the South line of Lot 1 in Loomis' Resubdivision to the West line of Dr. Martin Luther King Drive; Thence North along the West line of Dr. Martin Luther King Drive to a point 120.0 feet South of the South line of 35th Street; Thence West parallel with 35th Street to the East line of a 16.0 foot alley, being 70.0 feet East of the East line of Calumet Avenue; Thence South along the East line of said alley to the North line of Lot 2 in D. Harry Hammer's Subdivision; Thence West along the North line of said Lot 2 to the East line of Lot 24 in W. D. Bishopp's Subdivision; Thence South along the east line of said Lot 24 to the North line of 37th Street; Thence East along the North line of 37th Street to The East right of way line of Rhodes Avenue; Thence South along the East right of way line of Rhodes Avenue to the North right of way line of Pershing Road; Thence West along the North line of Pershing Avenue to the East line of an alley extended North, said line being the West line of Lot 17 in Block 1 in Bowen and Smith's Subdivision; Thence South along the east line of said alley to the North line of Oakwood Boulevard; Thence East along the North line of Oakwood Boulevard to the Southeast corner of Lot 1 in Subdivision of Lot 32 in Block 1 in Bowen and Smith's Subdivision of the Northeast ¼ of said Section 3; Thence South along the Southerly extension of said Lot 1 a distance of 25 feet; Thence West along a line being 25 feet South of and parallel with the North line of Oakwood Boulevard to the Northerly extension of the West line of Lot 16 in Bowen & Smith's Subdivision; Thence South to the Northeast corner of Lot 16 in Bowen & Smith's Subdivision; Thence South

along the East line of Lots 16, 17, and 18 in Bowen & Smith's Subdivision to the South line of Lot 18 in Block 2 in Bowen and Smith's Subdivision aforesaid; Thence West along said South line to the West line of Dr. Martin Luther King Drive; Thence North along the West line of Dr. Martin Luther King Drive to the Southeast corner of Lot 1 in Wallace R. Martin's Subdivision; Thence West along the South line of Lots 1 through 3 in Wallace R. Martin's Subdivision to the East line of a 16.0 foot alley; Thence North along the East line of said 16.0 foot alley to the South line of Lot 66 in Circuit Court Partition per document 1225139 extended East; Thence West along the South line of Lots 66 through 70 in Circuit Court Partition and its extension West to the West line of Calumet Avenue; Thence West along the North line of a 16.0 foot alley to the East line of Prairie Avenue; Thence South along the East line of Prairie Avenue to the South line of Lot 3 in Springer's Subdivision extended East; Thence West along said extended line and South line of said Lot 3 to the Southwest corner of Lot 3; Thence North along the West line of Lot 3 to the Southeast corner of Lot 4 in Springer's Subdivision; Thence West along the South line of Lots 4 through 7 in Springer's Subdivision to the East line of Indiana Avenue; Thence South along the East line of Indiana Avenue to the North line of 40th Street; Thence West along the North line of 40th Street and its extension West to the centerline line of State Street; Thence South along the centerline of State Street to the South line of 40th Street; Thence West along the South line of 40th Street to the East line of Block 4 in Pryor's Subdivision; Thence North along said East line to the North line of the U.S. Yards Railroad Right of Way running through said Block 4 in Pryor's Subdivision; Thence West along said North line to the East line of Wentworth Avenue; Thence North along East line of Wentworth Avenue to the place of beginning, all in Cook County, Illinois.

EXHIBIT B

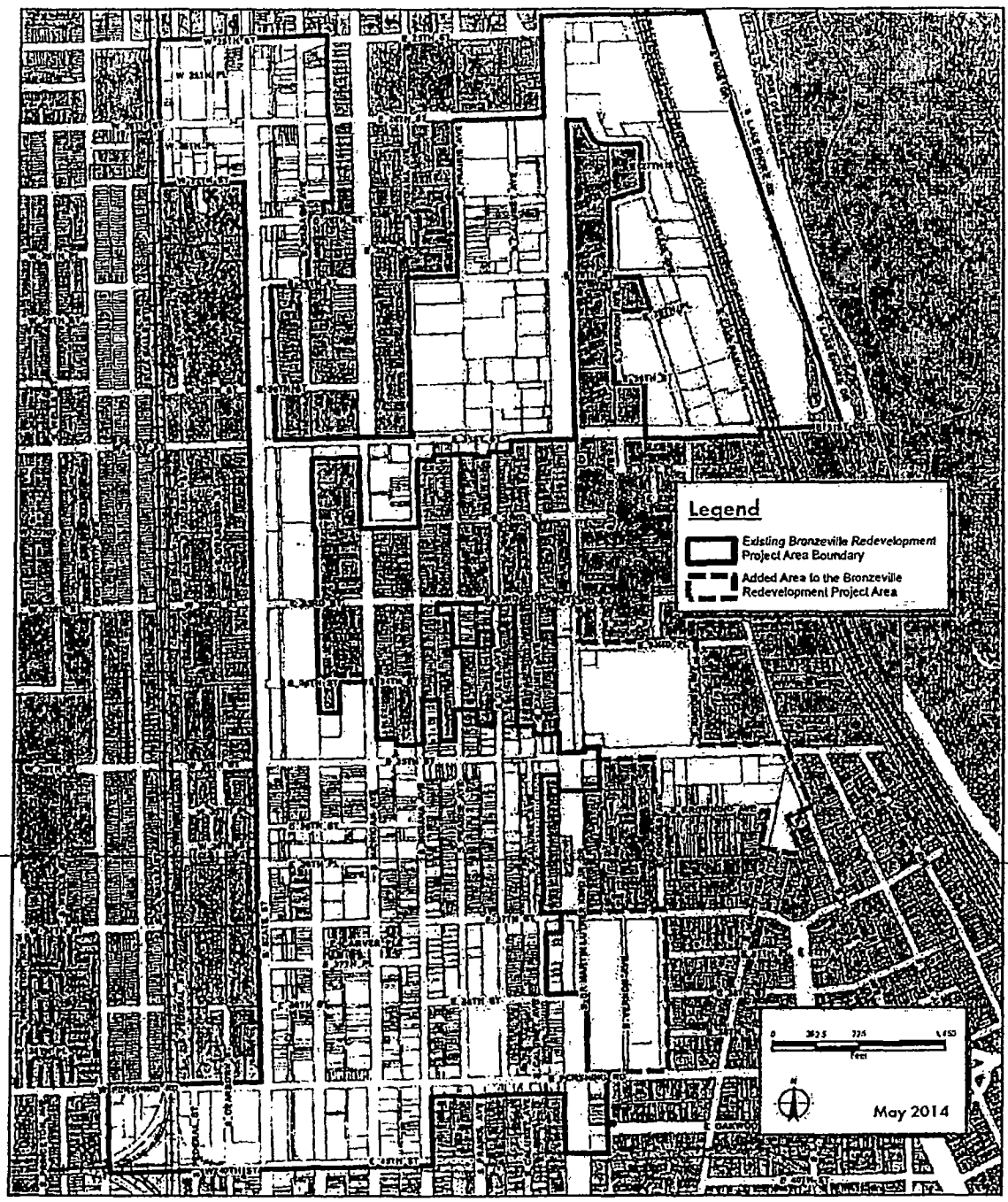
: Street Location of the Expanded Area

The Redevelopment Project Area is generally bounded by 25th Street to the north, Cottage Grove and Lake shore Drive to the east, the Dan Ryan Expressway and State Street to the west, and 40th Street to the south.

EXHIBIT C

Map of Expanded Area

Amended Map of the Area



Map 1
Redevelopment Project Area Boundary Amendment No. 3

Amendment to Bronzeville Redevelopment Project Area
City of Chicago, Illinois

City of Chicago

O2014-7889

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/10/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Adoption of Tax Increment Allocation Financing for Bronzeville Redevelopment Project Area
Committee(s) Assignment:	Committee on Finance

FIN.

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

September 10, 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 an amendment to the Bronzeville TIF District.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

Rahm Emanuel

Mayor

A-MSL \TIF3-Adopt090101 ord

AN ORDINANCE OF THE CITY OF CHICAGO, ILLINOIS ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE BRONZEVILLE 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 amended redevelopment project area to be known as the Bronzeville Redevelopment Project Area (the "Expanded Area") described in Section 2 of this ordinance, to be redeveloped pursuant to a proposed amended redevelopment plan and project (the "Amended Plan"); and

WHEREAS, the Community Development Commission of the City has forwarded to the City Council of the City ("City Council") a copy of its Resolution 14-CDC-26, recommending to the City Council the adoption of Tax Increment Allocation Financing for the Expanded Area, among other things; and

WHEREAS, as required by the Act, the City has heretofore approved the Amended Plan, which was identified in **AN ORDINANCE OF THE CITY OF CHICAGO, ILLINOIS, APPROVING AMENDMENT #3 TO THE REDEVELOPMENT PLAN FOR THE BRONZEVILLE REDEVELOPMENT PROJECT AREA** and has heretofore designated the Expanded Area as a redevelopment project area by passage of **AN ORDINANCE OF THE CITY OF CHICAGO, ILLINOIS, DESIGNATING THE BRONZEVILLE REDEVELOPMENT PROJECT AREA AS A REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT** and has otherwise complied with all other conditions precedent required by the Act; now, therefore,

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

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

Section 2. Tax Increment Allocation Financing Adopted. Tax Increment Allocation Financing is hereby adopted pursuant to Section 5/11-74.4-8 of the Act to finance redevelopment project costs as defined in the Act and as set forth in the Amended Plan within the Expanded Area legally described in Exhibit A attached hereto and incorporated herein. The street location (as near as practicable) for the Expanded Area is described in Exhibit B attached hereto and incorporated herein. The map of the Expanded Area is depicted in Exhibit C attached hereto and incorporated herein.

Section 3. Allocation of Ad Valorem Taxes. Pursuant to the Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Expanded Area by taxing districts and tax rates determined in the manner provided in Section 5/11-74.4-9(c) of the Act each year after the effective date of this ordinance until redevelopment project costs and all municipal obligations financing redevelopment project costs incurred under the Act have been paid, shall be divided as follows:

a. That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the Expanded Area shall be allocated to, and when collected, shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of Tax Increment Allocation Financing; and

b. That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract or parcel of real property in the Expanded Area over and above the initial equalized assessed value of each property in the Expanded Area shall be allocated to, and when collected, shall be paid to the City treasurer who shall deposit said taxes into a special fund designated the "Bronzeville 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

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Exhibit B: Street location of the Expanded Area
Exhibit C: Map of the Expanded Area

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Amended Exhibit 1 – Amended Legal Description
Bronzeville Redevelopment Project Area

That part of the North Half of Section 3 and 4, Township 38 North, Range 14, East of the Third Principal Meridian, Section 27, 28, 33 and 34, Township 39 North, Range 14, East of the third Principal Meridian, described as follows:

Beginning at the intersection of the East line of Wentworth Avenue and the North line of Pershing Road; Thence East along the North line of Pershing Road to the West line of State Street; Thence North along the West line of State Street to the South line of 27th Street; Thence West along the South line of 27th Street to the West line of Lot 75 in W.H. Adams Subdivision of part of the East Half of the Southeast Quarter of Section 28, Township 39 North, Range 14, as extended South; Thence North along said extended line, being the West line of said Lot 75, Lot 40 and 9 in said W.H. Adams Subdivision and its extension North to the North line of 26th Street; Thence West along said North line of 26th Street to the West line of a vacated 10 foot wide alley adjoining Lot 24 in Block 3 of G.W. Gerrish's Subdivision of part of the East Half of the Northeast Quarter of Section 28, Township 39 North, Range 14; Thence North along the West line of said vacated 10 foot wide alley to the Westerly extension of the North Line of Lot 19 in said Block 3 of G.W. Gerrish's Subdivision; Thence East along said Westerly extension of the North Line of Lot 19 to the centerline of said vacated 10 foot wide alley; Thence North along said centerline to the North line of 25th Street; Thence Easterly along the North line of 25th Street to the East line of Lot 1 extended North in Gardner's Subdivision of the West Half of Block 60, in Canal Trustee's Subdivision of the West Half of the Northwest Quarter of Section 27, Township 39 North, Range 14; Thence South along said extended line to the North line of 26th Street; Thence Southerly to the Northwest corner of Lot 28 in Assessor's Division recorded as document 20877; Thence South along the East line of an alley to a point on the North line of Lot 2 in County Clerks Division recorded as document 176695; Thence West along the North line of Lots 2 through 5 in said Assessors Division to the West line of said Lot 5; Thence southwest and south along the West line of said Lot 5 and its extension South to the North line of 28th Street; Thence West along the North line of 28th Street to the East line of Wabash Avenue; Thence South along East line of Wabash Avenue to the South line of 29th Street; Thence West along the South line of 29th Street to the East line of the West 22 feet of Lot 6 in Block 1 in Assessor's Division of the West ½ of Block 93 in Canal Trustees' Subdivision; Thence South along the East line of the West 22 feet of Lot 6 to the centerline of a 16 foot vacated alley lying first south of 29th Street; Thence East along said centerline to the West line of the East 35 feet of Lot 42 in Block 1 of Assessor's Division aforesaid extended north; Thence South along the West line of the East 35 feet of Lot 42 and of Lots 36 through 41 to the South line of Lot 36; Thence West to the West line of the East 36 feet of Lot 35; Thence South along the West line of the East 36 feet of Lot 35 and of Lots 30 through 34 to the South line of Lot 30, said south line also being the North line of Lot 32 in Aaron Gibbs' Subdivision; Thence continuing South along the West line of the East 36 feet of said Lot 32 to the North line of Lot 31; Thence East to the West line of the East 35 feet of said Lot 31; Thence South along the West line of the East 35 feet of said Lot 31 to the North line of Lot 30; Thence East to the West line of the East 34 feet of said Lot 30; Thence South along the West line of the East 34 feet of said Lot 30 to the North line of Lot 29; Thence East to the West line of the East 33 feet of said Lot 29; Thence South along the West line of the East 33 feet of said Lot 29 to the North line of Lot 28; Thence East to the

West line of the East 32 feet of said Lot 28; Thence South along the West line of the East 32 feet of said Lot 28 to the North line of Lot 27; Thence East to the West line of the East 31 feet of said Lot 27; Thence South along the West line of the East 31 feet of said Lot 27 to the North line of Lot 26; Thence East to the West line of the East 30 feet of said Lot 26; Thence South along the West line of the East 30 feet of said Lot 26 to the North line of Lot 25; Thence East to the West line of the East 29 feet of said Lot 25; Thence South along the West line of the East 29 feet of said Lot 25 to the South line of said Lot 25 also being the North line of Lot 12 in Weston's Subdivision; Thence East to the West line of the East 28 feet of said Lot 12; Thence South along the West line of the East 28 feet of said Lot 12 to the North line of Lot 11; Thence East to the West line of the East 27 feet of said Lot 11; Thence South along the West line of the East 27 feet of said Lot 11 to the North line of Lot 10; Thence East to the West line of the East 26 feet of said Lot 10; Thence South along the West line of the East 26 feet of said Lot 10 to the North line of Lot 9; Thence East to the West line of the East 25 feet of said Lot 9; Thence South along the West line of the East 25 feet of said Lot 9 to the South line of Lot 9 also being the North line of Lot 4 in Assessor's Division of Lots 5, 6, 7 and 8 in Weston and Gibbs' Subdivision; Thence East to the East line of the West 4 feet of said Lot 4; Thence South along the East line of the West 4 feet of said Lot 4 to the North line of 30th Street; Thence South to the Northeast corner of Lot 65 in R.S. Thomas' Subdivision of Block 99 in Canal Trustees Subdivision; Thence South along the East line of said Lot 65, its extension to the Northeast corner of Lot 70 and the East line of Lot 70 to a point 70.0 feet North of 31st Street; Thence West 4.0 feet; Thence South parallel with the East line of Lot 70 to the North line of 31st Street; Thence East along the North line of 31st Street to the centerline of vacated Indiana Avenue; Thence North along the centerline of vacated Indiana Avenue to the North line The South 50 Feet of 29th Street; Thence East along the North line of The South 50 Feet of 29th Street to the West line of Prairie Avenue; Thence North along the West line of Prairie Avenue to the South line of 26th Street; Thence East along the South line of 26th Street to the West line of Dr. Martin Luther King Drive; Thence North along the West line of Dr. Martin Luther King Drive to the North line of 25th Street as extended West; Thence East along said extended line and the North line of 25th Street to the Easterly line of Lake Park Avenue; Thence continuing Easterly along the Easterly extension of the North line of 25th Street to the Westerly line of Lake Shore Drive; Thence Southerly along the Easterly line of Lake Shore Drive to the North line of the Southeast Quarter of Section 27, Township 39 North, Range 14; Thence continuing Southerly along the West line of Lake Shore Drive to the South line of Section 27, said line also being the Easterly extension of the centerline of 31st Street; Thence West along the centerline of 31st Street to the West line of Lot 13 in Chicago Land Clearance Commission No. 2 recorded as document 17511645 as extended South; Thence North along said line to the South line of 30th Street; Thence West to the West line of Vernon Avenue; Thence North along the West line of Vernon Avenue to the North line of 29th Place; Thence East to the center line of Cottage Grove Avenue; Thence North along the center line of Cottage Grove Avenue to the South line of 29th Street; Thence West along the South line of 29th Street to the West line of Vernon Avenue; Thence North and Northeast along the West line of Vernon Avenue to the West line of Ellis Avenue; Thence North along the West line of Ellis Avenue to the South line of 26th Street; Thence West along the South line of 26th Street to the East line of Dr. Martin Luther Ling Drive; Thence South along the East line of Dr. Martin Luther King Drive to the intersection with the South line of 31st Street as extended East; Thence West along the South line of 31st Street to the Northeast corner of Lot 2 in Block 2 in Loomis and Laflin's Subdivision; Thence South along the East line of Lots 2, 3, 6 and 7 to a point 17.0 feet North of the Southeast corner of Lot 7 in Block 2 in Loomis and Laflin's Subdivision; Thence West parallel with the South line of Lot 7 in Loomis and Laflin's Subdivision and its extension to

a point on the West line Giles Avenue; Thence South along the West line of Giles Avenue to the Southeast corner of Lot 4 in C. Cleaver's Subdivision; Thence West along the South line of said Lot 4 to the Southwest corner of Lot 4 in C. Cleaver's Subdivision; Thence North along the West line of said Lot 4 to a point of intersection with the Easterly extension of the South line of Lot 1 in Haywood's Subdivision as extended East; Thence West along said extended line and the South line of Lots 1 through 5 in Haywood's Subdivision to the East line of Prairie Avenue; Thence West to the Southeast corner of Lot 6 in Haywood's Subdivision; Thence West along the South line of Lots 6 through 10 and its extension to the Southeast corner of Lot 11 in Haywood's Subdivision; Thence South along the Southerly extension of the East line of said Lot 11 to the Easterly extension of the South line of Lot 16 in Haywood's Subdivision; Thence West along the South line of said Lot 16 and its extension West to the East line of Indiana Avenue; Thence South along the East line of Indiana Avenue to the South line of 32nd Street; Thence West along the South line of 32nd Street to the West line of Michigan Avenue; Thence North along the West line of Michigan Avenue to the Southeast corner of Lot 8 in Block 2 in C.H Walker's Subdivision; Thence West along the South line of said Lot 8 in Block 2 in C.H. Walker Subdivision and its extension West to the Southwest corner of Lot 7 in Block 2 in C.H Walker's Subdivision being the East line of vacated Wabash Avenue; Thence South along the East line of vacated Wabash Avenue being the West line of Block 2 in C.H. Walker's Subdivision to the South line of vacated 32nd Street; Thence East along the South line of vacated 32nd Street to the Northwest corner of Lot 46 in Block 2 in J. Wentworth's Subdivision; Thence South along the East line of Wabash Avenue to the Southwest corner of Lot 1 in J. S. Barnes' Subdivision; Thence East along the South line of said Lot 1 and its extension East to the West line of a vacated 20.0 foot wide alley; Thence North along said centerline of said vacated 20.0 foot alley to the centerline of 34th Street; Thence East to the East line of Michigan Avenue; Thence South along the East line of Michigan Avenue to the Northwest corner of Lot 30 in Block 7 in J. Wentworth's Subdivision; Thence East along the North line of said Lot 30 and its extension East to the East line of a 20.0 foot wide alley, being the Northwest corner of Lot 19 in Block 7 in J. Wentworth's Subdivision; Thence South along the East line of said alley to the Southwest corner of Lot 20 in Block 7 in J. Wentworth's Subdivision; Thence East along the South line of said Lot 20 and its extension East to the East line of Indiana Avenue; Thence North along the East line of Indiana Avenue to the Northwest corner of Lot 39 in Block 1 of Harriet Farlin's Subdivision; Thence East along the North line of said Lot 39 and its extension East to the East line of an 18.0 foot wide alley in said Block 1; Thence South along the East line of said alley to the Southwest corner of Lot 15 in Block 1 in Harriet Farlin's Subdivision; Thence East along the South line of said Lot 15 in Block 1 to the West line of Prairie Avenue; Thence North along the West line of Prairie Avenue to the North line of the South half of Lot 7 in Block 1 in Dyer and Davisson's Subdivision as extended West; Thence East along said extended line to the West line of an 18.0 foot alley; Thence South along the West line of said alley to the South line of said Lot 7; Thence East along the South line of said Lot 7 and its extension West to the West line of Giles Avenue; Thence North along the West line of Giles Avenue to the South line of a vacated 16.0 foot alley in Block 2 in Dyer and Davisson's Subdivision; Thence West along the South line of said alley to the East line of an 18.0 foot alley in said Block 2; Thence South along the East line of said alley to the Westerly extension of the North line of the South 3 feet of Lot 1 in Nellie C. Dodson's Subdivision extended East; Thence West along said extended line to the West line of Prairie Avenue; Thence North along the West line of Prairie Avenue to a point 85.0 feet South of the south line of 33rd Street; Thence West parallel with 33rd Street 124.62 feet to the East line of 16.0 foot alley; Thence North along the East line of said alley to the South line of 33rd Street; Thence East along the South line of 33rd Street to the West line of 14.0 foot alley, being the Northeast corner

of Lot 1 in Fuller, Frost and Cobb's Subdivision; Thence South along the West line of said alley to the North line of Lot 15 in Francis J. Young's Subdivision extended West; Thence East along the North line of said Lot 15 to the West line of Calumet Avenue; Thence South along the West line of Calumet Avenue to the North line of Lot 23 in Fowler's Subdivision extended West; Thence East along said extended line and North line of Lots 23 to 19 in said Fowler's Subdivision and its extension East to the East line of a 16.0 foot alley; Thence North along said East line of the public alley to the South line of the 66 foot wide right of way of 33RD Street; Thence East along said South right of way line of 33RD Street to the West right of way line of Martin Luther King Drive; Thence South along the West right of way line of Martin Luther King Drive to a point of intersection with the Westerly extension of the North right of way line of 33RD Place; Thence East along the North right of way line of 33RD Place to a point of intersection with the Northerly extension of the East right of way line of Rhodes Avenue; Thence South along the East right of way line of Rhodes Avenue to the North right of way line of 35TH Street; Thence East along the North right of way line of 35TH Street to the East right of way line of Cottage Grove Avenue; Thence Southeasterly along the East right of way line of Cottage Grove Avenue to a point of intersection with the Northeasterly extension of a line being 300 feet Northwesterly of the center line of vacated 36TH Street; Thence Southwesterly along said extension line to a point being 150 feet Westerly of the West line of Cottage Grove Avenue; Thence Southeasterly on a line being parallel with the West right of way line of Cottage Grove Avenue to the center line of vacated 36TH Street; Thence Southwesterly along the center line of vacated 36TH Street to an angle point; Thence Westerly along the center line of vacated 36TH Street to the Westerly right of way line of Vincennes Avenue; Thence Northerly along the Westerly right of way line of Vincennes Avenue to the South right of way line of Browning Avenue; Thence West along the South right of way line of Browning Avenue to the West right of way line of Rhodes Avenue; Thence North along the West right of way line of Rhodes Avenue to the South right of way line of 35TH Street; Thence West along the South right of way line of 35TH Street to the center line of a 16.0 foot alley extended North said center line being 132.0 feet East of the East line of Dr. Martin Luther King Drive; Thence south along the center line of the 16.0 foot alley to the Easterly extension of the South line of Lot 1 in Loomis' Resubdivision of Lots 1 and 4 in Block 1 of Ellis' West Addition to Chicago in the SE ¼ of Section 34 aforesaid; Thence West along the Easterly extension of the South line of Lot 1 in Loomis' Resubdivision to the West line of Dr. Martin Luther King Drive; Thence North along the West line of Dr. Martin Luther King Drive to a point 120.0 feet South of the South line of 35th Street; Thence West parallel with 35th Street to the East line of a 16.0 foot alley, being 70.0 feet East of the East line of Calumet Avenue; Thence South along the East line of said alley to the North line of Lot 2 in D. Harry Hammer's Subdivision; Thence West along the North line of said Lot 2 to the East line of Lot 24 in W. D. Bishopp's Subdivision; Thence South along the east line of said Lot 24 to the North line of 37th Street; Thence East along the North line of 37th Street to The East right of way line of Rhodes Avenue; Thence South along the East right of way line of Rhodes Avenue to the North right of way line of Pershing Road; Thence West along the North line of Pershing Avenue to the East line of an alley extended North, said line being the West line of Lot 17 in Block 1 in Bowen and Smith's Subdivision; Thence South along the east line of said alley to the North line of Oakwood Boulevard; Thence East along the North line of Oakwood Boulevard to the Southeast corner of Lot 1 in Subdivision of Lot 32 in Block 1 in Bowen and Smith's Subdivision of the Northeast ¼ of said Section 3; Thence South along the Southerly extension of said Lot 1 a distance of 25 feet; Thence West along a line being 25 feet South of and parallel with the North line of Oakwood Boulevard to the Northerly extension of the West line of Lot 16 in Bowen & Smith's Subdivision; Thence South to the Northeast corner of Lot 16 in Bowen & Smith's Subdivision; Thence South

along the East line of Lots 16, 17, and 18 in Bowen & Smith's Subdivision to the South line of Lot 18 in Block 2 in Bowen and Smith's Subdivision aforesaid; Thence West along said South line to the West line of Dr. Martin Luther King Drive; Thence North along the West line of Dr. Martin Luther King Drive to the Southeast corner of Lot 1 in Wallace R. Martin's Subdivision; Thence West along the South line of Lots 1 through 3 in Wallace R. Martin's Subdivision to the East line of a 16.0 foot alley; Thence North along the East line of said 16.0 foot alley to the South line of Lot 66 in Circuit Court Partition per document 1225139 extended East; Thence West along the South line of Lots 66 through 70 in Circuit Court Partition and its extension West to the West line of Calumet Avenue; Thence West along the North line of a 16.0 foot alley to the East line of Prairie Avenue; Thence South along the East line of Prairie Avenue to the South line of Lot 3 in Springer's Subdivision extended East; Thence West along said extended line and South line of said Lot 3 to the Southwest corner of Lot 3; Thence North along the West line of Lot 3 to the Southeast corner of Lot 4 in Springer's Subdivision; Thence West along the South line of Lots 4 through 7 in Springer's Subdivision to the East line of Indiana Avenue; Thence South along the East line of Indiana Avenue to the North line of 40th Street; Thence West along the North line of 40th Street and its extension West to the centerline line of State Street; Thence South along the centerline of State Street to the South line of 40th Street; Thence West along the South line of 40th Street to the East line of Block 4 in Pryor's Subdivision; Thence North along said East line to the North line of the U.S. Yards Railroad Right of Way running through said Block 4 in Pryor's Subdivision; Thence West along said North line to the East line of Wentworth Avenue; Thence North along East line of Wentworth Avenue to the place of beginning, all in Cook County, Illinois.

EXHIBIT B

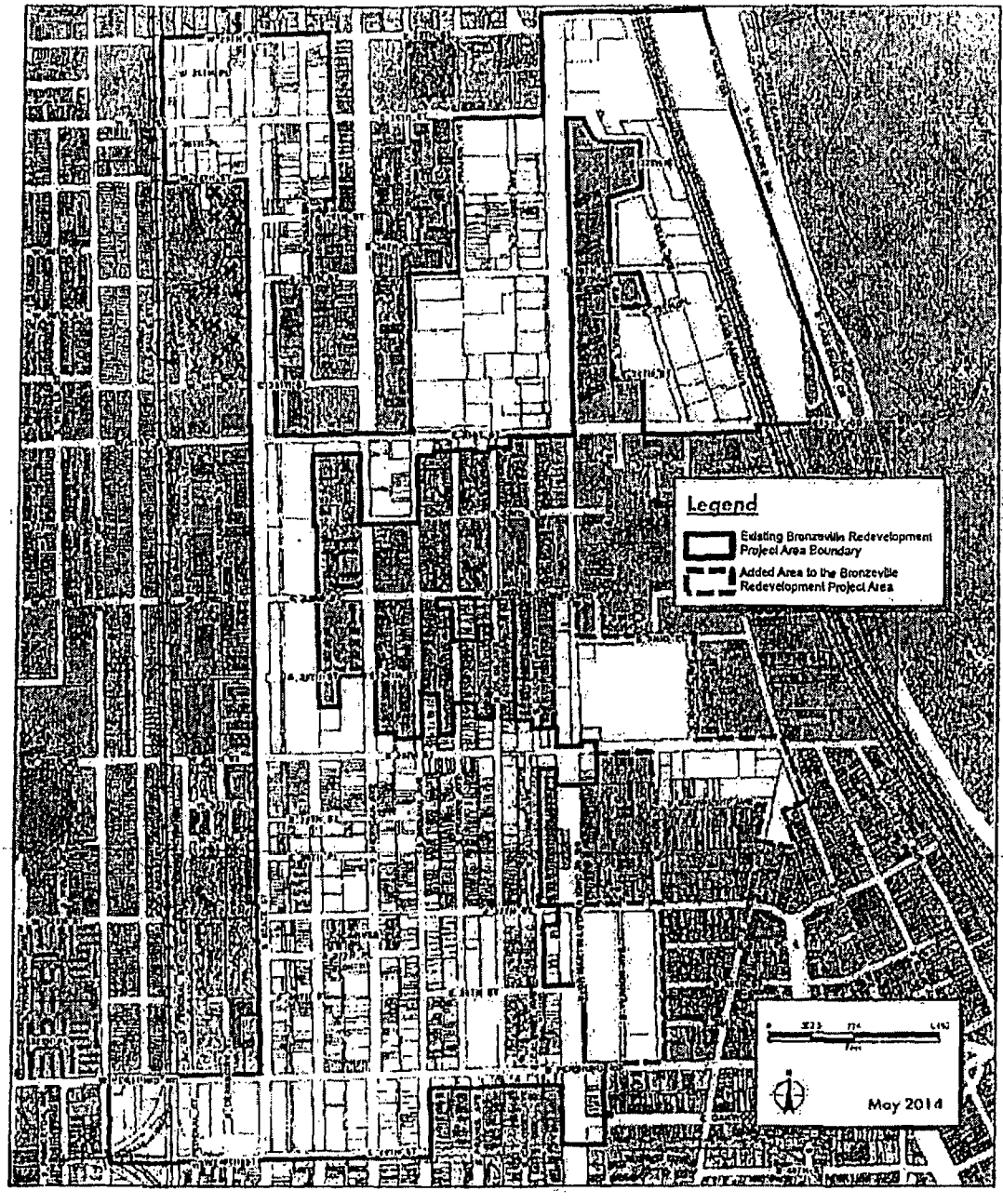
Street Location of the Expanded Area

The Redevelopment Project Area is generally bounded by 25th Street to the north, Cottage Grove and Lake shore Drive to the east, the Dan Ryan Expressway and State Street to the west, and 40th Street to the south.

EXHIBIT C

Map of Expanded Area

Amended Map of the Area



Map 1
Redevelopment Project Area Boundary Amendment No. 3

Amendment to Bronzeville Redevelopment Project Area
City of Chicago, Illinois