

**ARCHER/WESTERN
TAX INCREMENT FINANCING
REDEVELOPMENT PLAN**

City of Chicago, Illinois

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I - INTRODUCTION

This report documents the Tax Increment Redevelopment Plan and Program (the “Redevelopment Plan”) for the Archer/Western Redevelopment Project Area (the “Project Area”). This Redevelopment Plan has been prepared for the City of Chicago (the “City”) by Teska Associates, Inc. The proposed Redevelopment Plan seeks to address a number of problems and needs within the Project Area, and is indicative of a strong commitment and desire on the part of the City to improve and revitalize the Project Area. This document is intended to provide a framework for improvements and reinvestment within the Project Area over the next 23 years. The goal of the Redevelopment Plan is to encourage the redevelopment of existing obsolete and deteriorating buildings and sites for uses which will contribute to the economic strength and vitality of the adjacent community.

In November 2007, the City retained the planning consulting firm of Teska Associates, Inc. (“TAI”) along with project team member Valerie S. Kretchmer Associates, Inc. (real estate analysts), to assist the City in the creation of a tax increment financing (“TIF”) program for the Project Area. TAI and its project team members conducted field surveys, performed site evaluations, and identified redevelopment opportunities and necessary public improvements. The consultant team also documented the existence of any of the eligibility criteria required for the establishment of a TIF district. These eligibility factors include building age, obsolescence, deterioration of buildings and surface improvements, excessive vacancies, deleterious land use and layout, and lack of community planning. This evidence has allowed TAI to conclude that the Project Area meets the statutory requirements for a Conservation Area and should be designated as a tax increment financing district under the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq., as amended (the “Act”).

The Redevelopment Plan summarizes the analyses and findings of the consultants’ work, which, unless otherwise noted, is the responsibility of TAI. The City is entitled to rely on the findings and conclusions of this Redevelopment Plan in designating the Project Area as a redevelopment project area under the “Act”. TAI has prepared this Redevelopment Plan and the related eligibility study with the understanding that the City would rely on: (a) the findings and conclusions of the Redevelopment Plan and the related eligibility study in proceeding with the designation of the Project Area and the adoption and implementation of the Redevelopment Plan; and (b) the fact that TAI has obtained the necessary information so that the Redevelopment Plan and the related eligibility study will comply with the Act.

PROJECT AREA DESCRIPTION

The Project Area is located approximately three miles southwest of the central business district of the City of Chicago and encompasses portions of several major corridors. The project area includes property on the north and south side of Archer Avenue from Quinn Street on the east to Western Avenue on the west; property on the north and south side of 31st Street from Halsted Street on the east to Pitney Court on the west; property on the north and south side of 35th Street from Ashland Avenue on the east to the CTA railroad ROW on the west; and property on the east and west side of Western Avenue from Bross Avenue on the north to 47th Street on the south. The Stevenson Expressway runs just to the north of the Project Area (see Map 1, page 34).

The boundaries of the Project Area have been carefully established to include those properties that will gain an immediate and substantial benefit from the proposed redevelopment projects and Redevelopment Plan. The Project Area contains 778 primary buildings and 1,037 parcels, and consists of approximately 413 acres. The Project Area is a mix of residential (RS-1, RS-3), commercial (C1-1, C1-2, C2-2), business (B1-1, B3-1, B3-2), and manufacturing (M1-1, M1-2, M2-3, PMD 8) zoning districts. The Project Area includes a large, greater than 20,000 sq. ft., retail centers, at the southeast corner of Ashland and Archer Avenues.

Land use in the Project Area is primarily composed of residential, mixed use, commercial, and industrial uses. Mixed use is defined as multi-story buildings with retail or office use on the first floor and residential units on the upper floors. The largest concentration of industrial users is located east of Western Avenue from 40th Street to 47th Street. Individual industrial users can also be found throughout the project area adjacent to residences, retail, and mixed use sites. In fact, the majority of the remaining project area is composed of this mix of retailers adjacent to single or multi-family structures, adjacent to mixed use buildings, adjacent to industrial users (See Maps 2-4, Pages 35-37). Western Avenue and Archer Avenue are a mix of auto-oriented retailers adjacent to pedestrian-oriented mixed use structures with occasional instances of single family or multi-family residences. 31st Street and 35th Street also have a mix of residential, mixed use and commercial retailers but have a smaller ROW with only one travel lane and one parking lane in each direction. The Archer Avenue ROW has a wider cross-section with two travel lanes in each direction with occasional center left turn lanes. The Western Ave ROW has a boulevard cross-section with two-lanes in each direction on both the east and west sides of the boulevard. McKinley, McGuane, Bosley, Mulberry, and Hoyne parks are part of the Chicago Park District and are located within the Project Area. McKinley Park Library of the Chicago Public Library system is located at the southwest corner of 35th Street and Wolcott Avenue.

Table 1: Existing Land Use

Land Use Category	Acres	Percent
Single Family	8.10	1.96 %
Multi-Family	8.21	1.99 %
Commercial	63.01	15.27 %
Mixed Use	12.98	3.14 %
Industrial	52.64	12.75 %
Utilities/Public Facilities	6.34	1.54 %
Parks	84.02	20.36 %
Parking	10.76	2.61 %
Vacant	20.28	4.91 %
Right-of-Way (Rail and Vehicular)	146.43	35.47 %
Total	412.77	100%

Additional research identified 16 different properties listed on the Chicago Historic Resources Survey. Table 2 lists those properties within the Project Area which were identified as 'Orange' rated. These properties add to the unique character of the Project Area and the preservation and reuse of these structures would further the goals and objectives for redevelopment within the Project Area.

Table 2: Existing Chicago Historic Resources Survey Orange Rated Buildings within Project Area

Property Description	Address
2 ½-story frame house	2815 S. Archer Ave.
4-story brick commercial building	2904 S. Archer Ave.
4-story stone-faced commercial/residential building	2971 S. Archer Ave.
3-story brick commercial building	3012-14 S. Archer Ave.
1-story frame cottage	3241 S. Archer Ave.
2-story brick commercial/residential building	1215 W. 31 st St.
1-story brick building (originally church)	3106 S. Racine Ave.
McKinley Park - McKinley Monument	southeast corner, W. 37 th & S. Western
McKinley Park - Swimming pool pavilion	facing W. Pershing Rd.
McKinley Park - Fieldhouse	facing W. Pershing Rd.
2 ½-story brick industrial building	4345-49 S. Western Blvd.
4-story brick industrial building	4501-13 S. Western Blvd.
6-story brick industrial building	2101-31 W. Pershing Rd.
6-story brick industrial building	2133-43 W. Pershing Rd.
6-story brick industrial building	2147-59 W. Pershing Rd.
6-story brick industrial building	2201-21 W. Pershing Rd.

The existence of several major vehicular corridors and multiple public and private transportation options provides for convenient Project Area access. The Stevenson Expressway runs from the southwest to the northeast just to the north of the Project Area with access ramps located at Damen Avenue. Archer Avenue is a major diagonal arterial corridor that runs through the Project Area in addition to Western Avenue which is a major north-south arterial corridor. The Chicago Transit Authority (CTA) serves the Project Area with the Orange Line elevated rail line Archer/35th Station located at the northwest corner of Archer Avenue and Leavitt Street. The Orange Line 'L' Western Station is located just south of the Project Area at the intersection of Western Avenue and 49th Street. The Orange Line 'L' Ashland Station is located just outside of the project area to the north of the Archer and Ashland Avenues intersection. The CTA also provides passenger bus service through the Project Area including the #8 bus along Halsted Street, the #9 and #X9 buses along Ashland Avenue, #35 bus along 35th Street, the #39 along Pershing Road and Archer Avenue, the #49 and #X49 buses along Western Avenue, the #50 bus along Damen Avenue, and the #62 along Archer Avenue. The METRA regional commuter rail system does not provide service to the project area.

Over time, as the needs of residents and market trends have changed, the land uses have attempted to meet these needs and stay economically viable. However, the change in development has been sporadic, with some uses adapting to new trends while others attempt to meet the need of the original users even as those customer bases diminished. The result is the current land use pattern. It is a mix of uses which are either incompatible with adjacent uses or are attempting to function on a site not platted for its current use. Due to this haphazard development pattern the Project Area has started to become blighted, and is characterized by underutilized or vacant commercial, mixed use, and industrial property. As Section VII, Findings of Need for Tax Increment Financing, and the Eligibility Study in the Appendix demonstrate, the Project Area has not been subject to appropriate growth and development through investment by private enterprise, and is not reasonably expected to be developed without the direct intervention and leadership of the City. The City believes that tax increment financing will be of substantial benefit in the redevelopment of the Project Area. Tax increment financing will induce private investment that will arrest and reverse the blighting conditions which currently exist.

TAX INCREMENT FINANCING

Tax increment financing is permitted in Illinois under the Act. Only areas which meet certain specifications outlined in the Act are eligible to use this financing mechanism. This document has been prepared in accordance with the provisions of the Act and can be used as a guide for public and private development in the Project Area. In addition to describing the redevelopment objectives, the Redevelopment Plan sets forth the overall program to be undertaken to achieve these objectives.

The Act permits municipalities to use tax increment financing to improve eligible “blighted” or “conservation” areas in accordance with an adopted redevelopment plan over a period not to exceed 23 years. The municipal cost of certain public improvements and programs can be paid with the revenues generated by increased equalized assessed values of private taxable real estate within a designated project area (“incremental property taxes”). The key to this financing tool is that it allows for the public to make capital investments that are repaid by property taxes from private development investment induced by those public capital investments. Incremental property taxes are taken from the increase in equalized assessed valuation (principally from new private development) generated within the designated project area during the limited term of the redevelopment project. Thus, the project can pay for itself without the need for additional taxes to be levied city-wide, outside the boundaries of the particular project area.

The successful implementation of the Redevelopment Plan requires that the City take full advantage of the real estate tax increment attributed to the Project Area as provided for by the Act. The Project Area would not reasonably be developed and improved without the use of such incremental revenues.

Public and private reinvestment is possible only if Tax Increment Financing (“TIF”) is used as authorized by the Act. The revenue generated by the development activity will play a major and decisive role in encouraging private development. Through this Redevelopment Plan, the City will serve as a catalyst for assembling the assets and energies of the private sector in a unified, cooperative, public-private redevelopment effort. Implementation of the Redevelopment Plan and Redevelopment Program (as defined below) will benefit the City, its residents, and all taxing districts in the form of improved economic well-being and the improvement of the community living, working, and learning environment.

THE REDEVELOPMENT PLAN

As evidenced in Redevelopment Plan Section VII “Findings of Need of Tax Increment Financing,” the Project Area as a whole has not been subject to growth and development through private investment. Furthermore, it is not reasonable to expect that the Project Area as a whole will be redeveloped without the use of TIF.

The Redevelopment Plan has been formulated in accordance with the provisions of the Act and is intended to guide improvements and activities within the Project Area in order to stimulate private investment in the Project Area. The goal of the City, through implementation of this Redevelopment Plan, is that the entire Project Area be revitalized through a coordinated public and private enterprise effort of reinvestment, rehabilitation, and redevelopment of uses compatible with a strong, stable neighborhood, and that such revitalization occurs:

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

This Redevelopment Plan specifically describes the Project Area and summarizes the factors which qualify the Project Area as a “conservation area” as defined in the Act.

The success of this redevelopment effort will depend on cooperation between the public and private sectors. By means of public investment, the Project Area will become a stable environment for area-wide reinvestment by the private sector. The City will serve as the central force for directing the assets and energies of the private sector to ensure a unified and cooperative public-private redevelopment effort is implemented.

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

Successful implementation of this Redevelopment Plan requires that the City utilize incremental property taxes and other resources in accordance with the Act to stimulate the comprehensive and coordinated development of the Project Area. Only through the utilization of TIF will the Project Area develop on a comprehensive and coordinated basis, thereby eliminating the existing and threatened conditions which may lead to blight and which have precluded redevelopment of the Project Area by the private sector.

The use of incremental property taxes will permit the City to direct, implement, and coordinate public improvements and activities to stimulate private reinvestment within the Project Area. These improvements, activities, and investments will benefit the City, its residents, and all taxing districts having jurisdiction over the Project Area. These benefits are anticipated to include:

- A strengthening of the economic vitality of the community, arising from new residential and non-residential development;
- An increase in construction and long-term employment opportunities for residents of the Project Area and the City;
- The replacement of unsightly uses, blight, and vacated properties with viable, high-quality developments;
- The elimination of numerous physical impediments within the Project Area on a coordinated and timely basis so as to minimize costs and promote comprehensive, area-wide redevelopment;
- The construction of public improvements which may include, but not limited to, new road surfaces, utilities, sewers, water lines, sidewalks, street lights, landscaping, etc., intended to make the Project Area more attractive to investment;
- The provision of job training services to community members which make the Project Area more attractive to investors and employers; and
- The creation of opportunities for women and minority businesses to share in the redevelopment of the Project Area.

II – LEGAL DESCRIPTION

The legal description of the Project Area can be found in Appendix B.

III – ELIGIBILITY OF THE PROPOSED TIF DISTRICT

Completed by May 1, 2008, a study was undertaken, consistent with the Act and related procedural guidelines, to determine the eligibility of the proposed TIF district. The results of the study indicate that the Project Area meets the Act's requirements for a "conservation area," and is eligible to be designated by the City Council of the City as a "Tax Increment Financing Redevelopment Project Area." The detailed findings of this study are described in Appendix A of this report.

The Project Area qualifies as a conservation area under the Act based on the predominance and extent of parcels exhibiting the following characteristics:

1. Age of structures greater than 35 years old
2. Deterioration of buildings and surface improvements
3. Excessive vacancies
4. Deleterious land use layout
5. Lack of planning

Each of these factors contributes to the eligibility of the Project Area as a conservation area.

IV – REDEVELOPMENT GOALS, OBJECTIVES AND STRATEGIES

In order to establish a workable Redevelopment Plan for the Project Area, it is important to establish both the general, overall goals and specific objectives of the Redevelopment Plan, and to present strategies for meeting these goals and objectives.

GOALS

The overall goals which are specifically directed to this Redevelopment Plan are:

- Reduction or elimination of those conditions which qualify the Project Area as a conservation area;
- Provision of sound economic redevelopment in the Project Area;
- Contribution to the economic well being of the City;
- Creation of strong public and private partnerships to capitalize upon and coordinate all available resources and assets;
- Encouragement of land uses which strengthen the function and appeal of the Project Area for a wide range of activities, including commercial/residential mixed uses, commercial, industrial, public parks, and institutional uses;
- Improvement of the relationship between non-residential land use and the adjacent residences to improve the overall quality of life for residents within and adjacent to the Project Area;
- Improvement of the quality of life in the City by reducing incidences of both physical and economic deterioration within the Project Area;
- Improvement of existing public infrastructure, utilities, public transportation facilities, and roadways to enhance the potential for development and accessibility of redevelopment sites;
- Further the implementation of the recommendations within the June 2006 TAP Remaking an Historic Corridor report;
- Employment of residents living in and around the Project Area in jobs in the Project Area; and
- Creation of an environment within the Project Area that will contribute to the health, safety, and general welfare of the City, that will maintain or enhance the value of properties in and adjacent to the Project Area, and that will stimulate private investment in new construction, expansion, and rehabilitation.

OBJECTIVES

- Fully utilize vacant parcels by assembling and preparing sites for uses conducive to their shape and location;

- Encourage the use, expansion, rehabilitation, new development, and maintenance of the industrial properties to attract industrial development and a wide variety of employment opportunities;
- Upgrade infrastructure throughout the Project Area;
- Maintain and improve the pedestrian environment, access, and connections throughout the Project Area especially in locations where vehicles and pedestrians interact;
- Encourage complete utilization of existing commercial sites before considering commercial development on non-commercially zoned properties;
- Encourage the development and redevelopment of auto-oriented land uses along primary arterial corridors and design site amenities which minimize deleterious impact on adjacent residential areas;
- Encourage the preservation and reuse of historic buildings when possible, including those documented in the Chicago Historic Resources Survey;
- Encourage redevelopment projects to utilize the design guidelines which were developed for Archer Avenue as part of the continuation of the TAP report;
- Encourage the re-establishment of the Archer Avenue corridor identity by promoting upgrades to the street infrastructure, focusing on transit-oriented development, establishing gateways and midpoints, filling in the street wall and advancing other recommendations of the TAP report;
- Ensure transitions which are sensitive to adjacent land uses to minimize conflicts between different land uses; and
- Ensure high quality and harmonious architectural and landscape design throughout the Project Area.

STRATEGIES

Based on an analysis of the existing conditions of the Project Area and the overall goals and specific objectives stated above, the strategies for redevelopment should be to:

- Rehabilitate, where appropriate, existing commercial, industrial, public/institutional, and mixed use structures;
- Assemble and prepare property necessary to attract new investment;
- Undertake appropriate environmental remediation measures on rehabilitation or redevelopment sites, according to customary procedures;
- Establish job readiness and job training programs to provide residents surrounding the Project Area with the skills necessary to secure jobs in the Project Area and in adjacent project areas;

- Coordinate the availability of redevelopment opportunities within this Project Area and other project areas within the city to growing companies that are looking for new development sites ; and
- Repair and replace the infrastructure where needed, including, but not limited to: roads, sidewalks, public utilities, and other public infrastructure; and
- Encourage private investment in the Project Area.

V – FUTURE LAND USE AND REDEVELOPMENT ACTIVITIES

FUTURE LAND USE

The following land uses are anticipated within the Project Area (see Maps 5-7, Pages 38-40):

Residential: While single family and multi-family structures are found scattered throughout the project area, there is one primary location where a significant concentration of good quality residential structures exist. It is envisioned that these residential concentrations remain and, when necessary, rehabbed given their location's character.

The 31st Street corridor is a mix of residential, commercial and mixed uses. However, the western section of the corridor is more residential in nature. To strengthen and maintain the existing character, residential land use is envisioned for this section of the project area. By facilitating the rehabilitation of existing residences, the redevelopment plan can minimize land use conflicts and ensure a high quality of life for residences while maintaining the economic viability of well designed mixed use structures.

Commercial: In order to minimize land use conflicts between residential and non-residential users, the redevelopment plan recommends locating commercial retailers be located along Archer Avenue, primarily on the north side of Archer. It is also recommended that the retail center at Ashland and Archer Avenues be maintained and, when necessary, rehabbed. Given the hours of operation, parking requirements and associated noise and light generated by commercial retailers, land-use conflicts between these types of operations and residents can be minimized by locating them on the north side of Archer Avenue. In addition to reinforcing this character, which is already established by users such as the Jewel supermarket, there are several blocks which should be acquired and redeveloped to provide retail opportunities for area residents. There are several other locations which should also maintain their commercial use given their locations at primary intersections. These locations include the intersection of Halsted and 31st Streets, Ashland Avenue and 35th Street, and the south side of Archer Avenue between Damen Avenue and 35th Street. In addition to the strong economic viability of intersections, these locations have very minimal impact on residential land uses given their distance from such users.

Several vacant parcels of land along Archer Avenue (across from the Archer/35th L station and in the 3300 block) as well as some boarded up buildings along the west side of Archer near 33rd Street are locations where creative site planning and redevelopment can more efficiently utilize the available land. New retail space in the 2500 block of Archer Avenue is renting for \$25 per square foot on a triple net basis (tenants are responsible for their pro rata share of real estate taxes, common area maintenance and insurance); one to three stores can be accommodated in the 4,000 square foot strip center.

A vacant grocery store is located on Halsted Street near 31st Street. Replacing it with another regional grocer or a strong independent is an option, or the property could be redeveloped with a family-oriented restaurant/entertainment venue and significant parking to make it an anchor for Bridgeport. This would serve the changing demographics of the neighborhood as well as attracting White Sox fans during baseball season, as well as serving as an anchor for existing and future retailers.

Mixed-Use (Commercial/Residential): The Project Area has an extensive amount of mixed use structures, with retail or office uses on the first floor and residences in the floors above. It is envisioned that the majority of existing corridors maintain and enhance their existing mixed use character. These corridors include Archer Avenue east of Ashland Avenue, the 31st Street corridor, and the 35th Street corridor. Mixed uses are also envisioned to be reinforced on Archer Avenue west of Ashland Avenue and the west side of Western Avenue. The redevelopment of these locations into predominately mixed use areas will help to minimize the land conflicts between existing residences, both within and adjacent to the Project Area, and the commercial land uses. Mixed uses typically can have a harmonious relationship with adjacent residential uses because their commercial activities are more pedestrian oriented and their associated auto-oriented operational activities are much less when compared to standard commercial retailers. Retail/residential structures can be the most effective means of transitioning and buffering larger scale commercial and even industrial uses, to the adjacent residential neighborhoods.

The use of these proposed commercial/retail/residential structures can be an effective way of creating a vital retail market and adding customers for these businesses; in addition, they buffer the commercial development from the adjacent residential neighborhoods. By encouraging reinvestment in existing structures and/or redevelopment of sites at the same scale as existing structures, the Plan will maintain the buffer that protects the residential character of the adjoining community. Several examples of mixed use development (ground floor retail with three stories of residences) are under construction on the west side of Western Avenue in the 4000 and 4100 blocks. These buildings are adjacent to the boundaries of the Project Area and are examples of what could be done within the Project Area. There are a number of auto-related businesses along this stretch of Western Avenue; if they could be relocated nearby (either individually or collectively into a mini auto mall), more opportunities for mixed use development would be possible. A large-scale mixed use development is proposed for the southwest corner of Western Avenue and 36th Street that would include a mix of affordable and market rate housing for families and seniors (for purchase and rental) as well as retail space; exact figures are unavailable as the developer is negotiating with the City.

Industrial Mixed-Use (Commercial/Industrial/Residential): Two locations within the Project Area provide a unique redevelopment opportunity for the City. They are located at 33rd and Justine and at Western Avenue south of 43rd Street. These areas provide a unique set of characteristics for the potential redevelopment as an industrial mixed-use opportunity. Because they provide convenient vehicular access and larger (greater than ½ acre) lot sizes they would tend to be directed towards light industrial or manufacturing use. However they also are in close proximity to retail or residential uses. Promoting highly intensive activities associated with manufacturing is not ideal for the adjacent land uses.

An industrial mixed-use would allow the use of spaces within structures for a small manufacturing operation, such as a small machinists shop. However, the spaces could also be used to provide retail options for small manufacturers. It is also envisioned that these spaces could function as live-work units where a residence would function as an accessory use to the primary industrial or commercial use. This would allow certain specialized manufacturers to operate their start-up business and live in close proximity. A mix of commercial/industrial uses with a potential residential accessory use could provide a unique location in the City to facilitate the development of new types of businesses.

Industrial: In order to maintain the City's ability to provide diverse employment opportunities, the reinvestment and redevelopment of the existing industrial uses and structures on the east side of Western Avenue is planned. Some uses are currently located within PMD #8. To take advantage of this opportunity and fully utilize the existing structures within this section of the project area, it is recommended that all property east of Western Avenue be redeveloped for industrial related uses. Locating industrial uses in this area will also take advantage of the existing buffer that the Western boulevard provides with the residential uses to the west. Any potential land use conflicts can be further minimized by promoting the latest site design techniques for buffering and shielding adjacent non-industrial land uses from the noise, light and other related activity characteristics associated with industrial uses. Given the success of adjacent PMDs and industrial TIFs, the redevelopment plan recommends the project area capitalize on the momentum of the recent industrial reinvestment.

Public Facilities: The existing parks are planned to be maintained and enhanced as they provide multiple benefits to the Project Area and the adjacent communities. In addition to the active recreation areas and programs provided to the residents of the community and the project area employees, the parks provide for much needed open spaces and natural features that help to offset the adjacent commercial and industrial uses. The CTA Archer/35th Orange Line 'L' station is an extremely valuable public asset that is designated to remain and should be enhanced to improve its function and appearance when feasible.

REDEVELOPMENT ACTIVITIES

The redevelopment of the Project Area will be driven by private reinvestment induced through public assistance and support. In the absence of assistance from the City as provided by the Redevelopment Plan, the private sector is not expected to pursue these opportunities.

Many sites throughout the Project Area may be appropriate for development and rehabilitation. Rehabilitation may involve facade improvements and repairs, as well as improvements to the interior of buildings which are structurally sound but require work to address appearance or safety issues. Other sites may be appropriate for redevelopment. Such sites may include vacant properties, or properties which contain buildings in extremely poor physical condition. Redevelopment of these sites will spur other redevelopment and rehabilitation projects throughout the Project Area.

In addition, public improvements will increase the functionality, appearance, and viability of the Project Area as primary commercial center or node, and a productive industrial area.

VI – REDEVELOPMENT PROGRAM

This section describes the public and private improvements and activities anticipated to be made and undertaken to implement the Redevelopment Plan.

PURPOSE OF THE REDEVELOPMENT PLAN

The Act defines the Redevelopment Plan as: "...the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a 'blighted area' or 'conservation area' or combination thereof or 'industrial park conservation area,' and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area" (65 ILCS 5/11-74.4-3(n), as amended).

Further, the Act states that for such areas, "It is hereby found and declared that in order to promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas. The eradication of blighted areas and treatment and improvement of conservation areas and industrial park conservation areas by redevelopment projects is hereby declared to be essential to the public interest" (65 ILCS 5/11-74.4-2(b), as amended).

The Future Land Use Plan in Maps 4-6 (See Pages 38-40) illustrates proposed land uses. Ultimately, the Redevelopment Plan should help to maintain and enhance a diverse mix of residential, mixed-use, commercial and industrial uses that supply the adjacent community with both employment and retail opportunities.

ELIGIBLE REDEVELOPMENT PROJECT COSTS

The various redevelopment expenditures that are eligible for payment or reimbursement under the Act are reviewed below. Following this review is a list of estimated redevelopment project costs that are deemed to be necessary to implement this Plan (the "Redevelopment Project Costs.")

In the event the Act is amended after the date of the approval of this Plan by the City Council of Chicago to (a) include new eligible redevelopment project costs, or (b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as, for example, by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5/11-74.4-3(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 4 or otherwise adjust the line items in Table 4 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.

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 Redevelopment Plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected;
- b) The cost of marketing sites within the Project Area to prospective businesses, developers, and investors;
- c) Property assembly costs including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation and 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, repair, or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
- e) Costs of the construction of public works or improvements subject to the limitations in Section 11-74.4-3(q)(4) of the Act;
- f) Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the Project Area, and as long as such proposals feature a community-based training program which ensures maximum reasonable opportunities for residents of the Bridgeport, McKinley Park, and New City Community Areas with particular attention to the needs of those residents who have previously experienced inadequate employment opportunities and development of job-related skills including residents of public and other subsidized housing and people with disabilities;
- g) Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued there under including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued, and for a period not exceeding 36 months following completion and including reasonable reserves related thereto;
- h) To the extent the City by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan;

- 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 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 cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - 1. such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 - 2. such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 - 3. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - 4. the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total:
 - (i) cost paid or incurred by the redeveloper for such redevelopment project;
 - (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act;
 - 5. 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, the percentage of 75 percent shall be substituted for 30 percent in subparagraphs 2 and 4 above.
- m) Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost;

- n) An elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;
- o) Instead of the eligible costs provided for in (l) 2, 4 and 5 above, the City may pay up to 50% of the cost of construction, renovation, and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for this benefit under the Act; and
- p) The cost of daycare services for children of employees from low-income families working for businesses located within the Project Area and all or 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.

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.

PROPERTY ACQUISITION AND ASSEMBLY

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

Map 8, Land Acquisition Overview Map, indicates the parcels currently proposed to be acquired for redevelopment in the Project Area. Table 3 Land Acquisition by Parcel Identification Number and Address portrays the acquisition properties in more detail.

In connection with the City exercising its power to acquire real property not currently identified on Map 8, including the exercise of the power of eminent domain, under the Act in implementing the Redevelopment Plan, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this Redevelopment Plan.

For properties identified on Map 8: (1) the acquisition of occupied properties by the City shall commence within four years from the date of the publication of the ordinance approving the Plan; (2) the acquisition of vacant properties by the City shall commence within 10 years from the date of the 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.

Table 3: Land Acquisition by Parcel Identification Number and Address

PIN	Address	PIN	Address
17-28-326-001	3001 S Halsted St	17-31-204-015	3234 S Archer Ave
17-28-326-002	3003 S Halsted St	17-31-204-016	3212 S Archer Ave
17-28-326-003	3007 S Halsted St	17-31-204-017	3204 S Archer Ave
17-28-326-004	3009 S Halsted St	17-31-204-018	3200 S Archer Ave
17-28-326-005	3011 S Halsted St	17-31-204-019	3196 S Archer Ave
17-28-326-006	3013 S Halsted St	17-31-204-020	3194 S Archer Ave
17-28-326-007	3017 S Halsted St	17-31-204-021	3190 S Archer Ave
17-28-326-008	3019 S Halsted St	17-31-204-022	3188 S Archer Ave
17-28-326-009	3021 S Halsted St	17-31-204-023	3184 S Archer Ave
17-28-326-010	3023 S Halsted St	17-31-204-024	3182 S Archer Ave
17-28-326-011	3027 S Halsted St	17-31-204-025	3180 S Archer Ave
17-28-326-012	3029 S Halsted St	17-31-204-026	3174 S Archer Ave
17-28-326-013	3031 S Halsted St	17-31-204-027	3172 S Archer Ave
17-28-326-014	3033 S Halsted St	17-31-204-028	3170 S Archer Ave
17-28-326-015	3037 S Halsted St	17-31-204-037	3201 S Wood St
17-28-326-016	3039 S Halsted St	17-31-204-038	3182 S Archer Ave
17-28-326-017	3041 S Halsted St	17-31-204-039	3176 S Archer Ave
17-29-310-043	2968 S Archer Ave	17-31-204-041	3178 S Archer Ave
17-29-310-045	2964 S Archer Ave	17-31-204-048	3254 S Archer Ave
17-29-311-020	2918 S Archer Ave	17-31-204-049	3250 S Archer Ave
17-29-311-021	2916 S Archer Ave	17-31-216-050	3328 S Archer Ave
17-29-413-001	2763 S Archer Ave	17-31-216-051	3326 S Archer Ave
17-29-413-002	2761 S Archer Ave	17-31-216-052	3300 S Archer Ave
17-29-413-005	2753 S Archer Ave	17-31-217-001	3323 S Archer Ave
17-29-413-006	2751 S Archer Ave	17-31-217-002	3321 S Archer Ave
17-29-413-008	2745 S Archer Ave	17-31-217-003	3319 S Archer Ave
17-29-413-009	2743 S Archer Ave	17-31-217-004	3317 S Archer Ave
17-29-413-065	2751 S Archer Ave	17-31-217-005	3315 S Archer Ave
17-29-422-033	1016 W 31st St	17-31-217-006	3313 S Archer Ave
17-31-204-002	3205 S Wood St	17-31-217-007	3309 S Archer Ave
17-31-204-013	3226 S Archer Ave	17-31-303-008	3500 S Archer Ave
17-31-204-014	3232 S Archer Ave	17-32-103-028	3100 S Throop St

Recommended public improvements in the Project Area are listed in Section V, Future Land Use and Redevelopment Activities. The City may determine at a later date that certain listed improvements are no longer needed or appropriate and may remove them from the list, or may add new improvements to the list.

CAPITAL COSTS OF TAXING DISTRICTS

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

RELOCATION

In the event that the implementation of the Redevelopment 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.

ESTIMATED PROJECT COSTS

Table 4 outlines the estimated costs of the Redevelopment Program.

JOB TRAINING

Separate or combined programs designed to increase the skills of the labor force to meet employers' hiring needs and to take advantage of the employment opportunities within the Project Area may be implemented.

DEVELOPER INTEREST COSTS

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

1. Such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
2. Such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with respect to the redevelopment project during that year.

SOURCES OF FUNDS

The Act provides methods by which municipalities can finance eligible redevelopment project costs with incremental real estate tax revenues. Incremental tax revenue is derived from the increase in the current equalized assessed valuation (EAV) of real property within the Project Area over and above the certified initial EAV of the real property. Any increase in EAV is then multiplied by the current tax rate, resulting in the tax increment revenue. A decline in current EAV does not result in a negative real estate tax increment.

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, federal, state, county, or local grants, investment income, private financing and other legally permissible funds the City may deem appropriate. The City may incur redevelopment project costs which are paid for from funds of the City other than incremental taxes, and the City may then be reimbursed from such costs from incremental taxes. Also, the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers. Additionally, the City may utilize revenues, other than State sales tax increment revenues, received under the Act from one redevelopment project area for eligible costs in another redevelopment project area that is either contiguous to, or is separated only by a public right-of-way from, the redevelopment project area from which the revenues are received.

The Project Area may be contiguous to, or separated only by a public right-of-way from, other redevelopment project areas created under the Act. The City may utilize net incremental property taxes received from the Project Area to pay eligible Redevelopment Project Costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas or other project areas separated only by a public right-of-way, and vice versa. The amount of revenue from the Project Area, made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible redevelopment project costs within the Project Area, shall not at any time exceed the total Redevelopment Project Costs described in this Redevelopment Plan.

The Project Area may become contiguous to, or be separated only by a public right-of-way from, redevelopment project areas created under the Industrial Jobs Recovery Law, 65 ILCS 5/11-74.6-1, et seq., as amended. If the City finds that the goals, objectives and financial success of such contiguous redevelopment project areas or those separated only by a public right-of-way are interdependent with those of the Project Area, the City may determine that it is in the best interests of the City and in furtherance of the purposes of the Redevelopment Plan that net revenues from the Project Area be made available to support any such redevelopment project areas, 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 as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Table 4 of this Redevelopment Plan.

In the event that adequate funds are not available as anticipated from aforementioned sources, the City may utilize its taxing power to sustain the Redevelopment Project or repay obligations issued in connection therewith, to be reimbursed over time, if possible, from tax increment revenues.

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 was originally adopted, assuming the ordinance is adopted in 2009, December 31, 2033. Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more series of obligations may be sold at one or more times in order to implement this Plan. Obligations may be issued on 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.

One or more issues of obligations may be sold at one or more times in order to implement the Redevelopment Plan, as amended, and as it may be amended in the future. Obligations may be issued on a parity or subordinate basis.

The City may, by ordinance, in addition to obligations secured by the tax allocation fund, pledge for a period not greater than the term of the obligations any part or any combination of the following:

- Net revenues of all or part of any redevelopment project;
- Taxes levied and collected on any or all property in the City;
- The full faith and credit of the City;
- A mortgage on part or all of a redevelopment project; and
- Any other taxes or anticipated receipts that the City may lawfully pledge.

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 most recent (2007) equalized assessed valuation (EAV) of all the taxable parcels in the Project Area is approximately \$117,663,903. This EAV is based on 2007 EAV figures collected by Teska Associates, Inc. and is subject to verification by the County Clerk. After verification, the final figure shall be certified by the County Clerk of Cook County, Illinois 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 2007 tax year.

Upon completion of anticipated private development of the Project Area, it is anticipated that the equalized assessed valuation will be approximately \$234 million. The calculation assumes that assessments appreciate at a rate of 3% per year calculated as 9% every three years according to the triennial reassessment cycle of the Cook County Assessor. Other new projects, rehabilitation of existing buildings, and appreciation of real estate values may result in substantial additional increases in equalized assessed valuation.

VII – FINDINGS OF NEED FOR TAX INCREMENT FINANCING

Pursuant to the Act, TAI makes the following findings:

PROJECT AREA NOT SUBJECT TO GROWTH

Although the City and its surrounding regional area, as a whole, have evidenced growth, the Project Area has not been subject to appropriate growth and redevelopment through investment by private enterprise, and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.

The lack of growth in the Project Area is supported by the following:

Presence of Blighting Factors

Lack of investment is evidenced by the widespread extent and distribution of blighting factors, including deterioration, vacancies, and code violations. As elaborated upon in the Eligibility Study (Appendix A), the presence of these factors to such a significant degree illustrates that appropriate private investment, particularly for maintenance and improvements to property, has not been undertaken in the Project Area.

Lack of Building Permit Activity Representing Substantial Investment

During the period from January 2004 to July 2008, 307 permits were issued in the Project Area at a total value of \$8,675,741. Over 11% of this investment is represented by one project while 188 of the 307 (61%) permits are for basic maintenance and to address code violations. This level of building activity does not represent a sign of economic well-being through private investment. More than 60% of the activity within the last 4 ½ years is merely to bring properties up to code or maintain their compliance status. Only 52 of the 307 permits issued (17%) represent an investment by properties owners within the community. This represents barely 1 property owner per month over 4 ½ years in a Project Area of 1,037 parcels.

Table 5: Building Permit Activity, January 2004 to July 2008

Type of Permit	Number of Permits	Value of Permits	Value as a Percent of Total Permits
New Construction	11	\$4,484,500	51.7%
Demolition	10	179,100	2.1%
Renovation/Alteration	41	\$2,391,100	27.6%
Wiring/Elevator/ Equipment Replacement	97	\$409,341	4.7%
Violation Repairs	91	\$1,121,300	12.9%
Signage	57	\$90,400	1.0%
Total	307	\$8,865,741	100%

Specifically, as depicted in Table 5 during the 4 1/2 year period from January 2004 to July 2008, only 11 permits were issued for eight new construction projects. These permits, which represent significant private investment, affected only 0.001% of the 1,037 parcels in the Project Area. The remaining permits were for general maintenance or in response to building code violations.

As Table 5 illustrates, only 8 out of the 1,037 properties in the Project Area had any kind of substantial private investment through new construction. While over 27% of the building permit values went towards renovation, this affected less than 4% of the 1,037 Project Area parcels. The increase in value to properties arising from new construction, additions, or substantial renovations was isolated on a small number of properties and is not uniformly distributed throughout the Project Area.

Less than 13% of the building permit values went towards addressing building code violations, affected less than 9% of the Project Area parcels. These simple repairs and maintenance activities are unlikely to increase the value of property. In general, the building permit data suggests that private investment undertaken in the community is not as substantial, or widespread, as would be anticipated in a strong, stable portion of the City.

VIII – FINANCIAL IMPACT OF REDEVELOPMENT

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

Implementation of the Redevelopment Project is expected to have significant short and long term positive financial impacts on the taxing districts affected by this Redevelopment Plan. In the short term, the City's effective use of tax increment financing can be expected to stabilize existing assessed values in the Project Area, thereby stabilizing the existing tax base for local taxing agencies. In the long term, after the completion of all redevelopment improvements and activities, the completion of redevelopment projects and the payment of all Redevelopment Project Costs and municipal obligations, the taxing districts will benefit from any enhanced tax base which results from the increase in EAV caused by the Redevelopment Program.

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.

DEMAND ON TAXING DISTRICT SERVICES

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

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

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

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

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

Board of Education of the City of Chicago and Associated Agencies - General responsibilities of the Board of Education include the provision, maintenance and operations of educational facilities and the provision of educational services for kindergarten through twelfth grade.

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

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.

The replacement of vacant and underutilized property with non-residential or residential development may cause increased demand for services and/or capital improvements to be provided by Cook County, the Metropolitan Water Reclamation District of Greater Chicago, the City of Chicago, the Board of Education of the City of Chicago, Chicago Community College District #508, and the Chicago Park District. The estimated nature of these increased demands for services on these taxing districts, and the activities to address increased demand, are described below.

Cook County - The replacement of vacant and underutilized property with non-residential or residential development may cause increased demand for the services and programs provided by the County. Because proposed mixed use development is limited and any new residents in the Project Area are likely to relocate from other portions of the County, the increase in demand is not anticipated to be significant. A portion of Redevelopment Project Costs may be allocated to assist in the provision of such increased services, as provided in the Act and in this Redevelopment Plan.

Metropolitan Water Reclamation District of Greater Chicago - The replacement of vacant and underutilized property with new development may cause increased demand for the services and/or capital improvements provided by the Metropolitan Water Reclamation District. As it is expected that any increase in demand for treatment and sanitary and storm sewage associated with the Project Area will be minimal, no assistance is proposed for the Metropolitan Water Reclamation District.

City of Chicago - The replacement of vacant and underutilized property with new development may cause increased demand for the services and programs provided by the City, including police protection, fire protection, sanitary collection, recycling, etc. Such increases in demand may be significant. A portion of Redevelopment Project Costs may be allocated to assist in the provision of such increased services, as provided in the Act and in this Redevelopment Plan.

Board of Education of the City of Chicago and Associated Agencies - The replacement of vacant and underutilized properties with new residential and/or mixed-use development may result in additional school-aged children in the Project Area, and may affect the demand for educational services and/or capital improvements to be provided by the Board of Education. The increased number of students may be significant. The City will work with the Board of Education and its associate agencies to address any increase that does arise.

Chicago Community College District #508 - The replacement of vacant and underutilized properties with mixed-use development may result in an increase in population within the Project Area. Therefore, demand for educational services and programs provided by the community college district may increase, although this change is not anticipated to be significant. The City will work with the Community College District #508 to address any increase that does arise.

Chicago Park District - The replacement of underutilized properties with non-residential and residential development may increase the population within the Project Area, so that demand for recreational services and programs provided by the Park District may increase. Although this increase is not expected to be significant, the City will work with the Chicago Park District to address any increase that does arise.

This proposed program to address increased demand for services or capital improvements provided by some or all of the impacted taxing districts is contingent upon: (i) the Redevelopment Program occurring as anticipated in the Redevelopment Plan, (ii) the Redevelopment Program resulting in demand for services sufficient to warrant the allocation of Redevelopment Project Costs, and (iii) the generation of sufficient incremental property taxes to pay for the Redevelopment Project Costs listed above. In the event that the Redevelopment Program fails to materialize, or involves a different scale of development than that currently anticipated, the City may revise this proposed program to address increased demand, to the extent permitted by the Act, without amending this Redevelopment Plan.

IX – OTHER ELEMENTS OF THE REDEVELOPMENT PLAN

CONFORMANCE WITH LAND USES APPROVED BY THE PLANNING COMMISSION OF THE CITY

The Redevelopment Plan and Project described herein includes land uses which have been approved by the Chicago Plan Commission.

DATE OF COMPLETION

The Redevelopment Project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the City Treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving this Project Area is adopted (assuming the ordinance is adopted in 2009, December 31, 2033).

IMPLEMENTATION SCHEDULE

A phased implementation strategy will be utilized to achieve comprehensive and coordinated redevelopment of the Project Area. It is anticipated that City expenditures for Redevelopment Project Costs will be carefully staged on a reasonable and proportional basis to coincide with Redevelopment Program expenditures by private developers and the receipt of incremental property taxes by the City. The estimated date for completion of Redevelopment Projects is no later than December 31, 2032.

PROVISION FOR AMENDING THE REDEVELOPMENT PLAN

The Redevelopment Plan may be amended pursuant to provisions of the Act.

AFFIRMATIVE ACTION AND FAIR EMPLOYMENT PRACTICES

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

1. The assurance of equal opportunity in all personnel and employment actions, with respect to the Redevelopment Program, including, but not limited to: hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, religion, sex, age, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, source of income, or housing status.
2. Redevelopers must meet City of Chicago'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.

In order to implement these principles, the City shall require and promote equal employment practices and affirmative action on the part of itself and its contractors and vendors. In particular, parties engaged by the City shall be required to agree to the principles set forth in this section.

With respect to the public/private development's internal operations, both entities will pursue employment practices which provide equal opportunity to all people regardless of gender, color, race or creed, etc. Neither party will countenance discrimination against any employee or applicant because of gender, marital status, national origin, age or the presence of physical handicaps. These nondiscriminatory practices will apply to all areas of employment, including hiring, upgrading and promotions, terminations, compensation, benefit programs and educational opportunities.

Anyone involved with employment or contracting activities for this Redevelopment Plan and Program will be responsible for conformance with this policy and the compliance requirements of applicable city, state, and Federal laws and regulations.

The City and the private developers involved in the implementation of the Redevelopment Plan and Program will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level for the project being undertaken in the Project Area. Any public/private partnership established for the development project in the Project Area will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites and facilities at which employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry out the obligation to maintain such a working environment, with specific attention to minority and/or female individuals. The partnership will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner.

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

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 Housing or any successor agency. Generally, this means the affordable for-sale units should be priced at a level that is affordable to persons earning no more than 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.

ENVIRONMENTAL STANDARDS

The City requires that developers who receive TIF assistance must comply with the City of Chicago environmental standards as per Department of Planning and Development policy.

INTERGOVERNMENTAL AGREEMENTS AND REDEVELOPMENT AGREEMENTS

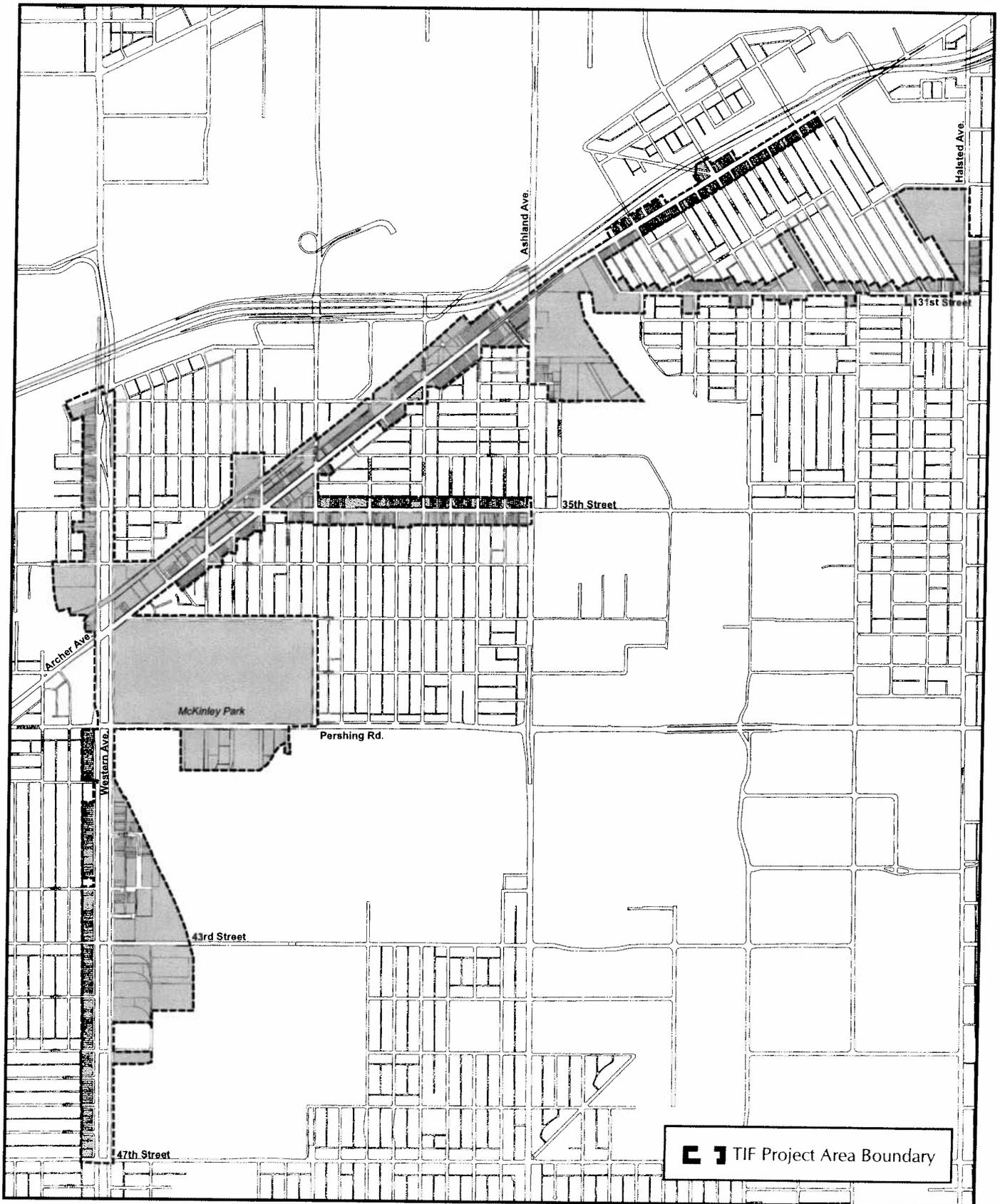
The City may enter into redevelopment agreements or intergovernmental agreements with private entities or public entities to construct, rehabilitate, renovate or restore private or public improvements on one or several parcels (collectively referred to as "Redevelopment Projects").

HOUSING IMPACT

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

The Project Area contains 674 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.

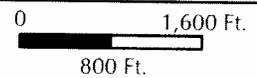
The results of the housing impact study section are described in a separate report which presents certain factual information required by the Act. The report, prepared by TAI, is entitled "Archer/Western Redevelopment Plan Housing Impact Study," and is attached as Appendix C to this Plan.

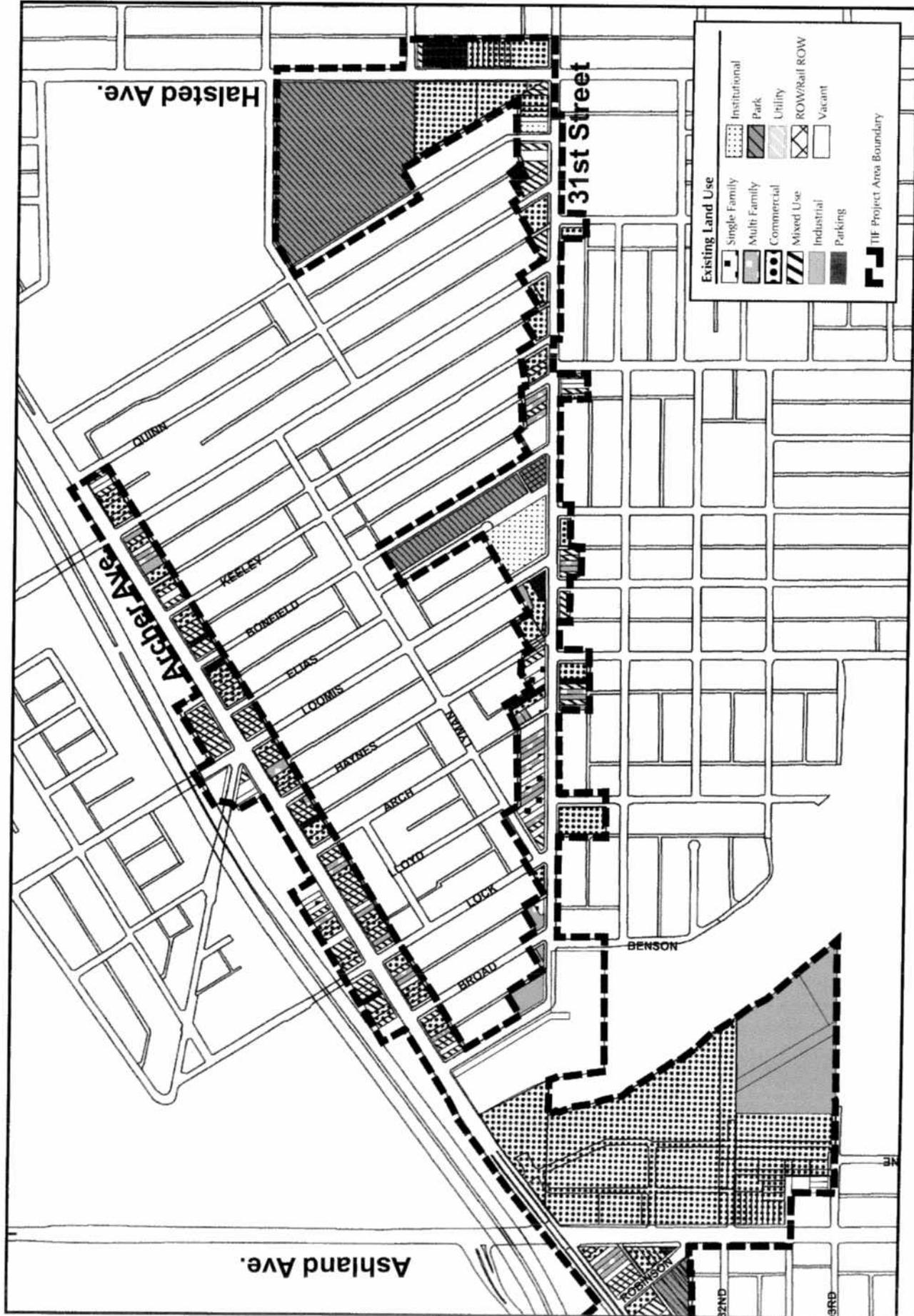


Map 1: Project Area Boundaries

Archer Western TIF Redevelopment Project Area
 City of Chicago

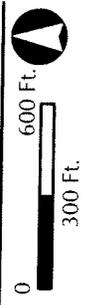
January 8, 2009

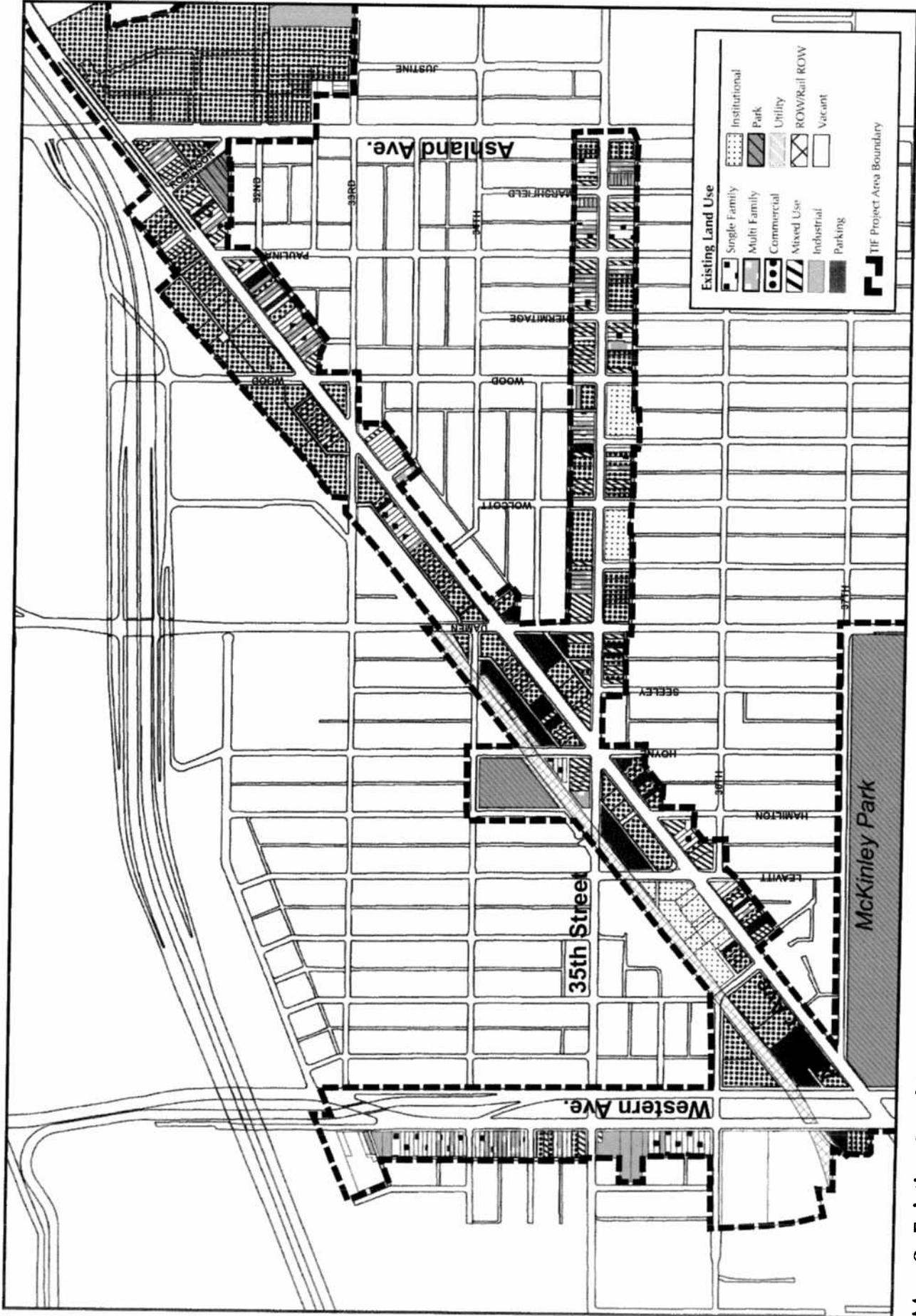




Map 2: Existing Land Use - Northeast Section
Archer Western TIF Redevelopment Project Area
City of Chicago

January 8, 2009

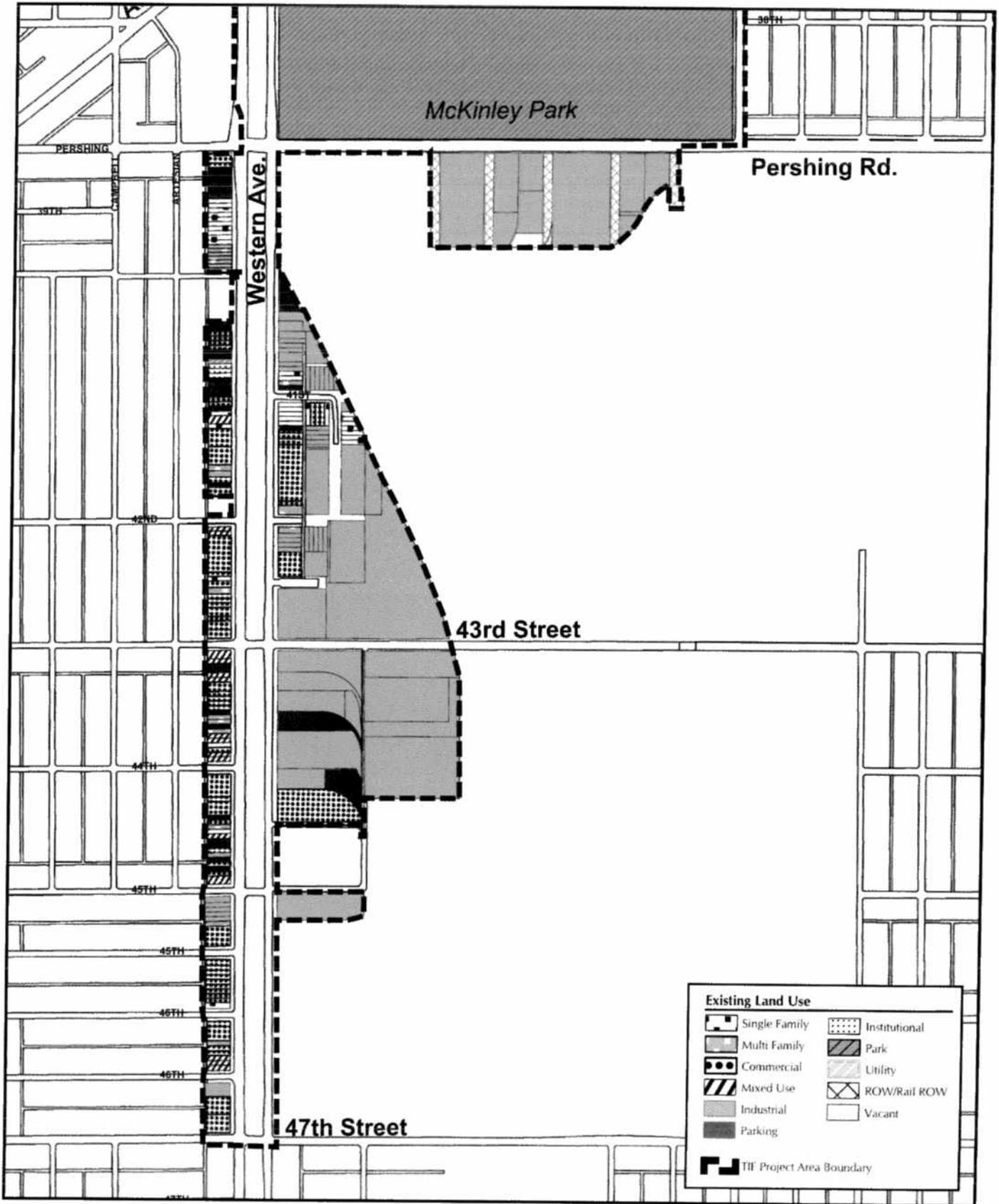




Map 3: Existing Land Use - Central Section
 Archer Western TIF Redevelopment Project Area
 City of Chicago

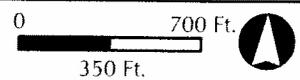
January 8, 2009

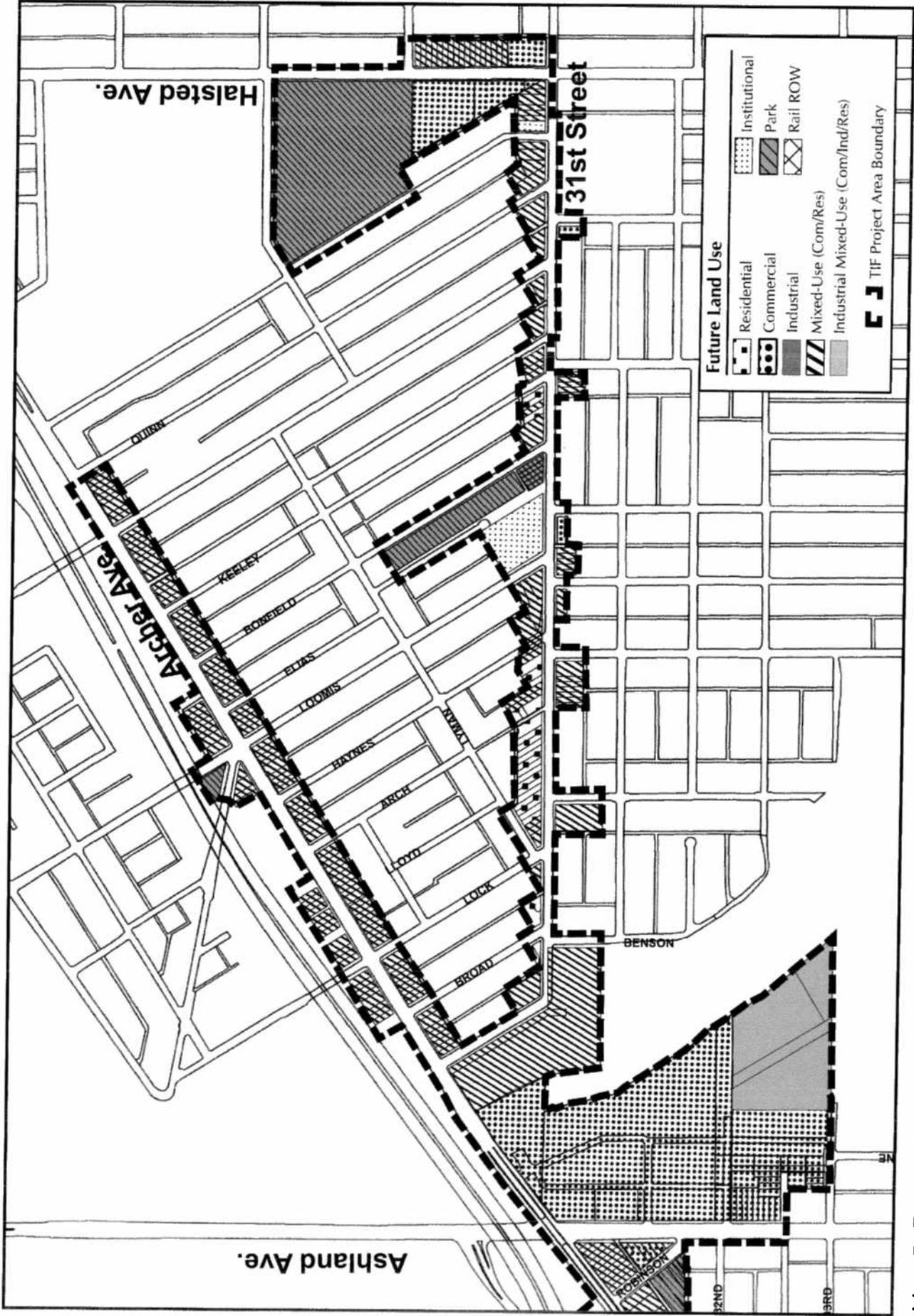




Map 4: Existing Land Use - Southern Section
 Archer Western TIF Redevelopment Project Area
 City of Chicago

January 8, 2009

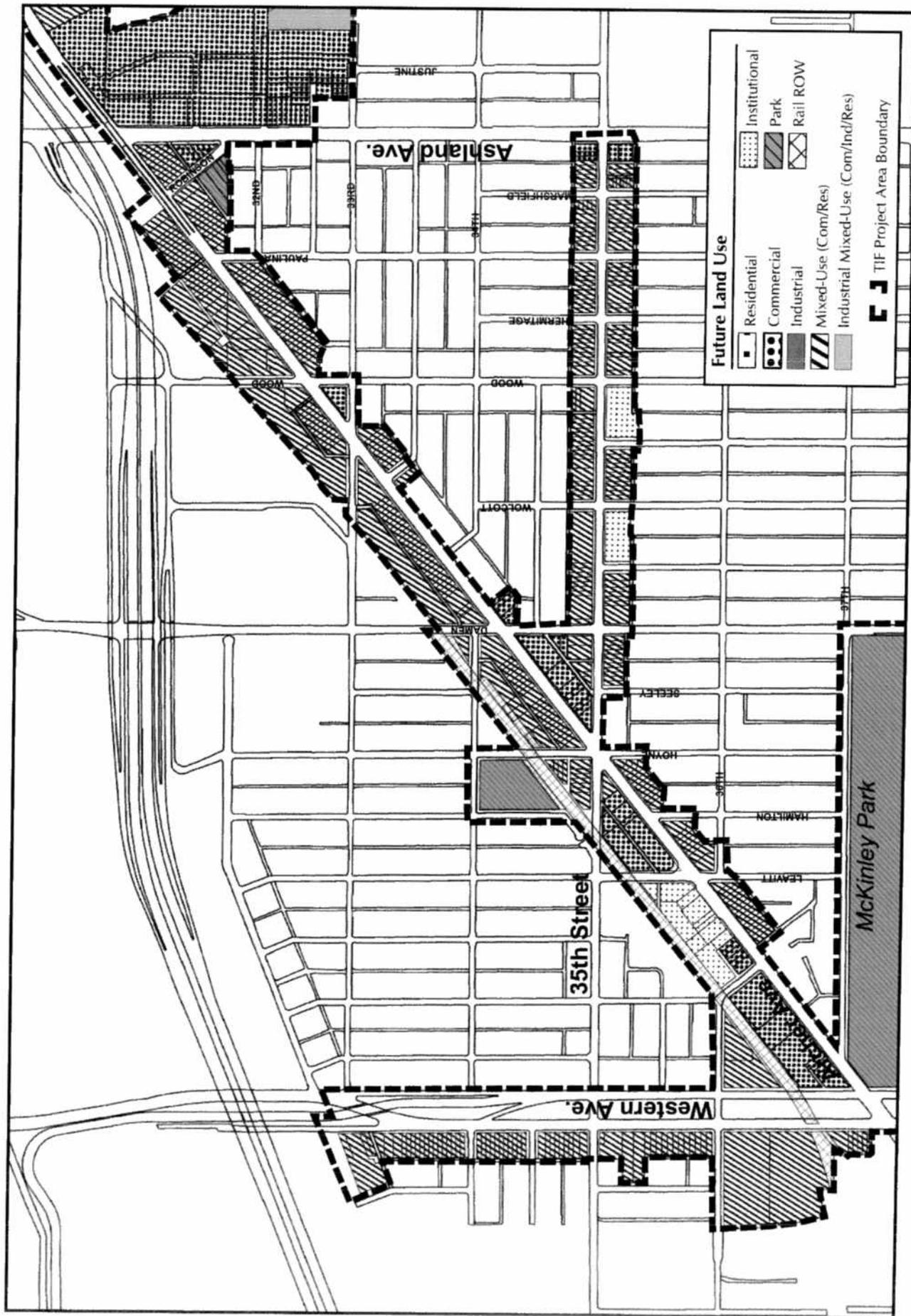




**Map 5: Future Land Use - Northeast Section
Archer Western TIF Redevelopment Project Area
City of Chicago**

January 8, 2009

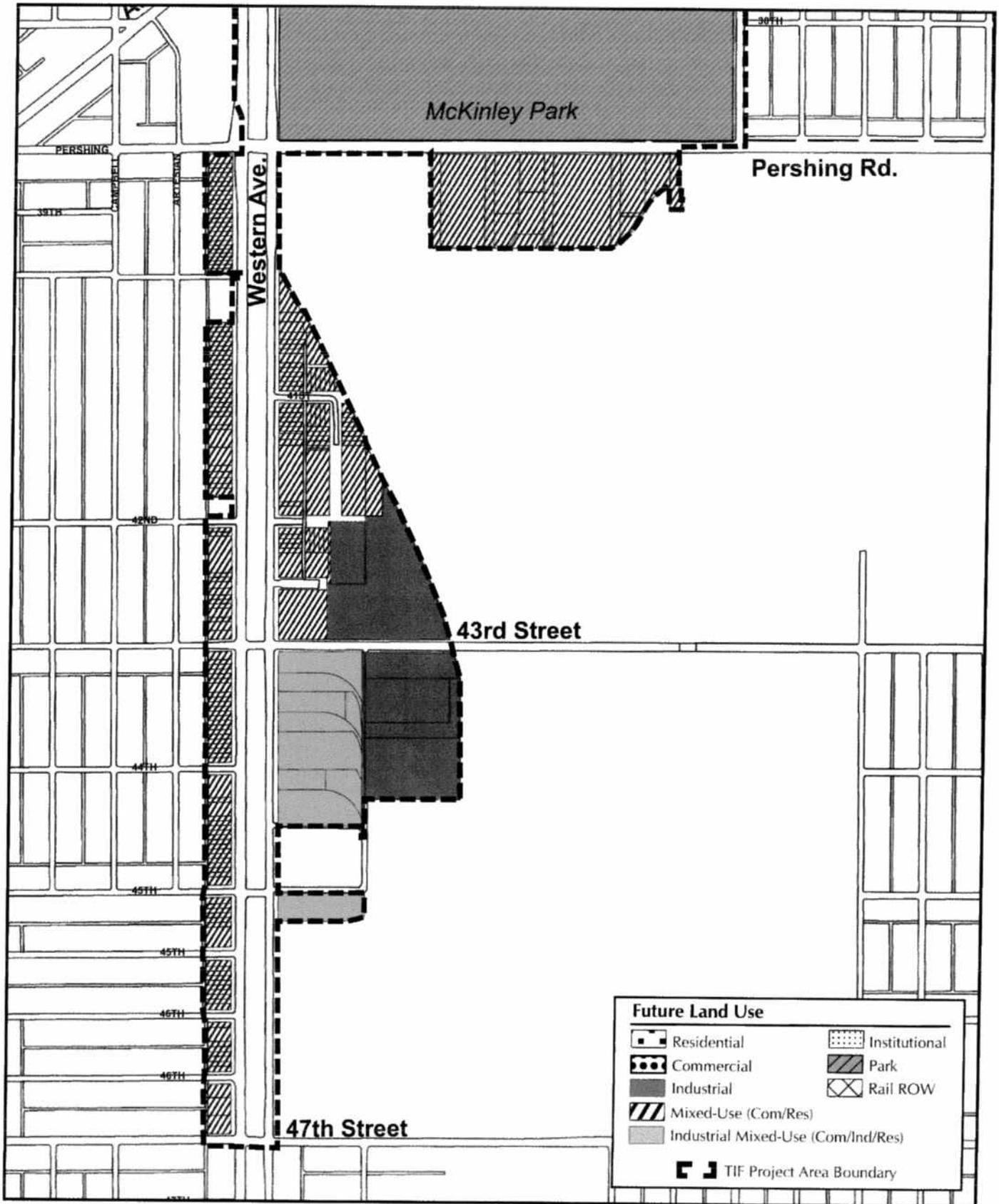




Map 6: Future Land Use - Central Section
Archer Western TIF Redevelopment Project Area
City of Chicago

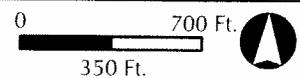
January 8, 2009





Map 7: Future Land Use - Southern Section
 Archer Western TIF Redevelopment Project Area
 City of Chicago

January 8, 2009



APPENDIX A:

ARCHER/WESTERN
TAX INCREMENT FINANCING
REDEVELOPMENT PLAN

ELIGIBILITY FINDINGS

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INTRODUCTION

In order to establish a Tax Increment Financing (TIF) Redevelopment Project Area the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11 - 74.4 - 1, et seq., as amended (the "Act"), identifies specific characteristics which must be identified and documented. A Redevelopment Project Area is defined as:

"..an area designated by the municipality, which is not less in the aggregate than 1 ½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area, or a blighted area, or a conservation area, or a combination of both blighted areas and conservation areas" (65 ILCS 5/11-74.4-3(p)).

Section 5/11-74.4-3(b) defines a "conservation area" as:

"...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 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."

Therefore, in order to qualify as a "conservation area," an improved area must demonstrate the presence of at least three (3) of the following factors named by the Act and each must be reasonably distributed throughout the designated Redevelopment Project Area: dilapidation; obsolescence; deterioration; presence of structures below minimum code standards; illegal use of individual structures; excessive vacancies; lack of ventilation, light, or sanitary facilities; inadequate utilities; excessive land coverage and overcrowding of structures and community facilities; deleterious land use or layout; lack of community planning; need for environmental clean-up; and the lag in growth of the equalized assessed value ("EAV") for the Project Area in comparison to the remaining areas of the City.

Determination of eligibility of the Archer/Western Redevelopment Project Area (the "Project Area") for tax increment financing is based on a comparison of data gathered through field observation, document and archival research, and information provided by Cook County and the City of Chicago (the "City") against the eligibility criteria set forth in the Act. The eligibility criteria identified as part of the Act are the basis for the evaluation.

This report summarizes the analyses and findings of the consultants' work, which is the responsibility of Teska Associates, Inc. (TAI). TAI has prepared this report with the understanding that the City would rely on: (i) the findings and conclusions of this report in proceeding with the designation of the Project Area as a Redevelopment Project Area under the Act; and (ii) the fact that TAI has obtained the necessary information to conclude that the Project Area can be designated as a Redevelopment Project Area in compliance with the Act.

The Project Area is eligible for designation as a "conservation area" based on the predominance and extent of parcels exhibiting the following characteristics: **age, deterioration of buildings and surface improvements, excessive building vacancies, deleterious land use layout, and lack of community planning.** Under the Act, at least 50% of the buildings in the Project Area must be 35 years of age or more, and three of 13 listed conservation area factors must be present in and reasonably distributed

throughout the Project Area for it to be considered a conservation area. The Project Area is characterized by four of the factors to a major extent. The major factors are distributed throughout the Project Area.

DESCRIPTION OF THE PROJECT AREA

The Project Area is located approximately three miles southwest of the central business district of the City of Chicago and encompasses portions of several major corridors. The project area includes property on the north and south side of Archer Avenue from Quinn Street on the east to Western Avenue on the west; property on the north and south side of 31st Street from Halsted Street on the east to Pitney Court on the west; property on the north and south side of 35th Street from Ashland Avenue on the east to the CTA railroad ROW on the west; and property on the east and west side of Western Avenue from Bross Avenue on the north to 47th Street on the south. The Stevenson Expressway runs just to the north of the Project Area.

The boundaries of the Project Area have been carefully established to include those properties that will gain an immediate and substantial benefit from the proposed redevelopment projects and Redevelopment Plan. The Project Area contains 778 primary buildings and 1,037 parcels, and consists of approximately 413 acres. The 778 buildings consist of 587 principal use buildings and 191 accessory structures such as garages. Figure A delineates the precise boundaries of the Project Area.

ELIGIBILITY FINDINGS

TAI conducted a field survey of the subject properties was completed by May 1, 2008. Based on an inspection of the improvements and property, field notes were taken which recorded the condition of all buildings and parcels. Photographs further document the observed conditions. Additional research was conducted at the Cook County Clerk's Office and the City Building Department.

For the purposes of this study, a factor is considered to be "major" if the factor occurred on a relatively large number of properties, buildings, or blocks. Alternatively, a factor which affects a relatively smaller proportion of properties may also be major, if the effects of the factor are highly visible, and exert a significant depressing or blighting effect upon neighboring properties and the entire Project Area. "Minor" factors, while affecting fewer properties than major factors, also exert a negative effect on the Project Area. Overall, the combination of major and minor blighting factors contributes to a blighted appearance and inhibits investment in the Project Area.

AGE OF BUILDINGS

The characteristic of 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 or improvements typically exhibit more problems than buildings constructed in later years because of longer periods of active use (wear and tear) and the impact of time, temperature and moisture. Additionally, older buildings tend not to be well suited for modern-day uses because of contemporary space and development standards.

Based on the observed style and construction methods of the buildings within the Project Area and information provided by the Cook County Assessor's Office, 509 of 587 principal use buildings (87%) are more than 35 years old. Over 65% of all buildings are more than 35 years old. Age is also widely distributed throughout the area as can be seen on Figure B which illustrates the parcels on which at least 50% of all buildings are more than 35 years of age. As required, more than 50% of the structures within the Project Area are more than 35 years of age. Age is therefore a major contributing factor in the designation of the Project Area as a conservation area.

DILAPIDATION

Dilapidation refers to an advanced state of disrepair of buildings or improvements or the neglect of necessary repairs, causing the building or improvement to fall into a state of decay. At a minimum, dilapidated buildings should be those with critical defects in primary structural components (roof, bearing walls, floor structure, and foundation), building systems (heating, ventilation, lighting, and plumbing), and secondary structural components in such combination and extent that: (i) major repair is required or; (ii) the defects are so serious and extensive that the buildings must be removed.

Since the extent to which dilapidation exists in the project area is minimal and does not appear to be affecting the level of investment in adjacent property, dilapidation is not a contributing factor toward the Project Area's designation as a conservation area.

OBSOLESCENCE

According to the Act, an obsolete building or improvement is one which is in the condition or process of falling into disuse. The structures and/or site conditions have become ill suited for the original use. Obsolescence, as a factor, should be based upon the documented presence and reasonable distribution of buildings and other site improvements exhibiting conditions of falling into disuse. The following identify more specific sub-categories of obsolescence.

Functional Obsolescence

Structures are typically built for specific uses or purposes with design, location, height, and space arrangement are each intended for a specific occupancy at a given time. Buildings are obsolete when they contain characteristics or deficiencies which limit the re-use and marketability of such buildings. The characteristics may include loss in value to a property resulting from an inherent deficiency existing from poor or out-dated design or layout, improper orientation of building on site, etc., which detracts from the overall usefulness or desirability of a property. Obsolescence in such buildings is typically difficult and expensive to correct.

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.

Obsolete Platting

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

While there are structures in several areas that are not being used for their original use, they have been adapted and reused for other uses. The most common instance is the reuse of industrial structures for residential or commercial uses. In general, the platting within the project area has resulted in parcels that can still be adequately utilized for mixed-use or pedestrian-oriented commercial uses. Consequently, obsolescence does not exist in the Project Area to a major extent and is therefore not a contributing eligibility factor.

DETERIORATION

Deterioration refers to physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair.

Deterioration of Buildings

Buildings in a state of deterioration exhibit defects which are not easily correctable in the course of normal maintenance. Such buildings may be classified as deteriorating or in an advanced stage of deterioration, depending upon the degree or extent of defects. This would include buildings with major defects in the secondary building components (e.g., doors, windows, porches, gutters and downspouts, fascia materials, etc.), and major defects in primary building components (e.g., foundations, frames, roofs, etc.), respectively.

Deterioration occurs in 202 of the 587 principal buildings (34%) in the Project Area. Deteriorating conditions found within the Project Area included defects in doors, windows and fascia materials and defects in roofs. Such buildings create a visible environment of deterioration throughout the Project Area, causing owners of other nearby properties to be less inclined to invest in their own buildings. Thus, the effects of deterioration can become magnified beyond those buildings identified in the eligibility survey. This effect is widespread throughout the Project Area; deteriorated buildings are found on 230 of 1,037 parcels (22%). Figure C illustrates those parcels which have deteriorated buildings.

Deterioration of Site Improvements

The conditions of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas may also evidence deterioration through surface cracking, crumbling, potholes, depressions, loose paving materials, and weeds protruding through the surface.

Deteriorated surface improvements can be identified on 209 of 1,037 parcels (20%). Major evidence of site deterioration included surface cracking, potholes, depressions, and loose paving materials throughout parking areas and private walkways. Figure C illustrates those parcels which display deteriorated surface improvements.

Deterioration, both of structures and of surface improvements, occurs significantly throughout the Project Area. More importantly, such deterioration has negative effects on investment in neighboring properties, to a much greater extent than the proportion of properties exhibiting this factor might suggest. Therefore, the combined deterioration of structures and surface improvements is a major factor in the designation of the Project Area as a conservation area.

PRESENCE OF STRUCTURES BELOW MINIMUM CODE STANDARDS

Structures below minimum code standards include all structures that do not meet the standards of zoning, subdivision, building, housing, property maintenance, fire, or other governmental codes applicable to the property. 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 this type 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 which presume to threaten health and safety.

Correspondence with City Staff determined that while violations of minimum City code standards exist, they are not of a significant percentage of existing structures and are not found to be spread throughout the Project Area. This characteristic is not a contributing factor to the conservation area designation of the Project Area.

ILLEGAL USE OF INDIVIDUAL STRUCTURES

Illegal use of individual structures refers to 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.

Due to limited documentation and limited observances of illegal land use within the Project Area during field surveys, it is not a contributing factor to the designation of the Project Area as a conservation area.

EXCESSIVE VACANCIES

Establishing the presence of this factor requires the identification, documentation, and mapping of the presence of vacant buildings and vacant portions of buildings. Excessive vacancy refers to the presence of buildings which are unoccupied or underutilized and which represent an adverse influence on the area because of the frequency, extent, or duration of such vacancies. It includes properties which evidence no apparent effort directed toward their occupancy or utilization and vacancies within buildings.

Out of the 587 principal buildings in the Project Area, buildings (32%) are partially or entirely vacant. Vacancies are found throughout the Project Area and are found on 228 of the 1,037 (22%) of the Project Area parcels. This distribution of vacancies exerts significant blighting affect throughout the Project Area to the point that it will begin to negatively impact adjacent properties and uses. The continued dispersal of vacancies could begin to indicate that a significant portion of the Project Area is underutilized, and the appearance of vacancies would exert a further drain upon the vitality of the community. Given the propensity of this characteristic and its potential to spread

further throughout the Project Area, this characteristic is a major contributing factor to the conservation area designation of the Project Area. Figure D illustrates the parcels which contain a vacant or partially vacant building.

LACK OF VENTILATION, LIGHT, OR SANITARY FACILITIES

The lack of proper air circulation, access to natural light and ventilation by means of windows or skylights and a lack of bathroom facilities, kitchens, hot water and garbage storage/enclosure are characteristics that define a lack of ventilation, light or sanitary facilities. Structures with these characteristics would be found in violation of applicable federal and municipal codes and identified as violators.

No properties were identified in the Project Area to be obviously inadequately lit or ventilated. As a result, this factor does not significantly contribute to the eligibility of the Project Area as a conservation area.

INADEQUATE UTILITIES

This factor relates to all underground and overhead utilities, including, but not limited to, storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone and electric service which may be shown to be inadequate. Inadequate utilities would include those which are: (i) of insufficient capacity to serve the uses in the redevelopment project and surrounding areas; and (ii) deteriorated, antiquated, obsolete, or in disrepair or are lacking.

While the condition of inadequate utilities has not been documented as part of the surveys and analyses undertaken within the Project Area, existing utilities may need to be relocated or upgraded to adequately serve new development. Inadequate utilities are not a major factor in the designation of the Project Area.

EXCESSIVE LAND COVERAGE AND OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES

This factor refers to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Problem conditions include buildings either improperly situated on the parcel or located on parcels of inadequate size and 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 spread of fires 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 and service.

Based on the exterior field survey conducted by TAI there are no structures in the Project Area which exhibit visible overcrowding. This factor is not a major factor in the designation of the Project Area.

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.

Incompatible land-use relationships typically occur between closely sited residential and non-residential land uses. Use characteristics such as hours of operation, vehicular traffic, noise, security lighting, and truck delivery traffic can negatively impact the quality of life for adjacent residences if there are not adequate buffers and site design considerations. Within the project area there are multiple instances where significant instances of excessive light or noise coming from non-residential uses were observed to significantly be a detriment to the residential use or nature of adjacent property. These instances were observed throughout the project area. Along 31st Street the location of multiple auto-repair shops and the junk yard significantly impacted the adjacent residences. Along Archer Avenue there are multiple instances where auto-oriented uses, such as repair shops or parking lots, were located adjacent to residences both within and to the south of the project area. The west side of Western Avenue south of Archer Avenue exhibited multiple instances where auto repair shops, used car dealers, and parking lots were negatively impacting the adjacent residences within and to the west of the project area.

Unfortunately, there were little to no instances where appropriate site layout and design techniques were utilized to minimize the negative effects non-residential uses have on adjacent residences. It is possible for residential and non-residential uses to exist in somewhat close proximity, but the appropriate buffers and site design are necessary to mitigate the deleterious effects. Parking areas should be screened from adjacent residences with a masonry wall and landscaping to reduce headlight glare and noise. Parking lot lighting must be shielded, directed downward and must not extend beyond the site's lot line. In many locations parking lot lighting was too high, glared off the property and into adjacent residences. If necessary landscaping off-site can be used to mitigate land use conflicts, but this level of site design was not found within the Project Area.

In addition, vehicle repair facilities were observed to conduct operations with open garage doors, in parking lots, and adjacent to residences. The level of noise and pollution has a direct negative effect on the adjacent residences.

Given the numerous instances of incompatible land-use relationships between residential and non-residential sites, deleterious land use or layout is a major contributing factor in the designation of the Project Area as a conservation area.

LACK OF COMMUNITY PLANNING

This may be a significant factor if the Project Area developed prior to or without the benefit or guidance of a community plan. This means that no community plan existed or it was considered inadequate, and/or was virtually ignored during the development of the area. This may be documented by establishing the date of adoption of the City's master plan or other plans which address the Project Area and determining whether development occurred before or after that date. This finding may be amplified by evidence which shows the deleterious results of the lack of community planning, including cross-referencing other factors cited in the blight finding. This may

include, but is not limited to, adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, and parcels of inadequate size or shape to meet contemporary development standards.

As stated under the deleterious land use or layout section, there are numerous significant instances where non-residential uses are detrimentally affecting residential uses. The majority of residences adjacent to the project area were developed over 100 years ago. Over 57% of all buildings within the project area were built over 100 years ago. Only 14% of the buildings in the project area were developed within the last 50 years. Since no plan for the area existed 100 years ago, the planning and site design of the majority of buildings in the project area occurred with no comprehensive planning. Apparently even those buildings built during an era when planning was carried out were not planned with significant buffering methods or site design alternatives to minimize the negative effects on adjacent residential uses.

The deleterious results of the lack of community planning also exist because of the haphazard land use layout throughout the Project Area. In many locations, small manufactures, large repair facilities, or junk dealers, in search of a parcel of adequate size and shape to conduct their operations, had to select sites immediately adjacent to retail stores or single family residences. Their eventual needs for adequate loading zones and outdoor storage had to be met by utilizing adjacent sites platted for residential use, further impacting the remaining residences. In addition, the parcel sizes and the uses adjacent to the parcels also hampered the ability of these businesses to grow. The geographic location of the sites was obvious advantageous to the owners because of their repeated attempts to make their sites work for them. The land use layout resulted in negatively effecting the potential growth of the businesses in the community and the corresponding jobs associated with the business growth. If the platting and land use designations of the Project Area had the benefit of a community plan, appropriate sites could have been made available for all types of manufacturing and repair businesses in addition to allowing for the retail and residential growth within the community.

The current incompatible land-use relations exist due to lack of adequate planning. As a result, lack of planning is a major factor in the designation of the Project Area as a conservation area.

ENVIRONMENTAL REMEDIATION COST IMPEDING DEVELOPMENT

This factor may be documented by determining if any requirements by the Illinois Environmental Protection Agency, the United States Environmental Protection Agency, or any study conducted by a recognized independent expert consultant has resulted in the need to incur remediation costs for a site that have resulted in impeding further site redevelopment.

Based on field survey, there do not appear to be any environmental remediation projects required within the Project Area. Therefore there could be no costs associated with a remediation project that could impede the redevelopment of a site. This factor does not significantly contribute to the status of the Project Area as a conservation area.

LAG IN GROWTH OF THE PROJECT AREA'S EQUALIZED ASSESSED VALUE

This factor can be cited if the total equalized assessed value of the Project Area has declined for 3 of the last 5 calendar years in which information is available; or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available; or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years for which information is available.

Year	2007	2006	2005	2004	2003	2002
Total Equalized Assessed Value of the Project Area	\$117,663,903	\$112,857,035	\$86,566,029	\$83,309,400	\$77,166,105	\$62,044,750
Percent Change in Project Area EAV from prior year	4.26%	30.37%	3.91%	7.96%	24.37%	N/A*
EAV of the City of Chicago excluding Project Area	\$73,533,493,799	\$69,398,335,250	\$59,217,964,160	\$55,193,786,714	\$53,098,198,656	\$45,275,718,638
Percent change in City EAV from prior year	5.96%	17.19%	7.29%	3.95%	17.28%	N/A*
Project Area Growth less than City?	Yes	No	Yes	No	No	N/A*

Source: Cook County Assessor's Office

N/A* - Percentage change in Project Area EAV from 2001 not required for analysis

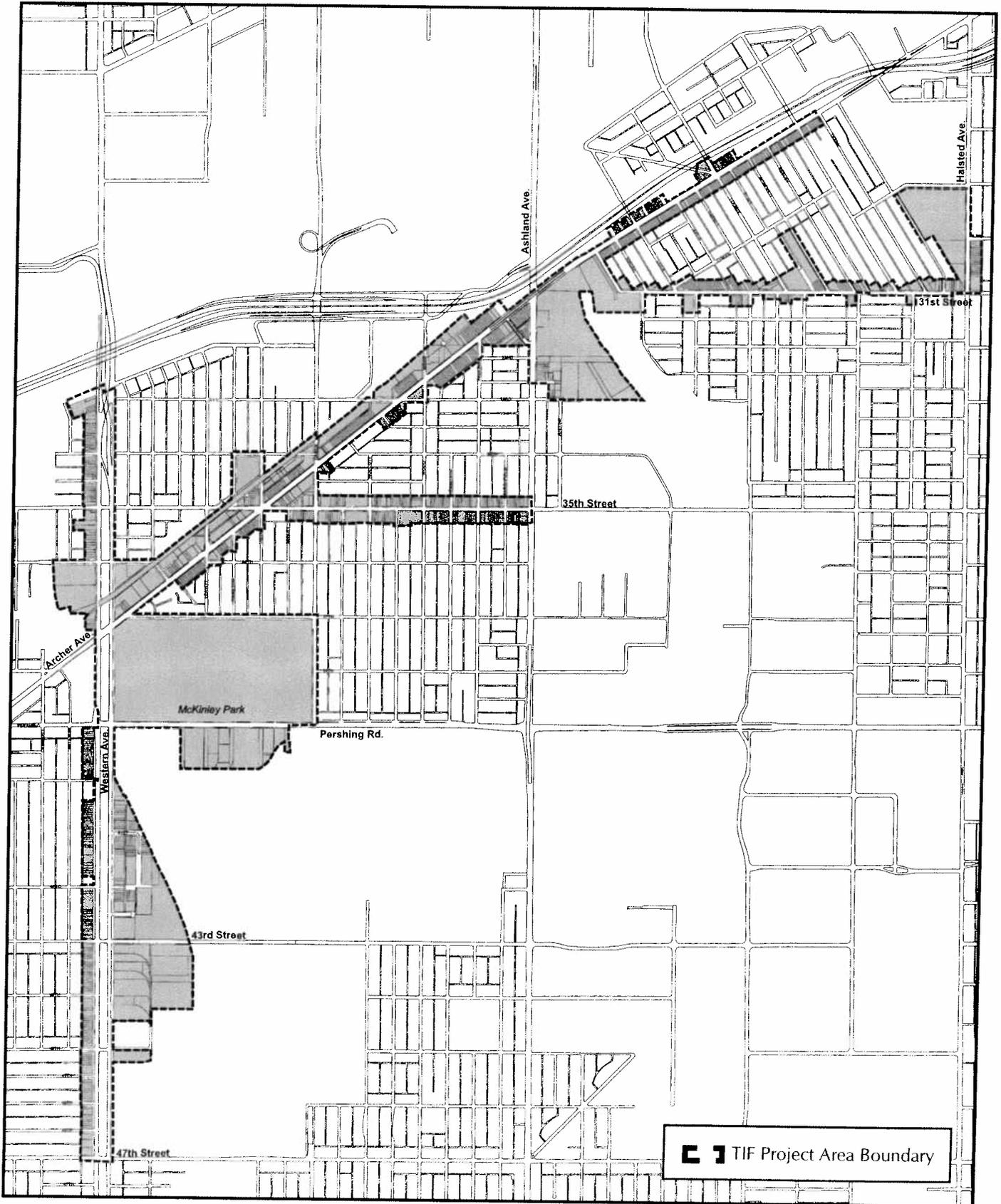
Table A-1 represents the most recent certified data available from the Cook County Assessor's Office as of January 2009. Based on information provided obtained from Cook County regarding the growth rate of equalized assessed value for the whole City over the last 5 years, the percent change in the EAV for the Project Area was less than the percent change for the City of Chicago in the years 2005 and 2007. Based on this evidence, lag in growth of EAV is not a major contributing factor to the status of the Project Area as a conservation area.

CONCLUSION

The Project Area qualifies as a conservation area according to the criteria established by the Act, based on more than 87% of the buildings within the Project Area being 35 years old or older and the predominance and extent of parcels exhibiting the following characteristics:

1. Deterioration of buildings and surface improvements
2. Excessive vacancies
3. Deleterious land use layout
4. Lack of community planning

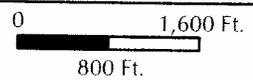
Each of these factors is present to a significant degree and is reasonably distributed throughout the Project Area. Further, these factors act in combination with one another, reinforcing the negative affects of the other factors. For example, a property owner may be less likely to invest in maintenance for an obsolete building, which may lead to deterioration, which further inhibits investment. In turn, investment in neighboring properties is inhibited in this environment of decay. Therefore, while not every block exhibits every factor, the combination of the factors throughout the Project Area has an adverse impact on the stability of the Project Area. Due to the negative effect on the public safety and welfare caused by these factors, the Project Area is declared eligible as a conservation area. All of these characteristics point to the need for designation of the Project Area as a conservation area, to be followed by public intervention in order that redevelopment might occur.

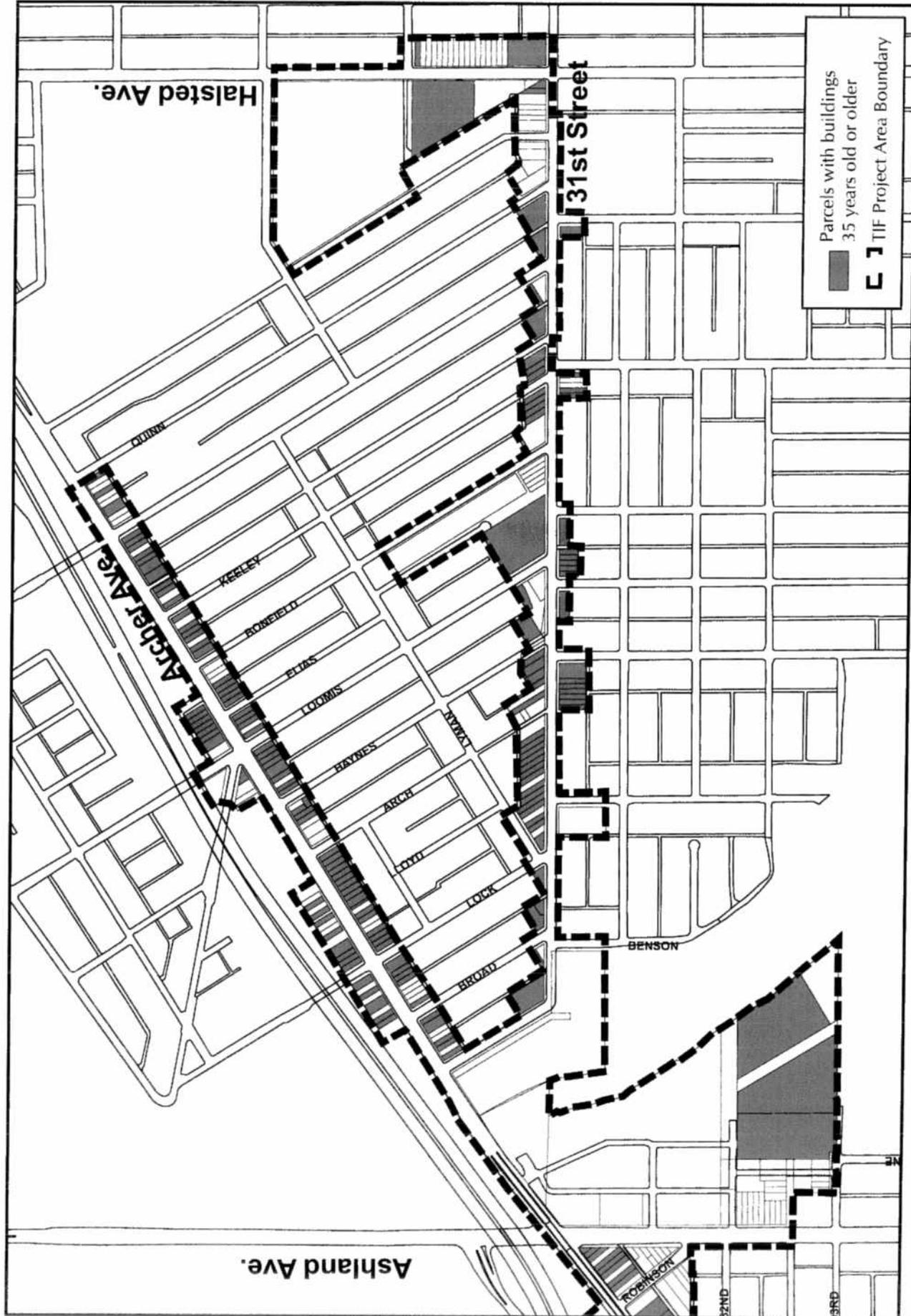


Map A: Project Area Boundaries

January 8, 2009

Archer Western TIF Redevelopment Project Area
 City of Chicago

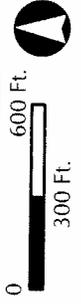


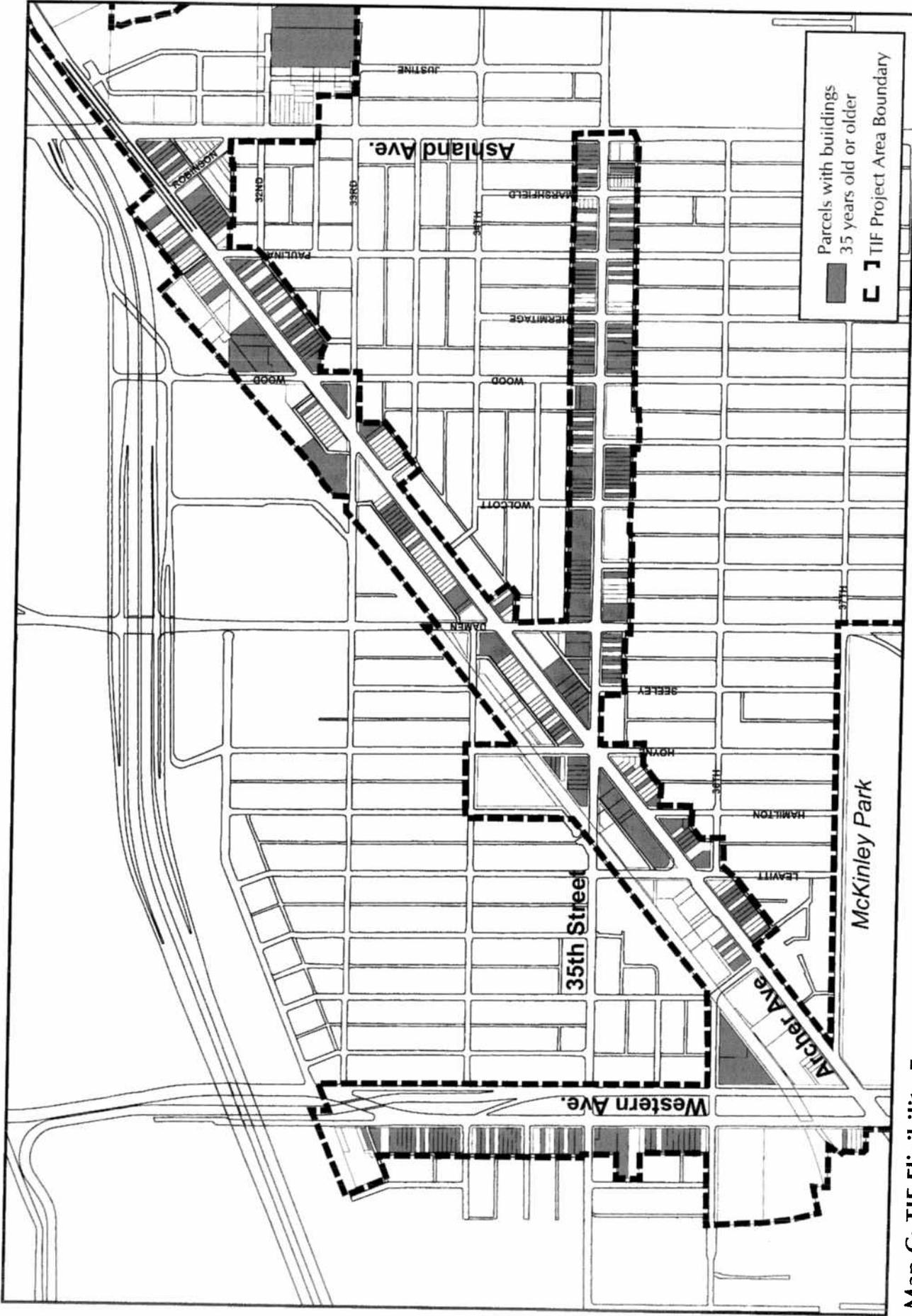


Parcels with buildings 35 years old or older
 TIF Project Area Boundary

Map B: TIF Eligibility Factor - Age - Northeast Section
Archer Western TIF Redevelopment Project Area
City of Chicago

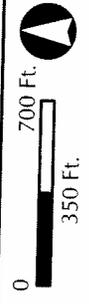
January 8, 2009

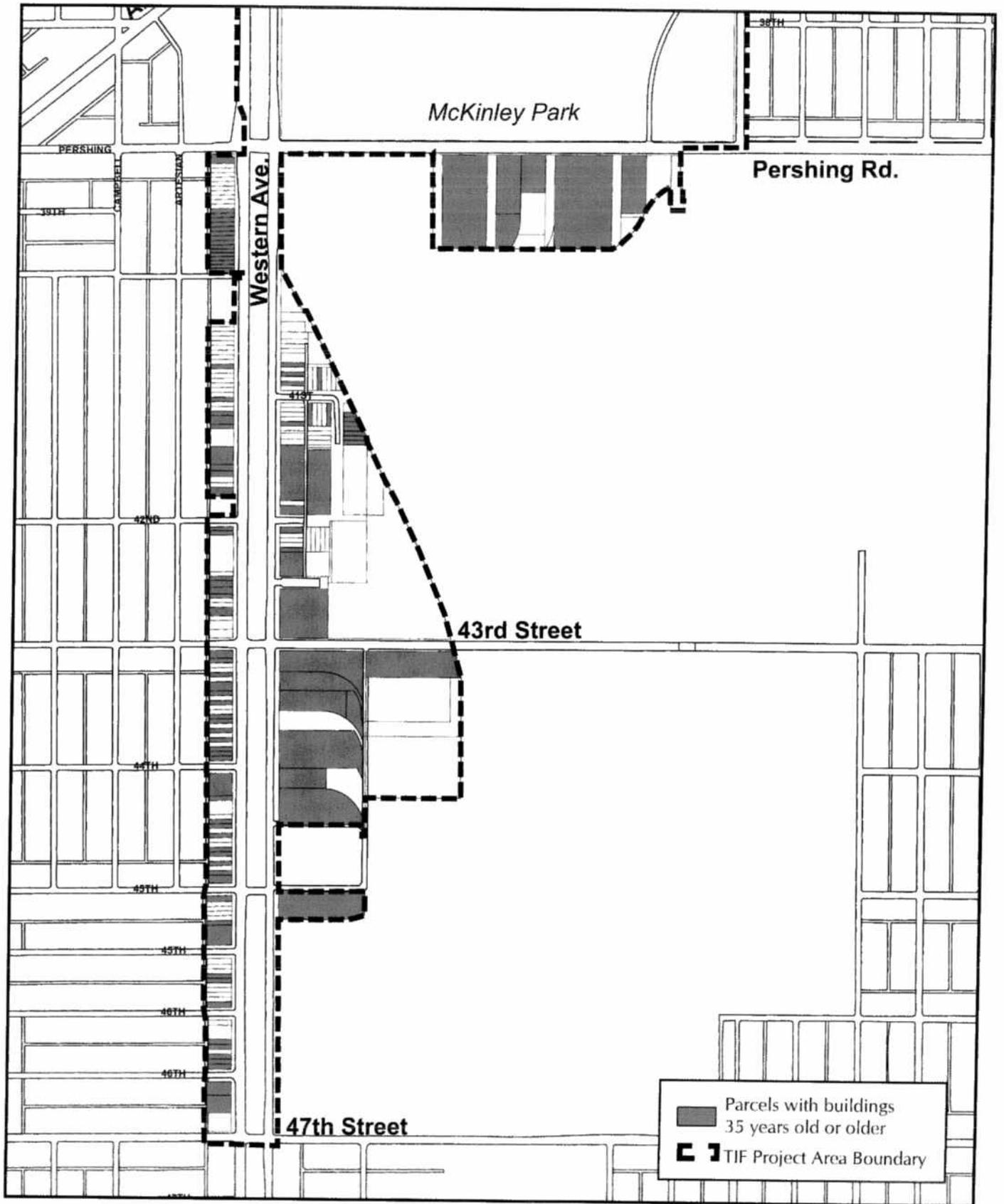




Map C: TIF Eligibility Factor - Age - Central Section
Archer Western TIF Redevelopment Project Area
City of Chicago

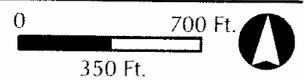
January 8, 2009

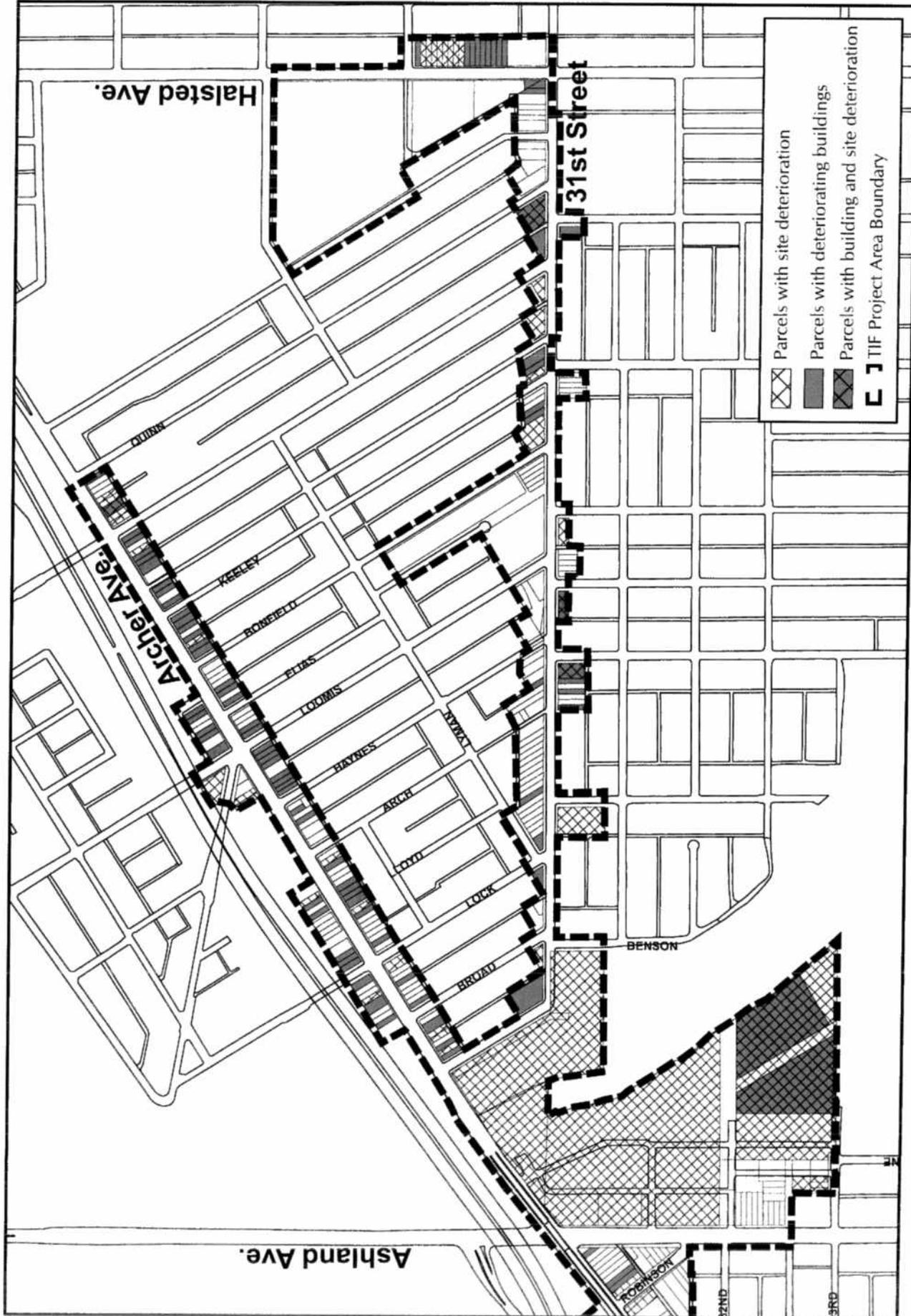




Map D: TIF Eligibility Factor - Age - Southern Section
 Archer Western TIF Redevelopment Project Area
 City of Chicago

January 8, 2009



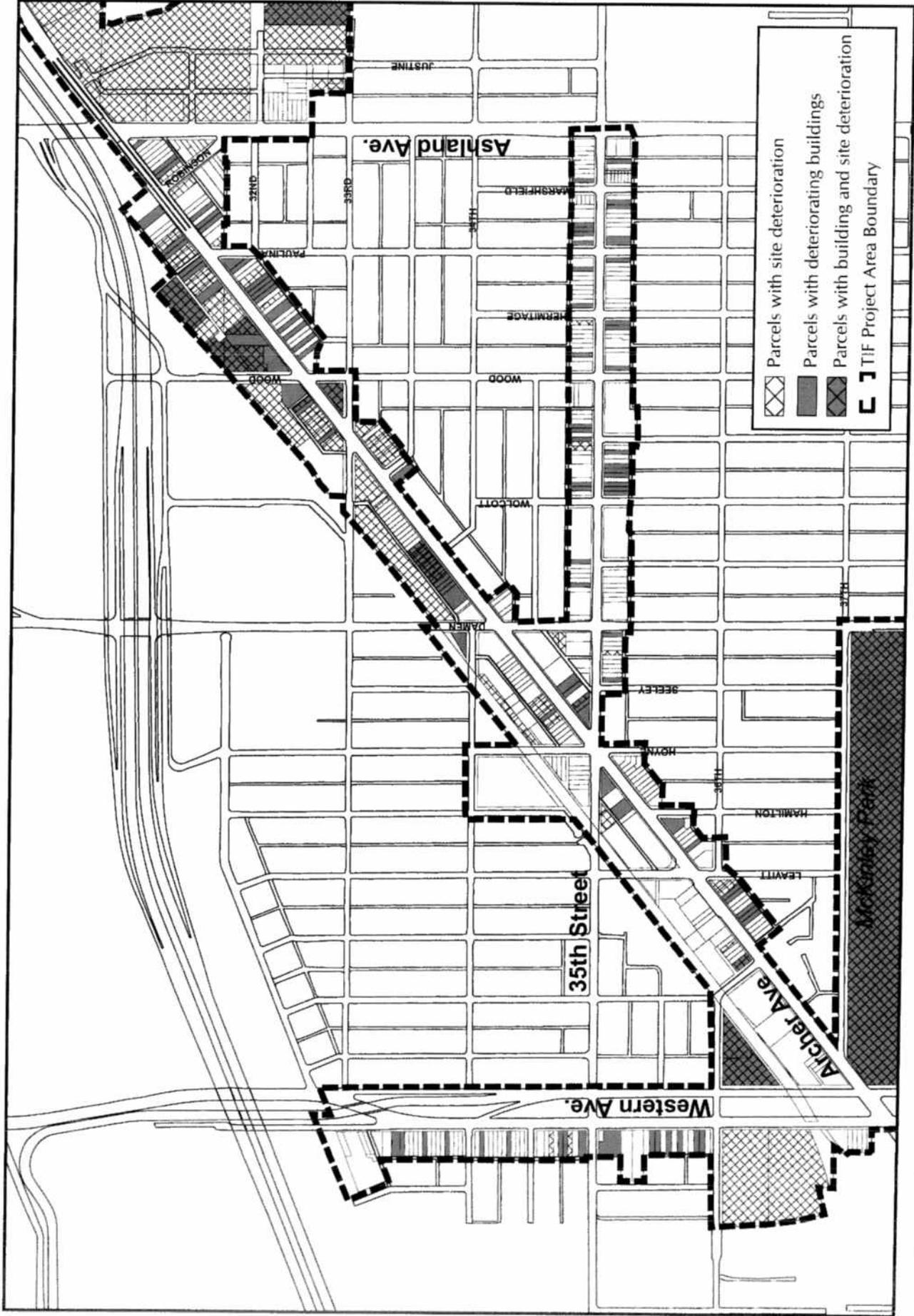


Map E: TIF Eligibility Factor - Deterioration - Northeast Section

*Archer Western TIF Redevelopment Project Area
City of Chicago*

January 8, 2009

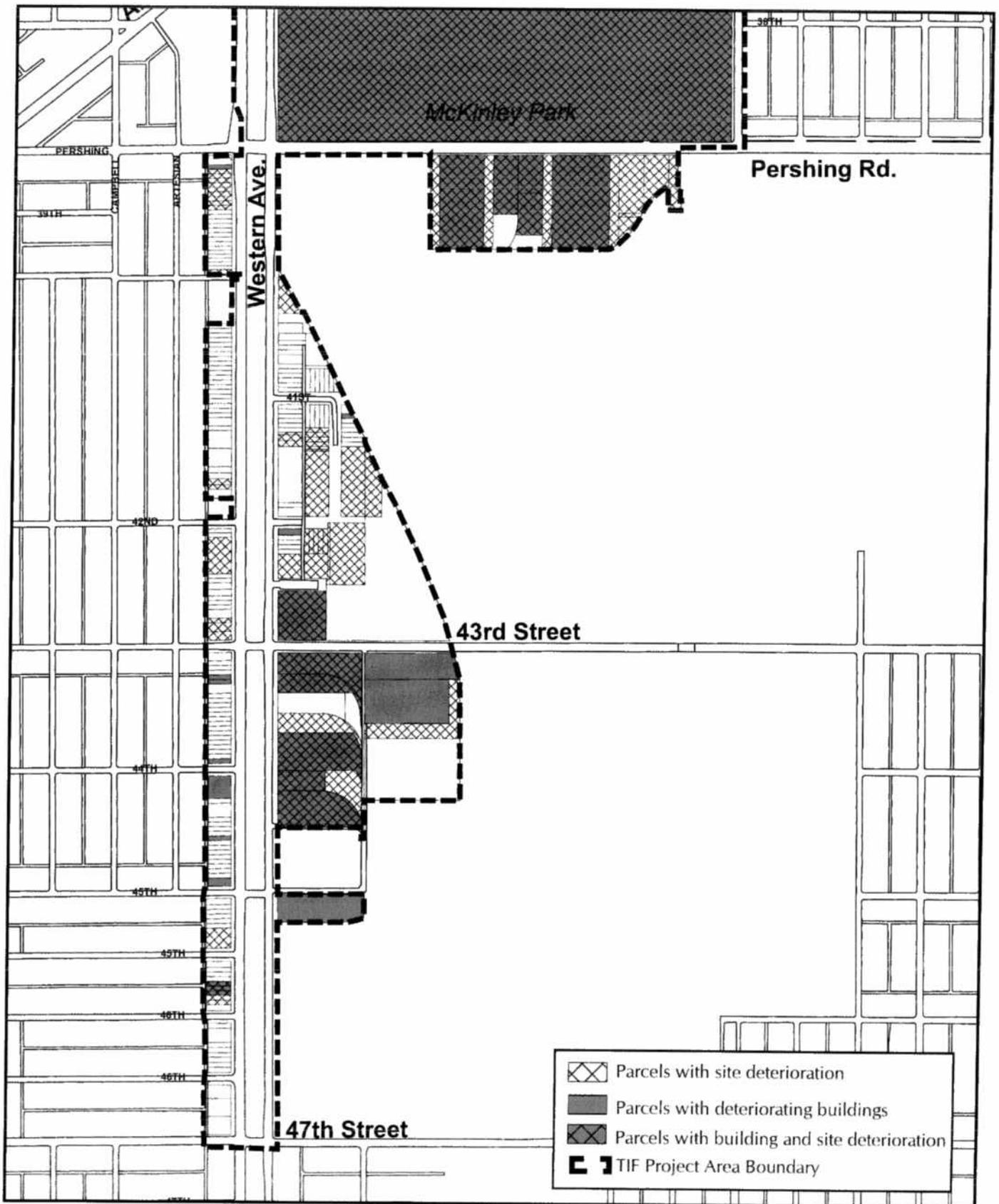




Map F: TIF Eligibility Factor - Deterioration - Central Section
 Archer Western TIF Redevelopment Project Area
 City of Chicago

January 8, 2009

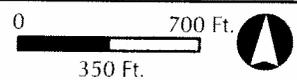


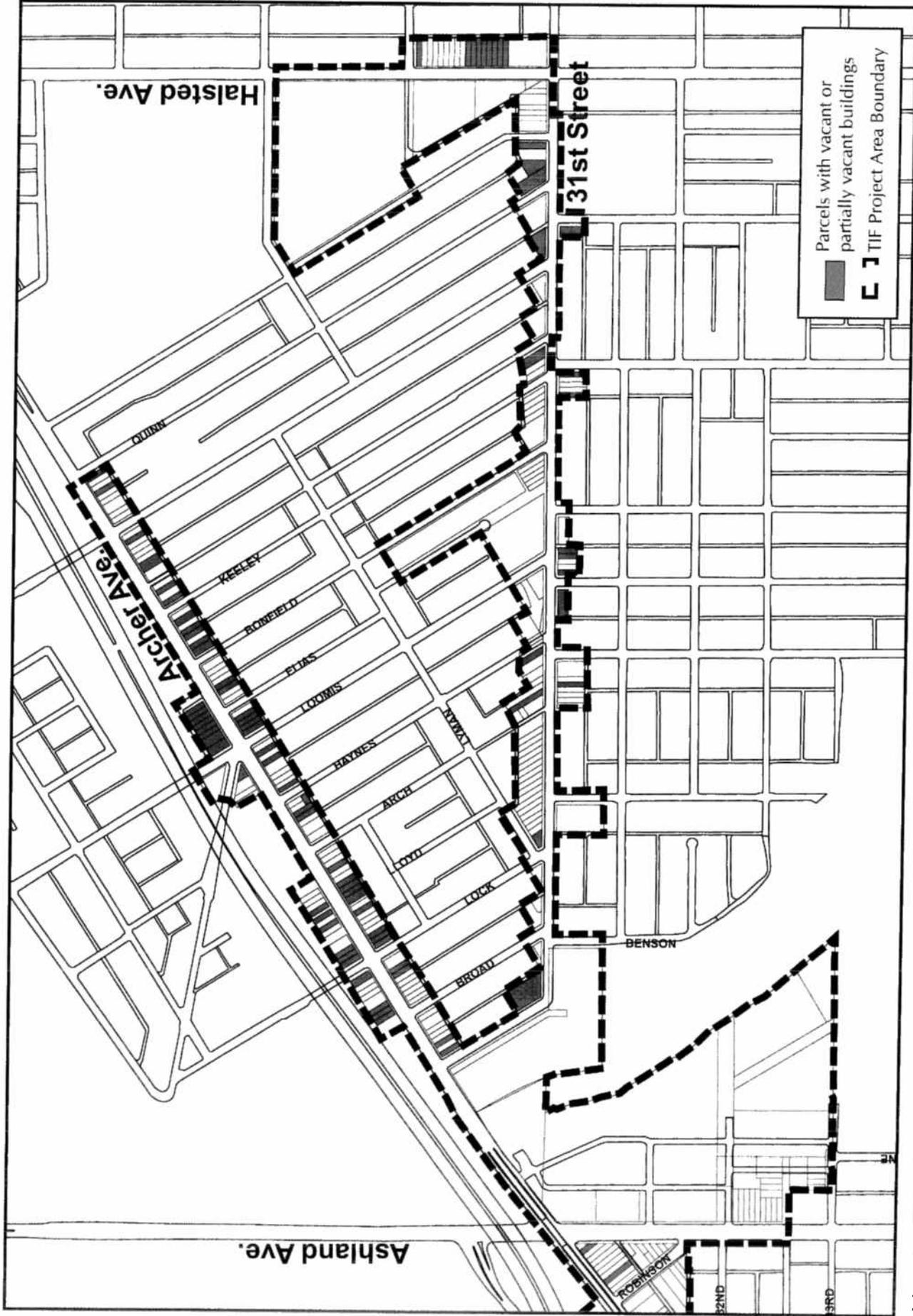


Map G: TIF Eligibility Factor - Deterioration - Southern Section

January 8, 2009

Archer Western TIF Redevelopment Project Area
City of Chicago



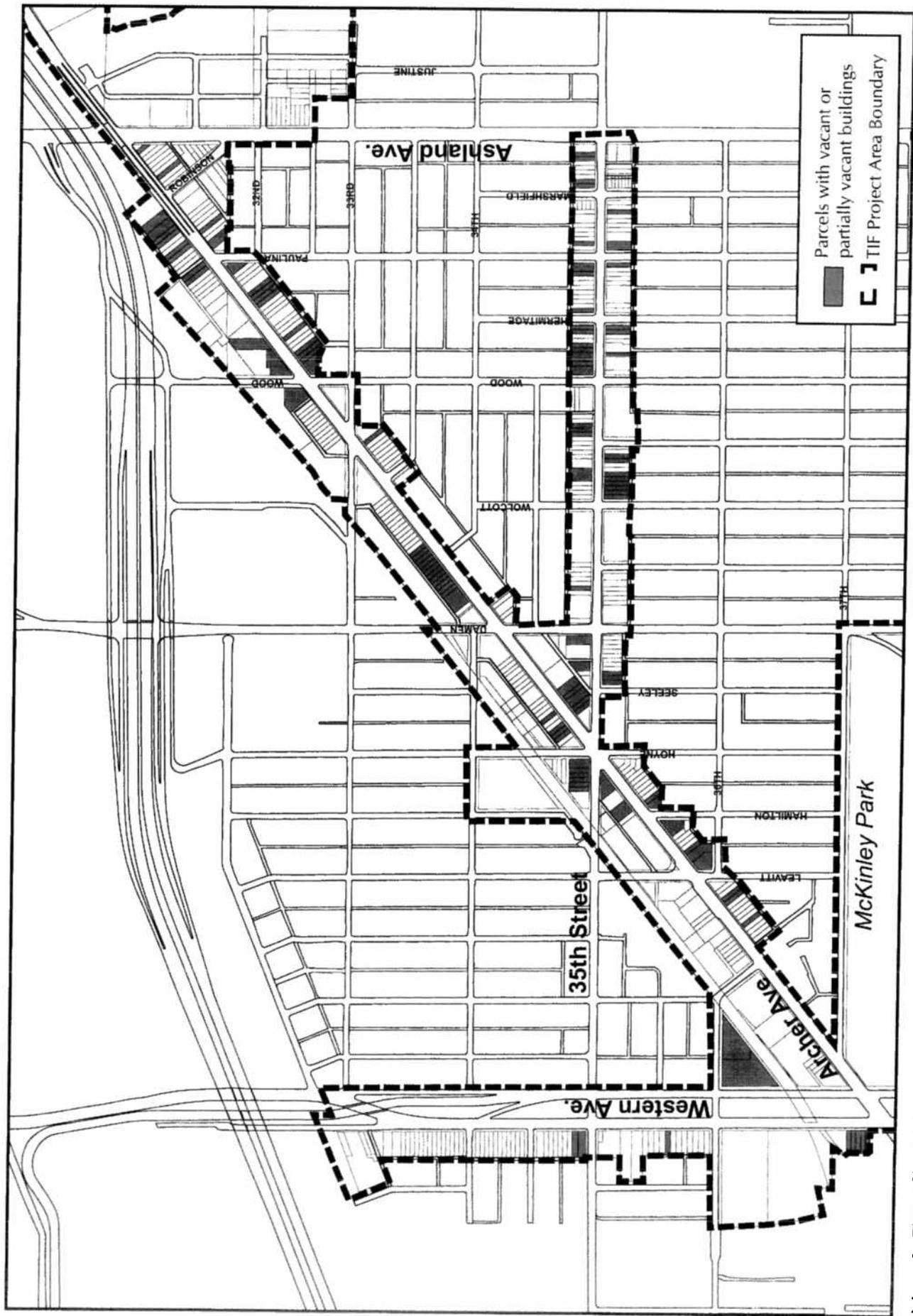


■ Parcels with vacant or partially vacant buildings
 - - - TIF Project Area Boundary

Map H: TIF Eligibility Factor - Vacancies - Northeast Section
 Archer Western TIF Redevelopment Project Area
 City of Chicago

January 8, 2009

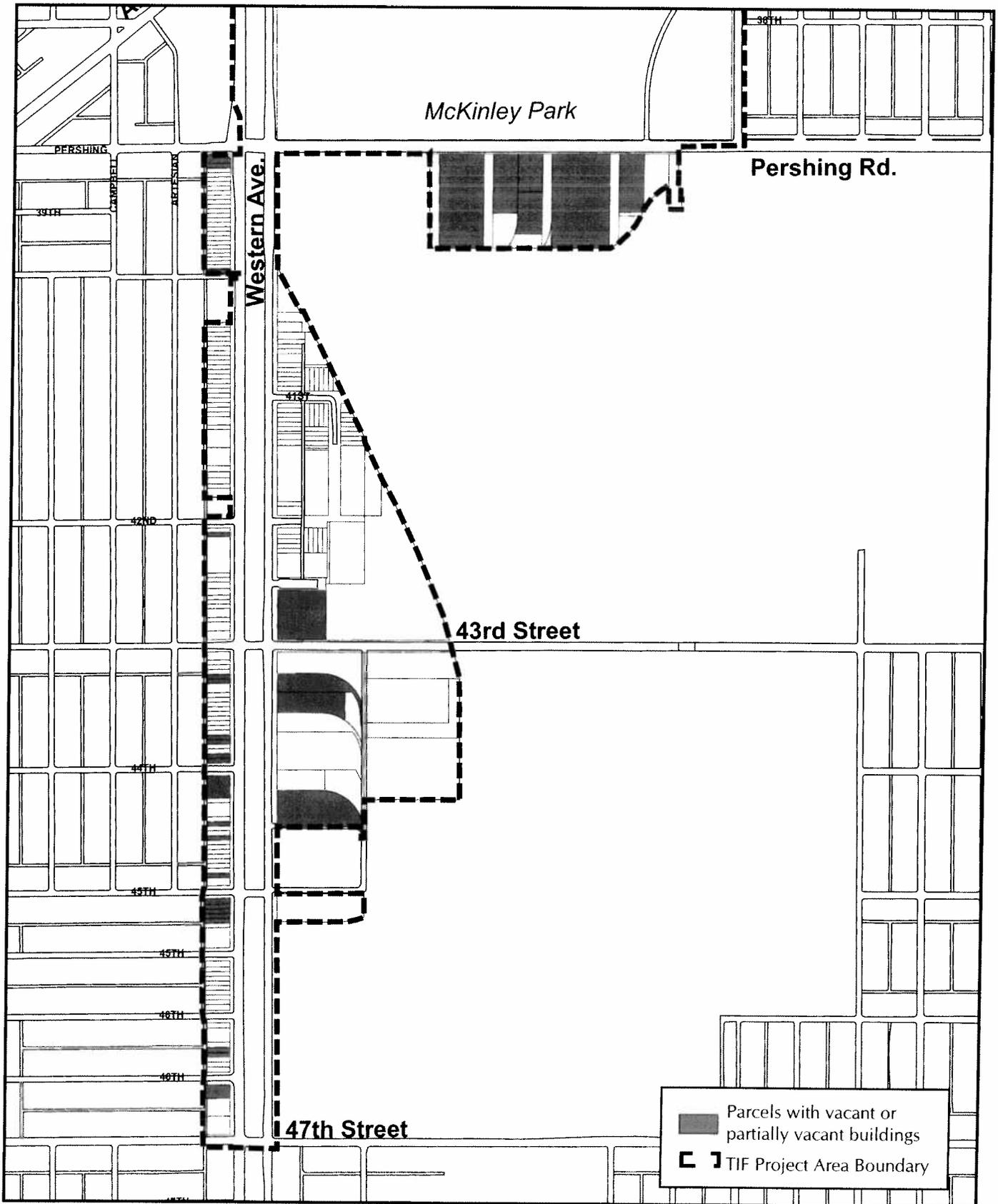




Map 1: TIF Eligibility Factor - Vacancies - Central Section
Archer Western TIF Redevelopment Project Area
City of Chicago

January 8, 2009

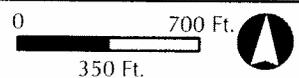




Map J: TIF Eligibility Factor - Vacancies - Southern Section

January 8, 2009

Archer Western TIF Redevelopment Project Area
 City of Chicago



APPENDIX B:

ARCHER/WESTERN
TAX INCREMENT FINANCING
REDEVELOPMENT PLAN

LEGAL DESCRIPTION

1 THAT PART OF SECTIONS 1 AND 12, TOWNSHIP 38 NORTH, RANGE 13; SECTIONS 6 AND 7,
2 TOWNSHIP 38 NORTH, RANGE 14; SECTION 36, TOWNSHIP 39 NORTH, RANGE 13;
3 SECTIONS 28, 29, 30, 31 AND 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD
4 PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
5

6 BEGINNING AT THE SOUTHEAST CORNER OF 66 FEET WIDE WEST 47TH STREET AND 250
7 FEET WIDE SOUTH WESTERN AVENUE, SAID POINT ALSO BEING THE NORTHWEST CORNER
8 OF LOT 12 OF BLOCK 2 IN MCDAVID AND RHODES SUBDIVISION OF BLOCK 15 AND 16 OF
9 STONE AND WHITNEY'S SUBDIVISION OF THE NORTH HALF OF SECTION 7, TOWNSHIP 38
10 NORTH, RANGE 14, RECORDED SEPTEMBER 1, 1890 AS DOCUMENT NO. 1328444; THENCE
11 WESTWARD ACROSS SAID SOUTH WESTERN AVENUE ALONG THE SOUTH LINE, EXTENDED
12 EAST AND WEST, OF SAID WEST 47TH STREET TO THE NORTHEAST CORNER OF LOT 1 IN E.
13 J. NELSON SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE
14 NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12, TOWNSHIP 38
15 NORTH, RANGE 13, RECORDED NOVEMBER 25, 1890 AS DOCUMENT NO. 1378627; THENCE
16 WEST ALONG SOUTH LINE OF SAID WEST 47TH STREET TO THE NORTHEAST CORNER OF
17 LOT 44 IN SAID E. J. NELSON SUBDIVISION; THENCE NORTHWARD ACROSS SAID WEST
18 47TH STREET TO THE SOUTHEAST CORNER OF LOT 12 IN TRUMAN'S SUBDIVISION OF LOTS
19 15 AND 16 OF NICHOLAS P. IGLEHARTS SUBDIVISION RECORDED OCTOBER 6, 1913 AS
20 DOCUMENT NO. 5279227 IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID
21 SECTION 1, TOWNSHIP 38 NORTH, RANGE 13; THENCE NORTH ALONG THE EAST LINE OF
22 SAID LOT 12, ALSO BEING THE WEST LINE OF 14 FEET WIDE PUBLIC ALLEY. WEST OF SAID
23 SOUTH WESTERN AVENUE TO THE SOUTH LINE OF 66 FEET WIDE WEST 46TH PLACE;
24 THENCE NORTHWARD ACROSS SAID WEST 46TH PLACE TO A POINT OF INTERSECTION OF
25 WEST LINE OF ANOTHER 16 FEET WIDE PUBLIC ALLEY, WEST OF SAID SOUTH WESTERN
26 AVENUE, AND THE NORTH LINE OF SAID WEST 46TH PLACE; THENCE NORTHWARD
27 ALONG SAID WEST LINE, EXTENDED NORTH AND SOUTH TO THE SOUTH LINE OF 66 FEET
28 WIDE WEST 46TH STREET; THENCE NORTHWARD ACROSS SAID WEST 46TH STREET TO A
29 POINT OF INTERSECTION OF WEST LINE OF ANOTHER 16 FEET WIDE PUBLIC ALLEY, WEST
30 OF SAID SOUTH WESTERN AVENUE AND NORTH LINE OF SAID WEST 46TH STREET; THENCE
31 NORTHWARD ALONG WEST LINE OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE SOUTH
32 LINE OF 66 FEET WIDE WEST 45TH PLACE; THENCE NORTHWARD ACROSS SAID WEST 45TH
33 PLACE TO A POINT OF INTERSECTION OF NORTH LINE OF SAID 45TH PLACE AND WEST
34 LINE OF ANOTHER 16 FEET WIDE PUBLIC ALLEY, WEST OF SOUTH WESTERN AVENUE;
35 THENCE NORTHWARD ALONG WEST LINE OF SAID PUBLIC ALLEY TO THE SOUTH LINE OF
36 66 FEET WIDE WEST 45TH STREET; THENCE NORTHWARD ACROSS SAID WEST 45TH STREET
37 TO A POINT OF INTERSECTION OF SAID WEST 45TH STREET AND WEST LINE OF ANOTHER
38 16 FEET WIDE PUBLIC ALLEY, WEST OF SOUTH WESTERN AVENUE; THENCE NORTHWARD
39 ALONG WEST LINE EXTENDED NORTH AND SOUTH OF SAID PUBLIC ALLEY TO THE SOUTH
40 LINE OF 66 FEET WIDE WEST 43RD STREET; THENCE NORTHWARD ACROSS SAID WEST 43RD
41 STREET TO A POINT OF INTERSECTION OF NORTH LINE OF SAID WEST 43RD STREET AND
42 WEST LINE OF ANOTHER 14 FEET WIDE PUBLIC ALLEY, WEST OF SOUTH WESTERN AVENUE;
43 THENCE NORTHWARD ALONG WEST LINE EXTENDED NORTH AND SOUTH, OF SAID
44 PUBLIC ALLEY TO THE NORTH LINE EXTENDED EAST AND WEST, OF 66 FEET WIDE WEST
45 42ND STREET; THENCE EASTWARD ALONG NORTH LINE OF SAID 42ND STREET TO THE
46 WEST LINE OF 250 FEET WIDE SOUTH WESTERN AVENUE; THENCE NORTHWARD ALONG
47 WEST LINE OF SAID SOUTH WESTERN AVENUE TO THE NORTHEAST CORNER OF LOT 12 OF

1 BLOCK 1 IN PHARE AND SACKETT'S SUBDIVISION IN EAST HALF OF THE NORTHEAST
2 QUARTER OF SAID SECTION 1, TOWNSHIP 38 NORTH, RANGE 13, RECORDED NOVEMBER
3 3, 1910 AS DOCUMENT NO. 4656771; THENCE WESTWARD ALONG NORTH LINE,
4 EXTENDED WEST, OF SAID LOT 12 TO THE WEST LINE OF A 16 FEET WIDE PUBLIC ALLEY,
5 WEST OF SOUTH WESTERN AVENUE; THENCE NORTHWARD ALONG SAID WEST LINE OF
6 PUBLIC ALLEY TO NORTH LINE EXTENDED WEST, OF LOT 10 OF BLOCK 1 IN SUBDIVISION
7 OF THE NORTH 14 ACRES OF THE SOUTH 60 ACRES OF THE SAID EAST HALF OF THE
8 NORTHEAST QUARTER, RECORDED APRIL 22, 1892 AS DOCUMENT NO. 1650018; THENCE
9 EASTWARD ALONG SAID NORTH LINE OF LOT 10 TO THE WEST LINE OF AFORESAID
10 SOUTH WESTERN AVENUE; THENCE NORTHWARD ALONG WEST LINE OF SAID SOUTH
11 WESTERN AVENUE TO THE NORTHEAST CORNER OF LOT 1 OF SAID BLOCK 1; THENCE
12 EASTWARD ALONG NORTH LINE, EXTENDED EAST OF SAID LOT 1 TO THE EAST LINE OF
13 THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE NORTHWARD ALONG SAID EAST
14 LINE OF NORTHEAST QUARTER TO THE SOUTH LINE EXTENDED EAST, OF LOT 7 OF
15 TOLMAN AND LONDELIUS' SUBDIVISION, RECORDED NOVEMBER 30, 1891 AS DOCUMENT
16 NO. 1576027 IN SAID EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1; THENCE
17 WESTWARD ALONG SAID SOUTH LINE EXTENDED EAST AND WEST, OF LOT 7 TO THE
18 WEST LINE OF A 16 FEET WIDE PUBLIC ALLEY, WEST OF SOUTH WESTERN AVENUE; THENCE
19 NORTHWARD ALONG WEST LINE OF SAID PUBLIC ALLEY TO THE SOUTH LINE, EXTENDED
20 EAST AND WEST OF WEST 39TH STREET (W. PERSHING ROAD); THENCE EASTWARD ALONG
21 SAID SOUTH LINE TO THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 1;
22 THENCE NORTHWARD ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF THE
23 SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13; THENCE
24 NORTHWARD ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE
25 NORTHEASTERLY RIGHT OF WAY LINE OF PENNA RAILROAD; THENCE NORTHWESTERLY
26 ALONG SAID RIGHT OF WAY LINE TO A LINE 40 FEET WEST AND PARALLEL WITH THE SAID
27 EAST LINE OF SOUTHEAST QUARTER; THENCE NORTHWARD ALONG SAID PARALLEL LINE,
28 EXTENDED NORTH AND SOUTH TO THE SOUTHEAST CORNER OF LOT 5 IN CIRCUIT
29 COURT COMMISSIONERS SUBDIVISION RECORDED FEBRUARY 10, 1909 AS DOCUMENT
30 NO. 4327068; THENCE WESTWARD ALONG SOUTH LINE OF SAID LOT 5, 118 FEET; THENCE
31 NORTHWESTERLY ALONG SOUTHWESTERLY LINE OF SAID LOT 5, 11.40 FEET; THENCE
32 NORTHWARD ALONG WEST LINE OF SAID LOT 5 TO THE NORTHWEST CORNER OF SAID
33 LOT 5; THENCE WESTWARD PERPENDICULAR TO LAST DESCRIBED COURSE, 16 FEET TO
34 THE EAST LINE OF LOT 15 IN SAID CIRCUIT COURT COMMISSIONERS SUBDIVISION; THENCE
35 NORTHWARD ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID LOT 15;
36 THENCE WESTWARD ALONG NORTH LINE OF SAID LOT 15 TO THE NORTHWEST CORNER
37 OF SAID LOT 15; THENCE NORTHEASTERLY ALONG A CURVE CONVEX TO THE
38 NORTHWEST HAVING A RADIUS OF 587 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF
39 CHICAGO AND ALTON RAILROAD; THENCE WESTWARD ALONG SAID NORTHERLY LINE TO
40 THE EASTERLY RIGHT OF WAY LINE OF SAID RAILROAD, SAID LINE BEING IN A 25 FEET
41 WIDE VACATED ALLEY IN THE TOWN OF BRIGHTON IN SAID SOUTHEAST QUARTER OF
42 SECTION 36; THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE TO ANOTHER
43 NORTHERLY RIGHT OF WAY LINE OF SAID RAILROAD; THENCE SOUTHWESTERLY ALONG
44 SAID NORTHERLY RIGHT OF WAY LINE TO THE EASTERLY CURVED RIGHT OF WAY LINE OF
45 CHICAGO JUNCTION RAILWAY, SAID RIGHT OF WAY LINE CROSSING THRU LOTS 23, 26,
46 31, 34 AND 39, TO THE SOUTH LINE OF 66 FEET WIDE WEST 36TH STREET; THENCE
47 NORTHWARD PERPENDICULAR TO THE SAID SOUTH LINE TO THE NORTH LINE OF SAID

1 WEST 36TH STREET; THENCE EASTWARD ALONG SAID NORTH LINE, EXTENDED EAST AND
2 WEST, TO THE SOUTHEAST CORNER OF LOT 12 IN E. L. RICE'S SUBDIVISION OF LOTS 5 TO
3 10 BRIGHTON, RECORDED JULY 17, 1890 AS DOCUMENT NO. 1304942, IN THE EAST HALF
4 OF THE SOUTHEAST QUARTER OF SAID SECTION 36, TOWNSHIP 39 NORTH, RANGE 13;
5 THENCE NORTHWARD ALONG THE REAR LOT LINES OF SAID E. L. RICE'S SUBDIVISION TO
6 THE NORTHEAST CORNER OF LOT 1 IN SAID E. L. RICE'S SUBDIVISION; THENCE
7 WESTWARD ALONG NORTH LINE OF SAID LOT 1 TO THE EAST LINE OF 66 FEET WIDE
8 SOUTH ARTESIAN AVENUE; THENCE NORTHWARD ALONG SAID EAST LINE TO THE
9 NORTHWEST CORNER OF LOT 3 IN JOHN EVANS' SUBDIVISION OF LOTS 1 TO 20
10 RECORDED JANUARY 16, 1855 IN SAID EAST HALF OF THE SOUTHEAST QUARTER OF
11 SECTION 36; THENCE EASTWARD ALONG THE NORTH LINE OF SAID LOT 3, 125 FEET;
12 THENCE NORTHWARD ALONG A LINE 125 FEET EAST AND PARALLEL WITH THE EAST LINE
13 OF SAID SOUTH ARTESIAN AVENUE TO THE SOUTH LINE OF 66 FEET WIDE WEST 35TH
14 STREET; THENCE NORTHWARD ACROSS SAID WEST 35TH STREET TO A POINT OF
15 INTERSECTION OF THE NORTH LINE OF SAID WEST 35TH STREET AND WEST LINE OF A 16
16 FEET WIDE PUBLIC ALLEY WEST OF SOUTH WESTERN AVENUE; THENCE NORTHWARD
17 ALONG WEST LINE, EXTENDED NORTH AND SOUTH, OF SAID PUBLIC ALLEY TO THE
18 SOUTH LINE OF 66 FEET WIDE WEST 34TH STREET; THENCE NORTHWARD ACROSS SAID
19 WEST 34TH STREET TO A POINT OF INTERSECTION OF THE NORTH LINE OF SAID WEST
20 34TH STREET AND WEST LINE OF ANOTHER 16 FEET WIDE PUBLIC ALLEY, WEST OF SOUTH
21 WESTERN AVENUE; THENCE NORTHWARD ALONG WEST LINE OF SAID PUBLIC ALLEY TO
22 THE NORTHEAST CORNER OF LOT 34 IN SUBDIVISION OF THAT PART OF BLOCK 32, LYING
23 SOUTH OF ALLEY IN S. J. WALKER SUBDIVISION, RECORDED APRIL 17, 1884 AS DOCUMENT
24 NO. 538297 IN THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 36;
25 THENCE SOUTHWESTERLY ALONG NORTHWESTERLY LINE, EXTENDED SOUTHWESTERLY,
26 TO A LINE 76 FEET SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF
27 SOUTH ARTESIAN AVENUE, SAID LINE BEING EXTENDED SOUTHEASTERLY AND
28 NORTHWESTERLY; THENCE NORTHWESTERLY ALONG SAID LINE TO THE NORTHWESTERLY
29 LINE OF WEST BROSS AVENUE; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY
30 LINE, EXTENDED NORTHEASTERLY TO THE EAST LINE, EXTENDED NORTH, OF SOUTH
31 WESTERN AVENUE IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 31,
32 TOWNSHIP 39 NORTH, RANGE 14; THENCE SOUTHWARD ALONG SAID EAST LINE TO THE
33 NORTH LINE OF 66 FEET WIDE WEST 36TH STREET; THENCE EASTWARD ALONG SAID
34 NORTH LINE, EXTENDED EAST TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF G. M. &
35 D. RAILROAD; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY
36 LINE TO THE WEST LINE OF 66 FEET WIDE LEAVITT STREET IN THE EAST HALF OF THE
37 SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14; THENCE
38 NORTHWARD ALONG SAID WEST LINE TO THE MOST SOUTHERN CORNER OF LOT 1 IN
39 KINCKAID'S SUBDIVISION RECORDED MARCH 13, 1874 AS DOCUMENT 146582; THENCE
40 NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1 TO THE SOUTH LINE
41 OF 66 FEET WIDE WEST 35TH STREET; THENCE EASTWARD ALONG SAID SOUTH LINE 23
42 FEET TO A POINT THAT INTERSECTS THE NORTHWESTERLY RIGHT-OF-WAY LINE OF G. M. &
43 D. RAILROAD; THENCE NORTHWARD ACROSS SAID WEST 35TH STREET TO A POINT OF
44 INTERSECTION OF NORTH LINE OF SAID WEST 35TH STREET AND NORTHWESTERLY LINE
45 OF 66 FEET WIDE SOUTH HAMILTON AVENUE; THENCE NORTHEASTERLY ALONG SAID
46 NORTHWESTERLY LINE TO THE WEST LINE OF SAID SOUTH HAMILTON AVENUE; THENCE
47 NORTHWARD ALONG SAID WEST LINE, EXTENDED NORTH AND SOUTH TO THE NORTH

1 LINE OF 66 FEET WIDE WEST 34TH STREET ; THENCE EASTWARD ALONG SAID NORTH LINE,
2 EXTENDED EAST AND WEST TO THE EAST LINE, EXTENDED NORTH AND SOUTH, OF 66 FEET
3 WIDE SOUTH HOYNE AVENUE; THENCE SOUTHWARD ALONG SAID EAST LINE TO THE
4 NORTHWESTERLY RIGHT OF WAY LINE OF G. M. & O. RAILROAD; THENCE NORTHEASTERLY
5 ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE TO THE EAST LINE OF THE
6 NORTHWEST QUARTER OF SAID SECTION 31, TOWNSHIP 39 NORTH, RANGE 14; THENCE
7 SOUTHWARD ALONG SAID EAST LINE TO THE SOUTHEASTERLY RIGHT- OF- WAY LINE OF
8 SAID G. M. & O. RAILROAD; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY
9 RIGHT OF WAY LINE TO THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER
10 OF SAID SECTION 31, TOWNSHIP 39 NORTH, RANGE 14; THENCE EASTWARD TO MOST
11 WESTERLY CORNER OF LOT 32 IN RESUBDIVISION OF SOUTHWEST HALF OF LOTS 37 AND
12 38 AND OF LOT 45 TO 77 INCLUSIVE, RECORDED NOVEMBER 10, 1873 AS DOCUMENT NO.
13 129693; THENCE NORTHEASTERLY ALONG NORTHWESTERLY LINE OF LOTS 14 TO 32 TO
14 THE MOST WESTERLY CORNER OF LOT 13 IN SAID SUBDIVISION; THENCE SOUTHEASTERLY
15 ALONG SOUTHWESTERLY LINE OF SAID LOT 13 TO THE MOST SOUTHERLY CORNER OF
16 SAID LOT 13, SAID CORNER ALSO BEING ON THE NORTHWESTERLY LINE OF 16 FEET WIDE
17 PUBLIC ALLEY, NORTHWEST OF SOUTH ARCHER AVENUE; THENCE NORTHEASTERLY
18 ALONG SAID NORTHWESTERLY LINE, EXTENDED NORTHEASTERLY AND SOUTHWESTERLY
19 TO THE NORTHEASTERLY LINE OF 106 FEET WIDE SOUTH ROBINSON STREET; THENCE
20 SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE TO THE NORTHWESTERLY LINE OF 80
21 FEET WIDE SOUTH ARCHER AVENUE; THENCE NORTHEASTERLY ALONG SAID
22 NORTHWESTERLY LINE, EXTENDED NORTHEASTERLY AND SOUTHWESTERLY, TO THE EAST
23 LINE OF SOUTH ASHLAND AVENUE. SAID POINT ALSO BEING 33 FEET EAST OF WEST LINE
24 OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 29, TOWNSHIP 39
25 NORTH, RANGE 14; THENCE CONTINUING AND FOLLOWING THE SAID NORTHWESTERLY
26 LINE OF SOUTH ARCHER AVENUE TO THE SOUTHWESTERLY LINE OF 66 FEET WIDE SOUTH
27 BROAD STREET; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE, EXTENDED
28 NORTHWESTERLY, TO THE NORTHWESTERLY LINE OF A 16 FEET WIDE PUBLIC ALLEY,
29 NORTHWEST OF SOUTH ARCHER AVENUE; THENCE NORTHEASTERLY ALONG SAID
30 NORTHWESTERLY LINE EXTENDED NORTHEASTERLY AND SOUTHWESTERLY TO THE
31 SOUTHWESTERLY LINE OF 66 FEET WIDE SOUTH LOCK STREET; THENCE NORTHEASTERLY
32 ACROSS SAID SOUTH LOCK STREET TO A POINT OF INTERSECTION OF NORTHWESTERLY
33 LINE OF ANOTHER 10 FEET WIDE PUBLIC ALLEY AND NORTHEASTERLY LINE OF SAID
34 SOUTH LOCK STREET; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE,
35 EXTENDED NORTHEASTERLY AND SOUTHWESTERLY TO THE EASTERN MOST CORNER OF
36 LOT 6 OF BLOCK 18 OF CANAL TRUSTEE'S SUBDIVISION IN SOUTHWEST QUARTER OF SAID
37 SECTION 29, RECORDED AUGUST 23, 1874 AS DOCUMENT NO. 178929; THENCE
38 EASTWARD TO THE SOUTHERN MOST CORNER OF LOT 28 IN SUBDIVISION OF LOTS 2 AND
39 5 IN BLOCK 18 OF CANAL TRUSTEE'S SUBDIVISION IN SAID SOUTHWEST QUARTER;
40 THENCE EASTWARD ALONG SOUTHEASTERLY LINE OF SAID LOT 28, EXTENDED
41 NORTHEASTERLY, TO THE NORTHEASTERLY LINE OF 59 FEET WIDE SOUTH GRADY COURT;
42 THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE TO THE NORTHWESTERLY
43 LINE OF AFOREMENTIONED SOUTH ARCHER AVENUE; THENCE NORTHEASTERLY ALONG
44 SAID NORTHWESTERLY LINE TO THE MOST SOUTHERLY CORNER OF LOT 3 IN JAMES
45 MAHER'S SUBDIVISION, RECORDED APRIL 6, 1882 AS DOCUMENT NO. 385838; THENCE
46 NORTHWESTERLY ALONG SOUTHWESTERLY LINE OF SAID LOT 3 TO A LINE 123.10 FEET
47 NORTHWESTERLY AND PARALLEL WITH THE NORTHWESTERLY LINE OF SOUTH ARCHER

1 AVENUE; THENCE NORTHEASTERLY ALONG SAID PARALLEL LINE TO THE SOUTHWESTERLY
2 LINE OF LOT 2 IN SAID JAMES MAHER'S SUBDIVISION; THENCE NORTHWESTERLY ALONG
3 SAID SOUTHWESTERLY LINE TO THE SOUTH LINE OF 66 FEET WIDE WEST FULLER STREET;
4 THENCE NORTHWARD ACROSS SAID WEST FULLER STREET PERPENDICULAR TO THE MOST
5 EASTERLY CORNER OF LOT 14 IN CRAGIN'S SUBDIVISION OF LOT 4 IN BLOCK 19 IN CANAL
6 TRUSTEE'S SUBDIVISION IN EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION
7 29; THENCE NORTHWESTERLY ALONG NORTHEASTERLY LINE OF SAID LOT 14 TO THE
8 NORTHWESTERN MOST CORNER OF LOT 5 IN SAID CRAGIN'S SUBDIVISION; THENCE
9 NORTHEASTERLY ALONG NORTHWESTERLY LINE, EXTENDED NORTHEASTERLY, OF SAID
10 LOT 5 TO THE NORTHEASTERLY LINE OF 66 FEET WIDE SOUTH LOOMIS STREET; THENCE
11 SOUTHEASTERLY ALONG SAID LINE TO THE NORTHWESTERLY LINE OF A 12 FEET WIDE
12 PUBLIC ALLEY, NORTHWESTERLY OF SOUTH ARCHER AVENUE; THENCE NORTHEASTERLY
13 ALONG SAID NORTHWESTERLY LINE TO THE NORTHEASTERLY LINE, EXTENDED
14 SOUTHEASTERLY AND NORTHWESTERLY, OF 56 FEET WIDE BONFIELD STREET; THENCE
15 SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE TO THE NORTHWESTERLY LINE OF
16 AFOREMENTIONED SOUTH ARCHER AVENUE; THENCE NORTHEASTERLY ALONG SAID
17 NORTHWESTERLY LINE TO THE SOUTHWESTERLY LINE, EXTENDED NORTHWESTERLY AND
18 SOUTHEASTERLY OF 60 FEET WIDE SOUTH QUINN AVENUE, IN THE WEST HALF OF THE
19 SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 14; THENCE
20 SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF SOUTH QUINN AVENUE TO THE
21 SOUTHEASTERLY LINE OF A 16 FEET SIDE PUBLIC ALLEY, SOUTHEASTERLY OF SOUTH
22 ARCHER AVENUE; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE,
23 EXTENDED NORTHEASTERLY AND SOUTHWESTERLY, TO THE NORTHEASTERLY LINE OF 66
24 FEET WIDE SOUTH THROOP STREET; THENCE SOUTHWESTERLY ACROSS SAID SOUTH
25 THROOP STREET TO A POINT OF INTERSECTION OF THE SOUTHWESTERLY LINE OF SAID
26 SOUTH THROOP STREET AND SOUTHEASTERLY LINE OF ANOTHER 15 FEET WIDE PUBLIC
27 ALLEY; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE, EXTENDED
28 NORTHEASTERLY AND SOUTHWESTERLY, TO THE MOST WESTERLY CORNER OF LOT 11 IN
29 SUBDIVISION OF LOT 1 IN BLOCK 25 IN THE CANAL TRUSTEE'S SUBDIVISION, RECORDED
30 MAY 10, 1887 AS DOCUMENT NO. 827119; THENCE SOUTHWESTERLY TO THE MOST
31 NORTHERLY CORNER OF LOT 5 IN HARDER AND HAFFER'S SUBDIVISION, RECORDED
32 AUGUST 13, 1874 AS DOCUMENT NO. 178914 SAID CORNER ALSO BEING ON THE
33 SOUTHEASTERLY LINE OF A 16 FEET WIDE PUBLIC ALLEY, SOUTHEASTERLY OF SOUTH
34 ARCHER AVENUE; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE,
35 EXTENDED NORTHEASTERLY AND SOUTHWESTERLY, TO THE NORTHEASTERLY LINE OF LOT
36 9 IN BONFIELD SUBDIVISION OF LOTS 1 AND 4 IN BLOCK 26 IN CANAL TRUSTEE'S
37 SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 29,
38 TOWNSHIP 39 NORTH, RANGE 14; THENCE NORTHWESTERLY ALONG SAID
39 NORTHEASTERLY LINE OF LOT 9 TO THE MOST NORTHERLY CORNER OF SAID LOT 9;
40 THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 9 TO THE
41 MOST WESTERLY CORNER OF SAID LOT 9; THENCE SOUTHWESTERLY ACROSS 50 FEET WIDE
42 SOUTH BONFIELD STREET TO THE MOST NORTHERLY CORNER OF LOT 63 IN SAID
43 BONFIELD SUBDIVISION; THENCE SOUTHWESTERLY ALONG NORTHWESTERLY LINE OF
44 SAID LOT 63 TO THE MOST WESTERLY CORNER OF SAID LOT 63; THENCE SOUTHWESTERLY
45 IN A STRAIGHT LINE TO THE MOST NORTHERLY CORNER OF LOT 5 IN SUBDIVISION OF
46 NORTH 2 ACRES OF LOT 2 IN BLOCK 26 IN THE CANAL TRUSTEE'S SUBDIVISION IN THE
47 EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 29, TOWNSHIP 39 NORTH,

1 RANGE 14; THENCE SOUTHWESTERLY ALONG NORTHWESTERLY LINE OF SAID LOT 5 AND
2 LOT 20 IN SAID SUBDIVISION, EXTENDED NORTHEASTERLY AND SOUTHWESTERLY TO THE
3 NORTHEASTERLY LINE OF SOUTH LOOMIS STREET; THENCE SOUTHWESTERLY ACROSS SAID
4 SOUTH LOOMIS STREET TO A POINT OF INTERSECTION OF SOUTHWESTERLY LINE OF SAID
5 SOUTH LOOMIS STREET AND SOUTHEASTERLY LINE OF A 14 FEET WIDE PUBLIC ALLEY,
6 SOUTHEASTERLY OF SOUTH ARCHER AVENUE; THENCE SOUTHWESTERLY ALONG SAID
7 SOUTHEASTERLY LINE, EXTENDED NORTHEASTERLY AND SOUTHWESTERLY, TO THE
8 NORTHEASTERLY LINE OF 60 FEET WIDE SOUTH ARCH STREET; THENCE SOUTHWESTERLY
9 ACROSS SAID SOUTH ARCH STREET TO A POINT OF INTERSECTION OF SOUTHWESTERLY
10 LINE OF SAID SOUTH ARCH STREET AND SOUTHEASTERLY LINE OF ANOTHER 16 FEET WIDE
11 PUBLIC ALLEY, SOUTHEASTERLY OF SOUTH ARCHER AVENUE; THENCE CONTINUING
12 SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE TO THE NORTHEASTERLY LINE OF
13 LOT 11 IN BLOCK 2 IN CANAL TRUSTEE'S SUBDIVISION RECORDED MAY 28, 1884 IN THE
14 EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE NORTHWESTERLY
15 ALONG SAID NORTHEASTERLY LINE TO THE MOST NORTHERLY CORNER OF SAID LOT 11,
16 SAID POINT ALSO BEING ON THE SOUTHEASTERLY LINE OF ANOTHER 10 FEET WIDE
17 PUBLIC ALLEY, SOUTHEASTERLY OF SOUTH ARCHER AVENUE; THENCE SOUTHWESTERLY
18 ALONG SAID SOUTHEASTERLY LINE OF PUBLIC ALLEY TO THE NORTHEASTERLY LINE OF 66
19 FEET WIDE LOCK STREET; THENCE SOUTHWESTERLY ACROSS SAID SOUTH LOCK STREET TO
20 A POINT OF INTERSECTION OF THE SOUTHWESTERLY LINE OF SAID SOUTH LOCK STREET
21 AND SOUTHEASTERLY LINE OF ANOTHER 16 FEET WIDE PUBLIC ALLEY, SOUTHEASTERLY OF
22 SOUTH ARCHER AVENUE; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE
23 OF PUBLIC ALLEY, EXTENDED NORTHEASTERLY AND SOUTHWESTERLY, TO THE
24 NORTHEASTERLY LINE OF 66 FEET WIDE SOUTH PITNEY COURT; THENCE SOUTHEASTERLY
25 ALONG SAID NORTHEASTERLY LINE TO THE MOST SOUTHERLY CORNER OF LOT 39 OF
26 BLOCK 2 IN BROAD AND PITNEY'S SUBDIVISION OF BLOCK 30 AND LOT 2 OF BLOCK 29 IN
27 CANAL TRUSTEE'S SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF
28 SAID SECTION 29; THENCE NORTHEASTERLY ALONG SOUTHEASTERLY LINE OF SAID LOT
29 39, EXTENDED NORTHEASTERLY, TO THE NORTHEASTERLY LINE OF A 16 FEET WILDE
30 PUBLIC ALLEY, SOUTHWESTERLY OF SOUTH BROAD STREET; THENCE SOUTHEASTERLY
31 ALONG SAID NORTHEASTERLY LINE TO THE MOST SOUTHERLY CORNER OF LOT 29 IN SAID
32 BLOCK 2; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE, EXTENDED
33 NORTHEASTERLY, TO THE NORTHEASTERLY LINE OF SAID SOUTH BROAD STREET; THENCE
34 SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE TO THE SOUTHEASTERLY LINE OF
35 LOT 43 OF BLOCK 1 IN RAILROAD SUBDIVISION OF LOT 1 IN BLOCK 29 OF CANAL
36 TRUSTEE'S SUBDIVISION IN SOUTHWEST QUARTER OF SAID SECTION 29; THENCE
37 NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE, EXTENDED NORTHEASTERLY, TO THE
38 NORTHEASTERLY LINE OF A PUBLIC ALLEY, SOUTHWESTERLY OF SOUTH LOCK STREET;
39 THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE TO THE NORTH LINE OF 66
40 FEET WIDE WEST 31ST STREET; THENCE EASTWARD ALONG SAID NORTH LINE TO THE
41 MOST WESTERLY CORNER OF LOT 39 IN SAID BLOCK 1; THENCE NORTHEASTERLY ALONG
42 NORTHWESTERLY LINE EXTENDED NORTHEASTERLY, OF SAID LOT 39 TO THE
43 NORTHEASTERLY LINE OF 66 FEET WIDE SOUTH LOCK STREET; THENCE SOUTHEASTERLY
44 ALONG SAID NORTHEASTERLY LINE TO THE NORTHWESTERLY LINE OF 66 FEET WIDE
45 SOUTH LYMAN STREET; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE TO
46 THE NORTHEASTERLY LINE, EXTENDED NORTHWESTERLY OF A 15 FEET WIDE PUBLIC ALLEY,
47 SOUTHEASTERLY OF SAID SOUTH LYMAN STREET AND NORTHEASTERLY OF SAID SOUTH

1 LOCK STREET; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE, 17.39 FEET TO
2 THE NORTH LINE OF SAID ALLEY; THENCE EASTWARD ALONG SAID NORTH LINE,
3 EXTENDED EAST TO THE NORTHEASTERLY LINE OF 20 FEET WIDE SOUTH ARCH STREET;
4 THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE TO THE NORTHWESTERLY
5 LINE OF ASSESSOR'S DIVISION OF LOT 6 IN BLOCK 27 OF THE CANAL TRUSTEES'
6 SUBDIVISION IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 29;
7 THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE, EXTENDED
8 NORTHEASTERLY TO A LINE 131.25 FEET SOUTHWESTERLY AND PARALLEL WITH THE
9 SOUTHWESTERLY LINE OF 60 FEET WIDE SOUTH HAYNESS COURT; THENCE
10 SOUTHEASTERLY ALONG SAID PARALLEL LINE TO THE NORTHWESTERLY LINE OF LOT 6 IN
11 MARTIN BONFIELD'S SUBDIVISION, RECORDED APRIL 28 1879 AS DOCUMENT NO. 219687;
12 THENCE EASTWARD ALONG NORTHWESTERLY LINE OF SAID LOT 6 AND 5 TO THE
13 SOUTHWESTERLY LINE OF LOT 4 IN SAID MARTIN BONFIELD SUBDIVISION; THENCE
14 NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE TO THE NORTHWEST CORNER OF
15 SAID LOT 4; THENCE EASTWARD ALONG THE NORTHWESTERLY LINE EXTENDED EAST, OF
16 SAID MARTIN BONFIELD SUBDIVISION TO THE CENTER LINE OF AFORESAID SOUTH
17 HAYNESS COURT; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE TO THE
18 NORTHWESTERLY LINE, EXTENDED SOUTHWESTERLY, OF LOT 7 IN WILDER'S SUBDIVISION
19 OF LOT 5, IN BLOCK 27 IN THE CANAL TRUSTEE'S SUBDIVISION IN THE WEST HALF OF THE
20 SOUTHEAST QUARTER OF SAID SECTION 29; THENCE NORTHEASTERLY ALONG SAID
21 NORTHWESTERLY LINE TO A LINE 126.30 FEET SOUTHWESTERLY AND PARALELL WITH THE
22 SOUTHWESTERLY LINE OF SOUTH LOOMIS STREET; THENCE SOUTHEASTERLY ALONG SAID
23 PARALELL LINE TO THE SOUTHEASTERLY LINE OF SAID WILDER'S SUBDIVISION; THENCE
24 NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE TO THE SOUTHWESTERLY LINE OF 66
25 FEET WIDE SOUTH LOOMIS STREET; THENCE NORTHEASTERLY ACROSS SAID SOUTH
26 LOOMIS STREET TO THE MOST SOUTHERLY CORNER OF LOT 9 IN SUBDIVISION OF PART
27 OF LOT 5 IN BLOCK 26 OF THE CANAL TRUSTEE'S SUBDIVISION RECORDED JUNE 21, 1888
28 AS DOCUMENT NO. 843129; THENCE NORTHEASTERLY ALONG SOUTHEASTERLY LINE OF
29 SAID SUBDIVISION TO THE SOUTHWESTERLY LINE OF SOUTH GRATTEN AVENUE; THENCE
30 NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE TO THE NORTHWESTERLY LINE,
31 EXTENDED SOUTHWESTERLY AND NORTHEASTERLY, OF A 12 FEET WIDE PUBLIC ALLEY,
32 SOUTHEASTERLY OF SOUTH LYMAN STREET; THENCE NORTHEASTERLY ALONG SAID
33 NORTHWESTERLY LINE TO THE NORTHEASTERLY LINE OF 50 FEET WIDE SOUTH BONFIELD
34 STREET; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE TO THE
35 NORTHWESTERLY LINE OF ANOTHER 12 FEET WIDE PUBLIC ALLEY, NORTHWESTERLY OF
36 WEST 31ST STREET; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE,
37 EXTENDED NORTHEASTERLY TO THE SOUTHWESTERLY LINE OF LOT 11 IN MICHAEL KELLY'S
38 SUBDIVISION OF THE SOUTH PART OF LOT 6 IN BLOCK 25 IN THE CANAL TRUSTEE'S
39 SUBDIVISION IN THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE
40 SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF LOT 11 AND 14 TO A LINE 22.25
41 FEET SOUTHEASTERLY AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 14;
42 THENCE NORTHEASTERLY ALONG SAID PARALLEL LINE TO THE NORTH LINE OF A 16 FEET
43 WIDE PUBLIC ALLEY, NORTH OF WEST 31ST STREET; THENCE EASTWARD ALONG SAID
44 NORTH LINE, EXTENDED EAST AND WEST TO THE NORTHEASTERLY LINE OF 50 FEET WIDE
45 SOUTH KEELEY STREET; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE TO
46 THE NORTH LINE OF ANOTHER 16 FEET WIDE PUBLIC ALLEY, NORTH OF SAID WEST 31ST
47 STREET; THENCE EASTWARD ALONG SAID NORTH LINE, EXTENDED EAST TO THE

1 NORTHEASTERLY LINE OF 50 FEET WIDE SOUTH FARRELL STREET; THENCE SOUTHEASTERLY
2 ALONG SAID NORTHEASTERLY LINE TO THE WESTERN MOST CORNER OF LOT 49 IN
3 SEAVERN'S SUBDIVISION OF THE WESTERLY PART OF LOT 5 IN BLOCK 25 IN CANAL
4 TRUSTEE'S SUBDIVISION IN THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE
5 NORTHEASTERLY ALONG NORTHWESTERLY LINE, EXTENDED NORTHEASTERLY, OF SAID
6 LOT 49 TO THE NORTHEASTERLY LINE OF A 14 FEET WIDE PUBLIC ALLEY, SOUTHWESTERLY
7 OF SOUTH THROOP STREET; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE
8 TO THE SOUTHERN MOST CORNER OF LOT 52 IN SEAVERN'S SUBDIVISION OF THE
9 EASTERLY PART OF LOT 5 IN BLOCK 25 IN CANAL TRUSTEE'S SUBDIVISION IN THE EAST
10 HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE NORTHEASTERLY
11 ALONG THE SOUTHEASTERLY LINE OF SAID LOT 52, EXTENDED NORTHEASTERLY, TO THE
12 NORTHEASTERLY LINE OF 66 FEET SOUTH THROOP STREET; THENCE SOUTHEASTERLY
13 ALONG SAID NORTHEASTERLY LINE TO THE SOUTHERN MOST CORNER OF LOT 68 OF
14 BLOCK 3 IN HUBBARD'S SUBDIVISION OF COMMISSIONER'S DIVISION OF LOT 14 IN BLOCK
15 24 IN CANAL TRUSTEE'S SUBDIVISION IN THE EAST HALF OF THE SOUTHEAST QUARTER OF
16 SAID SECTION 29; THENCE NORTHEASTERLY ALONG SOUTHEASTERLY LINE OF SAID LOT
17 68, EXTENDED NORTHEASTERLY TO THE NORTHEASTERLY LINE OF A 15 FEET WIDE PUBLIC
18 ALLEY, SOUTHWESTERLY OF SOUTH QUINN AVENUE; THENCE SOUTHEASTERLY ALONG
19 SAID NORTHEASTERLY LINE TO THE SOUTHERN MOST CORNER OF LOT 38 IN SAID BLOCK
20 3; THENCE NORTHEASTERLY ALONG SOUTHEASTERLY LINE OF SAID LOT 38, EXTENDED
21 NORTHEASTERLY, TO THE NORTHEASTERLY LINE OF 50 FEET WIDE SOUTH QUINN AVENUE;
22 THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE TO THE SOUTHERN MOST
23 CORNER OF LOT 26 OF BLOCK 3 IN SAID HUBBARD'S SUBDIVISION; THENCE
24 NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOTS 26 AND 66, EXTENDED
25 NORTHEASTERLY, TO THE NORTHEASTERLY LINE OF A 15 FEET WIDE PUBLIC ALLEY,
26 SOUTHWESTERLY OF SOUTH POPLAR AVENUE; THENCE SOUTHEASTERLY ALONG SAID
27 NORTHEASTERLY LINE TO THE NORTH LINE OF ANOTHER 16 FEET WIDE PUBLIC ALLEY,
28 NORTH OF WEST 31ST STREET; THENCE EASTWARD ALONG SAID NORTH LINE, 15.5 FEET
29 TO A BEND POINT IN SAID NORTH LINE; THENCE NORTHEASTERLY ALONG SAID ALLEY
30 LINE, 30.00 FEET; THENCE EASTWARD ALONG SAID NORTH LINE , EXTENDED EAST AND
31 WEST, TO ANOTHER BEND POINT, EAST OF SOUTH POPLAR AVENUE; THENCE
32 NORTHEASTERLY , 10 FEET TO THE SOUTHWESTERLY LINE OF A 15 FEET WIDE PUBLIC
33 ALLEY, NORTHEASTERLY OF SOUTH POPLAR AVENUE; THENCE NORTHWESTERLY ALONG
34 SAID SOUTHWESTERLY LINE, EXTENDED NORTHWESTERLY, TO THE SOUTHERLY LINE OF
35 PLAT OF MARY WHITE SQUARE VACATING LOTS OWNED BY CHICAGO PARK DISTRICT,
36 RECORDED JULY 27, 1905 AS DOCUMENT NO. 3729388 AND MAY 2, 1905 AS DOCUMENT
37 NO. 3688868; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE, EXTENDED
38 SOUTHWESTERLY TO THE SOUTHWESTERLY LINE OF 50 FEET WIDE SOUTH POPLAR
39 AVENUE; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE TO THE
40 SOUTHEASTERLY LINE OF 66 FEET WIDE WEST 29TH STREET; THENCE NORTHEASTERLY
41 ALONG SAID SOUTHEASTERLY LINE, EXTENDED NORTHEASTERLY AND SOUTHWESTERLY
42 TO THE SOUTH LINE OF SAID WEST 29TH STREET, SAID POINT BEING ON THE BEND;
43 THENCE EASTWARD ALONG SAID SOUTH LINE EXTENDED EAST TO THE EAST LINE OF 66
44 FEET WIDE SOUTH HALSTED STREET; THENCE SOUTHWARD ALONG SAID EAST LINE TO THE
45 NORTH LINE OF 66 FEET WIDE WEST 30TH STREET; THENCE EASTWARD ALONG SAID
46 NORTH LINE, EXTENDED EAST AND WEST TO THE EAST LINE OF A 16 FEET WIDE PUBLIC
47 ALLEY, EAST OF SAID SOUTH HALSTED STREET; THENCE SOUTHWARD ACROSS SAID WEST

1 30TH STREET TO A POINT OF INTERSECTION OF THE SOUTH LINE OF SAID WEST 30TH
2 STREET AND EAST LINE OF ANOTHER 16 FEET WIDE PUBLIC ALLEY, EAST OF SAID SOUTH
3 HALSTED STREET; THENCE SOUTHWARD ALONG SAID EAST LINE OF PUBLIC ALLEY TO THE
4 SOUTH LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28,
5 TOWNSHIP 39 NORTH, RANGE 14, SAID POINT ALSO BEING ON THE CENTER LINE OF WEST
6 31ST STREET; THENCE WESTWARD ALONG SAID CENTER LINE TO THE WEST LINE EXTENDED
7 NORTH, OF A 20 FEET WIDE PUBLIC ALLEY, WEST OF SOUTH HALSTED STREET; THENCE
8 SOUTHWARD ALONG SAID EXTENDED WEST LINE TO THE SOUTH LINE OF WEST 31ST
9 STREET; THENCE WESTWARD ALONG SAID SOUTH LINE TO THE EAST LINE OF 66 FEET WIDE
10 SOUTH LITUANICA AVENUE; THENCE SOUTHWARD ALONG SAID EAST LINE TO THE
11 SOUTH LINE, EXTENDED EAST, OF A 16 FEET WIDE PUBLIC ALLEY, SOUTH OF WEST 31ST
12 STREET; THENCE WESTWARD ALONG SAID EXTENDED SOUTH LINE TO THE WEST LINE,
13 EXTENDED SOUTH, OF LOT 6 IN SUBDIVISION OF WEST THIRD OF LOT 5 AND LOTS 6, 7
14 AND 8 IN EGAN'S SOUTH ADDITION TO CHICAGO, RECORDED FEBRUARY 13, 1884 AS
15 DOCUMENT NO. 525118; THENCE NORTHWARD ALONG SAID EXTENDED WEST LINE TO
16 THE SOUTH LINE OF SAID WEST 31ST STREET; THENCE WESTWARD ALONG SAID SOUTH
17 LINE TO THE NORTHWEST CORNER OF LOT 4 OF BLOCK 1 IN SUBDIVISION OF LOT 9 TO 15
18 IN EAGAN'S SOUTH ADDITION TO CHICAGO, RECORDED JUNE 11, 1884 AS DOCUMENT
19 NO. 552589; THENCE NORTHWARD PERPENDICULAR TO THE SAID SOUTH LINE OF WEST
20 OF 31ST STREET TO THE NORTH LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF
21 SAID SECTION 32, TOWNSHIP 39 NORTH, RANGE 14; THENCE WESTWARD ALONG SAID
22 NORTH LINE TO THE WEST LINE, EXTENDED NORTH, OF 66 FEET WIDE SOUTH MORGAN
23 STREET; THENCE SOUTHWARD ALONG SAID WEST LINE TO THE NORTH LINE OF A 16 FEET
24 WIDE PUBLIC ALLEY, SOUTH OF SAID WEST 31ST STREET; THENCE WESTWARD ALONG SAID
25 NORTH LINE TO THE SOUTHWEST CORNER OF LOT 5 IN WILDER'S SUBDIVISION OF
26 BLOCKS 1 AND 4 OF ASSESSOR'S DIVISION, RECORDED DECEMBER 16, 1872 AS DOCUMENT
27 NO. 72259; THENCE NORTHWARD ALONG WEST LINE OF SAID LOT 5 TO THE SOUTH LINE
28 OF SAID WEST 31ST STREET; THENCE WESTWARD ALONG SAID SOUTH LINE TO THE EAST
29 LINE OF 66 FEET WIDE SOUTH ABERDEEN STREET; THENCE SOUTHWARD ALONG SAID EAST
30 LINE TO THE SOUTH LINE EXTENDED EAST, OF LOT 13 OF BLOCK "B" IN WALL, BARNES
31 AND CLAY'S SUBDIVISION OF BLOCKS 2 AND 3 IN ASSESSOR'S DIVISION IN THE WEST HALF
32 OF THE NORTHEAST QUARTER OF SAID SECTION 32; THENCE WESTWARD ALONG SAID
33 SOUTH LINE TO THE EAST LINE OF A 16 FEET WIDE PUBLIC ALLEY, WEST OF SOUTH
34 ABERDEEN STREET; THENCE SOUTHWARD ALONG SAID EAST LINE TO THE SOUTH LINE,
35 EXTENDED EAST AND WEST, OF ANOTHER 8 FEET WIDE PUBLIC ALLEY, SOUTH OF WEST
36 31ST STREET; THENCE WESTWARD ALONG SAID SOUTH LINE TO THE WEST LINE OF 66 FEET
37 WIDE SOUTH MAY STREET; THENCE NORTHWARD ALONG SAID WEST LINE TO THE
38 SOUTHEAST CORNER OF LOT 13 OF BLOCK "A" IN SAID WALL, BARNES AND CLAY'S
39 SUBDIVISION; THENCE WESTWARD ALONG SOUTH LINE, EXTENDED WEST, OF SAID LOT 13
40 TO THE WEST LINE OF A 16 FEET WIDE PUBLIC ALLEY, WEST OF SOUTH MAY STREET;
41 THENCE NORTHWARD ALONG SAID WEST LINE TO THE SOUTH LINE OF WEST 31ST STREET;
42 THENCE WESTWARD ALONG SAID SOUTH LINE TO THE EAST LINE OF 66 FEET WIDE SOUTH
43 RACINE AVENUE; THENCE SOUTHWARD ALONG SAID EAST LINE TO THE SOUTH LINE,
44 EXTENDED EAST, OF A 16 FEET WIDE PUBLIC ALLEY, SOUTH OF WEST 31ST STREET; THENCE
45 WESTWARD ALONG SAID SOUTH LINE EXTENDED EAST AND WEST, TO THE WEST LINE,
46 EXTENDED SOUTH, OF LOT 9 IN RESUBDIVISION OF BLOCK 2 IN SPRINGER AND FOX'S
47 ADDITION TO CHICAGO, RECORDED OCTOBER 27, 1882 AS DOCUMENT NO. 428640;

1 THENCE NORTHWARD ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID WEST 31ST
2 STREET; THENCE WESTWARD ALONG SAID SOUTH LINE TO THE EAST LINE OF 66 FEET WIDE
3 SOUTH THROOP STREET; THENCE SOUTHWARD ALONG SAID EAST LINE TO THE SOUTH
4 LINE, EXTENDED EAST AND WEST, OF LOT 9 OF BLOCK 1 IN SPRINGER AND FOX'S
5 ADDITION TO CHICAGO IN THE EAST HALF OF THE NORTHWEST QUARTER OF SAID
6 SECTION 32; THENCE WESTWARD ALONG SAID EXTENDED SOUTH LINE TO THE WEST LINE
7 OF A 16 FEET WIDE PUBLIC ALLEY, WEST OF SOUTH THROOP STREET, THENCE
8 NORTHWARD ALONG SAID WEST LINE, EXTENDED NORTH AND SOUTH, TO THE SOUTH
9 LINE OF SAID WEST 31ST STREET; THENCE WESTWARD ALONG SAID SOUTH LINE TO THE
10 EAST LINE OF 66 FEET WIDE SOUTH BENSON STREET; THENCE SOUTHWARD ALONG SAID
11 EAST LINE TO THE NORTH LINE, EXTENDED EAST AND WEST, OF LOT 58 IN BROAD AND
12 PITNEY'S SUBDIVISION OF 4.84 ACRES IN THE NORTHEAST CORNER OF THE WEST HALF OF
13 THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE WESTWARD ALONG SAID
14 EXTENDED NORTH LINE TO THE EASTERLY LINE OF THE SOUTH FORK OF THE SOUTH
15 BRANCH OF THE CHICAGO RIVER; THENCE BY FOLLOWING NORTHERLY ALONG SAID
16 EASTERLY LINE OF SOUTH FORK OF CHICAGO RIVER TO THE NORTH LINE OF THE WEST ½
17 OF THE NORTHWEST ¼ OF SAID SECTION 32; THENCE WESTWARD ALONG SAID NORTH
18 LINE TO THE WESTERLY LINE OF SAID SOUTH FORK OF CHICAGO RIVER; THENCE
19 SOUTHERLY AND SOUTHEASTERLY BY FOLLOWING SAID WESTERLY LINE TO THE EAST
20 LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE
21 SOUTHWARD ALONG SAID EAST LINE TO THE CENTER LINE, EXTENDED EAST OF 66 FEET
22 WIDE WEST 33RD STREET; THENCE WESTWARD ALONG SAID EXTENDED CENTER LINE TO
23 THE EAST LINE, EXTENDED SOUTH, OF DECREET'S SUBDIVISION OF THE WEST 145 FEET OF
24 LOTS 17 AND 18 IN A. LYNCH'S SUBDIVISION IN THE WEST HALF OF THE NORTHWEST
25 QUARTER OF SAID SECTION 32; THENCE NORTHWARD ALONG SAID EAST LINE TO THE
26 NORTHEAST CORNER OF LOT 6 IN SAID DECREET'S SUBDIVISION; THENCE WESTWARD
27 ALONG NORTH LINE EXTENDED WEST, OF SAID LOT 6 TO THE WEST LINE, EXTENDED
28 NORTH AND SOUTH, OF SOUTH ASHLAND AVENUE; THENCE NORTHWARD ALONG SAID
29 WEST LINE TO A LINE 135 FEET NORTH AND PARALLEL WITH THE NORTH LINE OF 60 FEET
30 WIDE WEST 32ND STREET; THENCE WESTWARD ALONG SAID PARALLEL LINE TO THE
31 SOUTHWESTERLY LINE OF 66 FEET WIDE SOUTH ROBINSON STREET; THENCE
32 NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE TO THE NORTHERN MOST CORNER
33 OF LOT 14 IN STINSON'S SUBDIVISION, RECORDED OCTOBER 6, 1896 AS DOCUMENT NO.
34 2449856; THENCE SOUTHWESTERLY ALONG NORTHWESTERLY LINE OF SAID LOT 14, 70
35 FEET TO THE WESTERN MOST CORNER OF SAID LOT 14, SAID CORNER ALSO BEING ON THE
36 AFORESAID 135 FEET NORTH AND PARALLEL LINE; THENCE WESTWARD ALONG SAID
37 PARALLEL LINE TO THE EAST LINE OF 66 FEET WIDE SOUTH PAULINA STREET; THENCE
38 SOUTHWARD ALONG SAID EAST LINE, EXTENDED NORTH AND SOUTH, TO THE SOUTH
39 LINE OF AFORESAID WEST 32ND STREET; THENCE WESTWARD ACROSS SOUTH PAULINA
40 STREET, PERPENDICULAR TO THE SAID EAST LINE OF SOUTH PAULINA STREET, TO THE
41 SOUTHEASTERLY LINE EXTENDED NORTHEASTERLY, OF A 30 FEET WIDE PUBLIC ALLEY,
42 SOUTHEASTERLY OF SOUTH ARCHER AVENUE; THENCE SOUTHWESTERLY ALONG SAID
43 SOUTHEASTERLY LINE TO THE NORTHWEST CORNER OF LOT 33 IN SUBDIVISION OF
44 BLOCK 9 OF CANAL TRUSTEE'S SUBDIVISION IN THE EAST HALF OF THE NORTHEAST
45 QUARTER OF SAID SECTION 31; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE TO
46 THE NORTHEAST CORNER OF LOT 28, SAID CORNER BEING 16 FEET NORTH OF THE
47 SOUTHEAST CORNER OF SAID LOT 28; THENCE NORTHWESTERLY ALONG THE NORTHERLY

1 LINE OF SAID LOT 28, 20.8 FEET TO THE SOUTHEAST CORNER OF LOT 27 IN SAID
2 SUBDIVISION; THENCE NORTHWARD ALONG THE EAST LINE OF SAID LOT 27, 10 FEET TO
3 THE NORTHEASTERLY LINE OF SAID LOT 27; THENCE NORTHWESTERLY ALONG SAID
4 NORTHEASTERLY LINE TO A LINE 28 FEET NORTH AND PARALLEL WITH THE SOUTH LINE
5 OF SAID LOT 27; THENCE WESTWARD ALONG SAID PARALLEL LINE TO THE EAST LINE OF 66
6 FEET SOUTH WOOD STREET; THENCE SOUTHWARD ALONG SAID EAST LINE EXTENDED
7 NORTH AND SOUTH, TO THE SOUTH LINE OF 66 FEET WIDE WEST 33RD STREET; THENCE
8 WESTWARD ALONG SAID SOUTH LINE, EXTENDED EAST AND WEST, TO A LINE 32 FEET
9 WEST AND PARALLEL WITH THE EAST LINE OF LOT 8 OF BLOCK 1 IN SUBDIVISION OF
10 BLOCK 14, 16 AND 17 OF CANAL TRUSTEE'S SUBDIVISION IN THE WEST HALF OF THE
11 NORTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTHWARD ALONG SAID PARALLEL
12 LINE, 100 FEET; THENCE EASTWARD ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID
13 LOT 8, 8 FEET; THENCE SOUTHWARD ALONG A LINE PARALLEL TO THE EAST LINE OF SAID
14 LOT 8, 25 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE SOUTHWARD IN A
15 STRAIGHT LINE TO A BEND POINT IN SOUTHEASTERLY LINE OF A 16 FEET WIDE PUBLIC
16 ALLEY, SOUTHEASTERLY OF SOUTH ARCHER AVENUE, SAID BEND POINT BEING 10 FEET
17 WEST OF THE NORTHEAST CORNER OF LOT 21 IN SAID BLOCK 1; THENCE SOUTHWESTERLY
18 ALONG SAID SOUTHEASTERLY LINE TO THE NORTH LINE OF 66 FEET WIDE 33RD PLACE;
19 THENCE NORTHWESTERLY ALONG NORTHEASTERLY LINE, EXTENDED SOUTHEASTERLY, TO
20 THE NORTHWESTERLY LINE, EXTENDED NORTHEASTERLY AND SOUTHWESTERLY, OF SAID
21 16 FEET WIDE PUBLIC ALLEY; THENCE SOUTHWESTERLY ALONG SAID EXTENDED
22 NORTHWESTERLY LINE TO THE SOUTHWESTERLY LINE OF LOT 2 OF BLOCK 2 IN SAID
23 SUBDIVISION OF BLOCK 14, 16 AND 17 IN CANAL TRUSTEE'S SUBDIVISION; THENCE
24 NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE TO THE SOUTHEASTERLY LINE OF
25 SOUTH ARCHER AVENUE; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE
26 OF SOUTH ARCHER AVENUE TO THE SOUTHWESTERLY LINE OF LOT 21 OF BLOCK 3 IN
27 SAID SUBDIVISION; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE,
28 EXTENDED SOUTHEASTERLY TO THE SOUTHEASTERLY LINE OF A 16 FEET WIDE PUBLIC
29 ALLEY, SOUTHEASTERLY OF SOUTH ARCHER AVENUE; THENCE SOUTHWESTERLY ALONG
30 SAID SOUTHEASTERLY LINE TO THE SOUTH LINE, EXTENDED EAST, OF ANOTHER 16 FEET
31 WIDE PUBLIC ALLEY, NORTH OF WEST 34TH PLACE; THENCE WESTWARD ALONG SAID
32 SOUTH LINE TO THE EAST LINE OF 66 FEET SOUTH DAMEN STREET; THENCE SOUTHWARD
33 ALONG SAID EAST LINE, EXTENDED NORTH AND SOUTH TO THE NORTH LINE OF A 16 FEET
34 WIDE PUBLIC ALLEY, NORTH OF WEST 35TH STREET; THENCE EASTWARD ALONG SAID
35 NORTH LINE TO THE WEST LINE OF 66 FEET WIDE SOUTH WOLCOTT AVENUE; THENCE
36 EASTWARD ACROSS SAID SOUTH WOLCOTT AVENUE TO THE SOUTHWEST CORNER OF
37 LOT 50 IN SEAVERN'S SUBDIVISION OF BLOCK 18 IN CANAL TRUSTEE'S SUBDIVISION IN
38 THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 31, SAID POINT ALSO
39 BEING ON THE NORTH LINE OF ANOTHER 16 FEET WIDE PUBLIC ALLEY, NORTH OF WEST
40 35TH STREET; THENCE EASTWARD ALONG SAID NORTH LINE, EXTENDED EAST, TO THE
41 EAST LINE OF ANOTHER 16 FEET WIDE PUBLIC ALLEY, WEST OF SOUTH WOOD STREET;
42 THENCE SOUTHWARD ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF LOT 74 IN
43 SAID SEAVERN'S SUBDIVISION; THENCE EASTWARD ALONG SOUTH LINE TO THE
44 SOUTHEAST CORNER OF SAID LOT 74; THENCE EASTWARD IN A STRAIGHT LINE ACROSS
45 SOUTH WOOD STREET TO THE SOUTHWEST CORNER OF LOT 18 OF BLOCK 1 IN
46 SUBDIVISION OF BLOCK 19 IN CANAL TRUSTEE'S SUBDIVISION RECORDED FEBRUARY 7,
47 1872 AS DOCUMENT NO. 12331, SAID POINT ALSO BEING ON THE NORTH LINE OF

1 ANOTHER 16 FEET WIDE PUBLIC ALLEY, NORTH OF WEST 35TH STREET; THENCE EASTWARD
2 ALONG SAID NORTH LINE OF ALLEY, EXTENDED EAST AND WEST, TO THE EAST LINE OF 66
3 FEET WIDE SOUTH PAULINA STREET; THENCE SOUTHWARD ALONG SAID EAST LINE TO THE
4 NORTH LINE OF ANOTHER 16 FEET WIDE PUBLIC ALLEY, NORTH OF WEST 35TH STREET;
5 THENCE EASTWARD ALONG SAID NORTH LINE, EXTENDED EAST AND WEST, TO THE EAST
6 LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31, SAID EAST LINE ALSO BEING THE
7 CENTER LINE OF SOUTH ASHLAND AVENUE; THENCE SOUTHWARD FOLLOWING SAID
8 CENTER LINE TO THE SOUTH LINE, EXTENDED EAST, OF LOT 6 OF BLOCK 1 IN T. M.
9 JORDAN'S SUBDIVISION, RECORDED SEPTEMBER 5, 1872 AS DOCUMENT NO. 54378;
10 THENCE WESTWARD ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID LOT
11 6; THENCE WESTWARD IN A STRAIGHT LINE TO A POINT ON THE NORTH LINE OF LOT 42
12 IN SAID BLOCK 1, SAID POINT BEING 120.5 FEET EAST OF THE NORTHWEST CORNER OF
13 SAID LOT 42, SAID POINT ALSO BEING ON THE SOUTH LINE OF A 16 FEET WIDE PUBIC
14 ALLEY, SOUTH OF WEST 35TH STREET; THENCE WESTWARD ALONG SAID SOUTH LINE,
15 EXTENDED EAST AND WEST OF SAID ALLEY TO THE EAST LINE OF 66 FEET WIDE SOUTH
16 WOOD STREET; THENCE WESTWARD ACROSS SAID SOUTH WOOD STREET TO THE
17 NORTHEAST CORNER OF LOT 47 OF BLOCK 1 IN S. E. BEAR'S SUBDIVISION, RECORDED
18 JULY 29, 1873 AS DOCUMENT NO. 111363, SAID CORNER ALSO BEING ON THE SOUTH LINE
19 OF 16 FEET WIDE ALLEY, SOUTH OF WEST 35TH STREET; THENCE WESTWARD ALONG SAID
20 SOUTH LINE, EXTENDED EAST AND WEST, TO THE WEST LINE OF A 16 FEET WIDE PUBLIC
21 ALLEY, WEST OF SOUTH WOOD STREET; THENCE SOUTHWARD ALONG SAID WEST LINE TO
22 THE NORTHEAST CORNER OF LOT 1 OF BLOCK 1 IN SUBDIVISION OF LOT 13 TO 29 BOTH
23 INCLUSIVE, RECORDED JUNE 14, 1881 AS DOCUMENT 332453; THENCE WESTWARD ALONG
24 NORTH LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE
25 NORTHWARD ALONG WEST LINE, EXTENDED NORTH, OF SAID LOT 1 TO THE SOUTH LINE,
26 EXTENDED EAST, OF A 16 FEET WIDE PUBLIC ALLEY, SOUTH OF WEST 35th STREET; THENCE
27 WESTWARD ALONG SAID SOUTH LINE TO THE WEST LINE OF 66 FEET WIDE SOUTH
28 WOLCOTT STREET; THENCE NORTHWARD ALONG SAID WEST LINE TO A LINE 134 FEET
29 SOUTH AND PARALELL WITH THE SOUTH LINE OF SAID WEST 35th STREET; THENCE
30 WESTWARD ALONG SAID PARALELL LINE TO THE EAST LINE, EXTENDED NORTH, OF A 16
31 FEET WIDE PUBLIC ALLEY, WEST OF SAID SOUTH WOLCOTT STREET; THENCE SOUTHWARD
32 ALONG SAID EAST LINE, 16 FEET TO THE SOUTH LINE, EXTENDED EAST, OF ANOTHER 16
33 FEET WIDE PUBLIC ALLE, SOUTH OF SAID WEST 35th STREET; THENCE WESTWARD ALONG
34 SAID SOUTH LINE, EXTENDED EAST AND WEST, OF ALLEY TO THE EAST LINE OF 66 FEET
35 WIDE SOUTH WINCHESTER STREET; THENCE WESTWARD ACROSS SAID SOUTH
36 WINCHESTER STREET TO THE NORTHEAST CORNER OF LOT 47 OF BLOCK 2 IN SAID
37 CREPIN'S SUBDIVISION, SAID CORNER ALSO BEING ON THE SOUTH LINE OF ANOTHER 16
38 FEET WIDE PUBLIC ALLEY; THENCE WESTWARD ALONG SAID SOUTH LINE, EXTENDED EAST
39 AND WEST, OF ALLEY TO THE EAST LINE OF 66 FEET WIDE SOUTH DAMEN AVENUE;
40 THENCE WESTWARD ACROSS SAID SOUTH DAMEN AVENUE TO THE NORTHEAST CORNER
41 OF LOT 12 OF BLOCK 1 IN LARNED'S SUBDIVISION, IN THE EAST HALF OF THE EAST HALF
42 OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31,
43 RECORDED NOVEMBER 22, 1882 AS DOCUMENT NO. 434071, SAID CORNER ALSO BEING
44 ON THE SOUTH LINE OF A 16 FEET WIDE PUBLIC ALLEY, SOUTH OF WEST 35TH STREET;
45 THENCE WESTWARD ALONG SAID SOUTH LINE, EXTENDED EAST AND WEST, OF ALLEY TO
46 THE WEST LINE, EXTENDED NORTH AND SOUTH, OF 66 FEET WIDE SOUTH SEELEY AVENUE;
47 THENCE NORTHWARD ALONG SAID WEST LINE TO THE SOUTH LINE OF WEST 35TH

1 STREET; THENCE WESTWARD ALONG SAID SOUTH LINE TO THE EAST LINE OF 66 FEET WIDE
2 SOUTH HOYNE AVENUE; THENCE SOUTHWARD ALONG SAID EAST LINE, EXTENDED
3 NORTH AND SOUTH TO THE SOUTH LINE, EXTENDED EAST, OF A 16 FEET WIDE PUBLIC
4 ALLEY, SOUTH AND SOUTHEASTERLY OF SOUTH ARCHER AVENUE; THENCE WESTWARD
5 ALONG SAID EXTENDED SOUTH LINE TO A BEND POINT IN SAID ALLEY, SAID POINT ALSO
6 BEING THE NORTHWEST CORNER OF LOT 37 OF BLOCK 1 IN H. H. WALKER'S SUBDIVISION,
7 RECORDED JULY 19, 1886 AS DOCUMENT NO. 736456; THENCE SOUTHWESTERLY ALONG
8 SOUTHEASTERLY LINE OF SAID ALLEY TO THE EAST LINE OF ANOTHER 16 FEET WIDE
9 PUBLIC ALLEY, WEST OF SOUTH HOYNE AVENUE; THENCE SOUTHWARD ALONG SAID
10 EAST LINE TO THE NORTH LINE, EXTENDED EAST, OF LOT 13 IN SAID BLOCK 1; THENCE
11 WESTWARD BY FOLLOWING THE SAID NORTH LINE TO THE EAST LINE OF 66 FEET WIDE
12 SOUTH HAMILTON AVENUE; THENCE SOUTHWARD ALONG SAID EAST LINE TO THE
13 SOUTH LINE EXTENDED EAST OF A 16 FEET WIDE PUBLIC ALLEY, NORTH OF WEST 36TH
14 STREET; THENCE WESTWARD ALONG SAID SOUTH LINE TO A BEND POINT IN SAID SOUTH
15 LINE, SAID POINT BEING THE NORTHWEST CORNER OF LOT 16 OF BLOCK 2 IN SAID H. H.
16 WALKER'S SUBDIVISION; THENCE SOUTHWESTERLY ALONG SOUTHEASTERLY LINE OF SAID
17 ALLEY TO THE EAST LINE OF SAID ALLEY, SAID POINT ALSO BEING THE NORTHWEST
18 CORNER OF LOT 14 IN SAID BLOCK 2; THENCE SOUTHWARD ALONG SAID EAST LINE
19 EXTENDED SOUTH TO THE SOUTH LINE OF 66 FEET WIDE WEST 36TH STREET; THENCE
20 WESTWARD ALONG SAID SOUTH LINE TO THE EAST LINE OF 66 FEET WIDE SOUTH LEAVITT
21 STREET; THENCE SOUTHWESTERLY ACROSS SAID SOUTH LEAVITT STREET IN A STRAIGHT
22 LINE TO THE NORTHERN MOST CORNER OF LOT 16 IN BLAKES' SUBDIVISION IN WEST
23 HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 31, SAID CORNER ALSO BEING ON
24 THE SOUTHEASTERLY LINE OF A 16 FEET WIDE PUBLIC ALLEY, SOUTHEASTERLY OF SOUTH
25 ARCHER AVENUE; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE OF ALLEY,
26 EXTENDED NORTHEASTERLY AND SOUTHWESTERLY, TO THE SOUTHWESTERLY LINE,
27 EXTENDED NORTHWESTERLY AND SOUTHEASTERLY, OF 30 FEET WIDE SOUTH BLAKE
28 STREET; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE TO THE
29 SOUTHEASTERLY LINE OF 80 FEET WIDE ARCHER AVENUE; THENCE SOUTHWESTERLY
30 ALONG SAID SOUTHEASTERLY LINE TO THE NORTH LINE OF 66 FEET WIDE WEST 37TH
31 STREET; THENCE EASTWARD ALONG SAID NORTH LINE, EXTENDED EAST AND WEST, TO
32 THE EAST LINE OF 66 FEET WIDE SOUTH DAMEN AVENUE; THENCE SOUTHWARD ALONG
33 SAID EAST LINE, EXTENDED NORTH AND SOUTH TO THE CENTER LINE OF WEST PERSHING
34 ROAD; THENCE WESTWARD ALONG SAID CENTER LINE TO A LINE 326.32 FEET WEST OF
35 THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6, TOWNSHIP 38 NORTH,
36 RANGE 14, AND PERPENDICULAR TO THE NORTH LINE OF THE NORTHWEST QUARTER OF
37 SAID SECTION 6; THENCE SOUTHWARD ALONG SAID LINE TO THE SOUTH LINE OF THE
38 NORTH 207 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 6; THENCE EASTWARD
39 ALONG SAID SOUTH LINE, 14 FEET; THENCE SOUTHWARD ALONG A LINE PERPENDICULAR
40 TO THE LAST DESCRIBED COURSE, 66 FEET; THENCE EASTWARD PERPENDICULAR TO THE
41 LAST DESCRIBED COURSE, 5.47 FEET; THENCE SOUTHWARD ALONG A LINE
42 PERPENDICULAR TO THE LAST DESCRIBED COURSE, 52.86 FEET TO THE SOUTH LINE OF THE
43 NORTH 325.86 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 6; THENCE
44 WESTWARD ALONG SAID SOUTH LINE WHICH IS ALSO PERPENDICULAR TO THE LAST
45 DESCRIBED COURSE TO A LINE 376.32 FEET WEST OF THE NORTHEAST CORNER OF SAID
46 NORTHWEST QUARTER AND PERPENDICULAR TO THE NORTH LINE OF SAID NORTHWEST
47 QUARTER; THENCE NORTHWARD ALONG SAID PERPENDICULAR LINE TO A POINT 199.19

1 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE
2 SOUTHWESTERLY ALONG A CURVE CONVEX TO THE NORTHWEST, HAVING A RADIUS OF
3 300 FEET, 199.19 FEET TO A POINT OF REVERSE CURVATURE, 325.86 FEET SOUTH OF THE
4 NORTH LINE AND 509.60 FEET WEST OF THE EAST LINE OF SAID NORTHWEST QUARTER;
5 THENCE SOUTHWESTERLY ALONG A CURVE CONVEX TO THE SOUTHEAST, HAVING A
6 RADIUS OF 371 FEET TO A LINE 533 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF
7 SAID NORTHWEST QUARTER, SAID CURVE BEING DRAWN FROM A POINT 573 FEET SOUTH
8 AND 860 FEET WEST OF THE EAST LINE OF SAID NORTHWEST QUARTER AND 325.86 FEET
9 SOUTH OF THE NORTH LINE AND 509.60 FEET WEST OF THE EAST LINE OF SAID
10 NORTHWEST QUARTER; THENCE WESTWARD ALONG SAID 533 FEET SOUTH AND
11 PARALLEL LINE TO A LINE 1,652.39 FEET WEST OF THE NORTHEAST CORNER OF SAID
12 NORTHWEST QUARTER AND PERPENDICULAR TO THE NORTH LINE OF SAID NORTHWEST
13 QUARTER; THENCE NORTHWARD ALONG SAID PERPENDICULAR LINE TO THE SOUTH LINE
14 OF 66 FEET WIDE WEST PERSHING ROAD; THENCE WESTWARD ALONG SAID SOUTH LINE
15 TO THE EAST LINE OF SOUTH WESTERN AVENUE; THENCE SOUTHWARD ALONG SAID EAST
16 LINE TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE B. & O. C. T. RAILROAD;
17 THENCE SOUTHEASTERLY BY FOLLOWING SAID SOUTHWESTERLY RIGHT OF WAY LINE TO
18 A POINT 150 FEET WEST OF THE EAST LINE AND 180 FEET SOUTH OF THE NORTH LINE OF
19 THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE SOUTHWARD
20 ALONG A LINE 150 FEET WEST AND PARALLEL WITH THE EAST LINE OF THE WEST HALF OF
21 SAID SOUTHWEST QUARTER TO THE SOUTH LINE OF THE SOUTH 361.21 FEET OF THE
22 NORTH 853.50 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SAID
23 SOUTHWEST QUARTER; THENCE WESTWARD ALONG SAID SOUTH LINE TO THE EAST LINE
24 OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SAID SOUTHWEST QUARTER;
25 THENCE SOUTHWARD ALONG SAID EAST LINE TO A LINE 1029 FEET SOUTH AND PARALLEL
26 WITH THE NORTH LINE OF THE WEST HALF OF THE SAID SOUTHWEST QUARTER; THENCE
27 WESTWARD ALONG SAID LINE, 15 FEET TO A LINE 15 FEET WEST AND PARALLEL WITH THE
28 EAST LINE OF THE WEST ½ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID
29 SECTION 6; THENCE NORTHWARD ALONG SAID LINE TO A LINE 969 FEET SOUTH AND
30 PARALLEL WITH THE NORTH LINE OF THE WEST ½ OF SAID SOUTHWEST ¼; THENCE
31 WESTWARD ALONG SAID PARALLEL LINE TO THE EAST LINE OF SOUTH WESTERN AVENUE;
32 THENCE SOUTHWARD ALONG SAID EAST LINE TO THE NORTH LINE OF THE NORTH 149.45
33 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER
34 OF THE SAID SOUTHWEST QUARTER; THENCE EASTWARD ALONG SAID NORTH LINE TO
35 THE EAST LINE OF THE NORTHWEST QUARTER THE SOUTHWEST QUARTER OF THE SAID
36 SOUTHWEST QUARTER; THENCE SOUTHWARD ALONG SAID EAST LINE, 126.37 FEET;
37 THENCE SOUTHWESTERLY ALONG A CURVE CONVEX TO THE SOUTHEAST, HAVING A
38 RADIUS OF 322.70, 122.96 FEET TO A POINT 344.46 FEET EAST OF THE EAST LINE OF SAID
39 SOUTHWESTERN AVENUE AND ON THE SOUTH LINE OF THE NORTH 149.45 FEET OF THE
40 NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SAID
41 SOUTHWEST QUARTER OF SECTION 6; THENCE WESTWARD ALONG SAID SOUTH LINE TO
42 THE EAST LINE OF SAID SOUTH WESTERN AVENUE; THENCE SOUTHWARD ALONG SAID
43 EAST LINE TO THE NORTH LINE OF 66 FEET WEST 47TH STREET;; THENCE SOUTHWARD
44 ACROSS WEST 47TH STREET TO THE POINT OF BEGINNING, ALL IN THE CITY OF CHICAGO,
45 COOK COUNTY, ILLINOIS.

APPENDIX C:
ARCHER/WESTERN
TAX INCREMENT FINANCING
REDEVELOPMENT PLAN
HOUSING IMPACT STUDY

January 8, 2009

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INTRODUCTION

Teska Associates, Inc. has been retained to conduct a Housing Impact Study for the City of Chicago (the "City") Archer/Western Tax Increment Financing Redevelopment Plan and Project (the "Redevelopment Plan") pursuant to the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11 - 74.4 - 1, et seq.) (the "Act"). This report summarizes the analyses and findings of the consultants' work, which is the responsibility of Teska Associates, Inc.

The Archer/Western Redevelopment Project Area ("Project Area") is located approximately three miles southwest of the central business district of Chicago. The project area includes property on the north and south side of Archer Avenue from Quinn Street on the east to Western Avenue on the west; property on the north and south side of 31st Street from Halsted Street on the east to Pitney Court on the west; property on the north and south side of 35th Street from Ashland Avenue on the east to the CTA railroad ROW on the west; and property on the east and west side of Western Avenue from Bross Avenue on the north to 47th Street on the south. The Stevenson Expressway runs just to the north of the Project Area.

As set forth in the Act, if the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and the City does not certify at that time that no displacement of residents will occur, the municipality shall prepare a housing impact study and incorporate the study in the Redevelopment Plan.

The number and type of residential buildings in the Project Area potentially affected by the Redevelopment Plan were identified during the survey of building condition and land use conducted as part of the eligibility analysis for the Project Area. An estimate of the number of residential units within each such building, and whether such residential units were inhabited or uninhabited, was based on a number of analytical tools including, where appropriate, physical building surveys, Cook County tax assessment records, and United States Census data. As of July 1, 2008 the Project Area contained 703 residential units, of which 674 were inhabited and 29 were uninhabited.

The goal of the Redevelopment Plan is not to displace existing residents. The primary goal of the Redevelopment Plan is to increase housing opportunities and strengthen commercial nodes. However, the City is unable to certify that no displacement of residents will occur throughout the 23-year life of the Redevelopment Plan. Therefore, based on the requirements of the Act, this housing impact study contains the following parts:

Part I herein identifies the residential units in number and type, indicating whether they are inhabited or uninhabited, and the racial and ethnic composition of the residents. Specifically, the housing impact study shall provide the following:

- data as to whether the residential units are single family or multi-family units;
- the number and type of rooms within the units, if that information is available;
- data as to whether the units are inhabited or uninhabited, as determined not less than 45 days before the Redevelopment Plan is considered by the Community Development Commission; and

- data as to the racial and ethnic composition of the residents in the inhabited residential units (this data requirement shall be deemed to be fully satisfied by data from the most recent federal census).

Part II herein identifies the inhabited residential units in the proposed project area that may be removed, including:

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

PART I: RESIDENTIAL UNITS

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

TYPE AND NUMBER OF RESIDENTIAL UNITS

Field studies conducted by Teska Associates, Inc. and completed July 1, 2008 indicate that the Project Area contains 703 residential units. There are 90 single family homes, 207 units in multi-family buildings, and 406 units in mixed use buildings (typically, upper story apartments above commercial uses).

TYPE AND NUMBER OF ROOMS IN RESIDENTIAL UNITS

Tables C-1, C-2, and C-3, respectively, describe the distribution of the 703 residential units in the Project Area by number of rooms, by number of bedrooms, and by kitchen and plumbing facilities.

For purposes of this study, data has been gathered from the 2000 United States Census and is represented in Block Groups. A Block Group is a combination of census blocks (a census block is the smallest entity for which the Census Bureau collects and tabulates 100-percent data). The Block Group is the lowest level of geography for which the Census Bureau has tabulated sample, or long-form, data.

In this study, we have relied on the 2000 federal census because it is the best available information regarding the structures and residents of the Project Area. We have obtained information for the 21 block groups in the Project Area. These 21 block groups contain a total of 8,898 residential units.

The number of residential units in the Project Area (703) represents 7.9% of the total residential units within the 21 block groups. Therefore, that percentage has been consistently applied to estimate the distributions of rooms, number of bedrooms, and kitchen and plumbing facilities as presented in the tables below. For example, the number of one-room units in all 21 block groups is 141. Multiplying 7.9% by this total determines that there are 11 one-room units in the Project Area ($141 \times 0.079 = 11.14$).

Table C-1 shows the estimated number (rounded to the nearest whole number) of conventional residential units in the Project Area, by number of rooms. As defined by the Census Bureau, a room includes living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodger's rooms. Excluded are 'strip' or Pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements, or other unfinished space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets.

Table C-1 Estimated Number of Rooms per Dwelling Unit

Number of Rooms	Number of Units within All Block Groups	Number of Units within Project Area
1	141	11
2	611	48
3	974	77
4	2403	190
5	2121	168
6	1441	114
7	447	35
8	407	32
9 or more	353	28
Total	8,898	703

Source: 2000 Census, US Bureau of the Census

Table C-2 describes the estimated number of bedrooms in the conventional residential units in the Project Area. As defined by the Census Bureau, number of bedrooms includes all rooms intended for use as bedrooms even if they are currently used for some other purpose. A residential unit consisting of only one room, such as a one-room efficiency apartment, is classified by definition as having no bedroom.

Table C-2 Estimated Number of Bedrooms per Dwelling Unit

Number of Bedrooms	Number of Units within All Block Groups	Number of Units within Project Area
0	324	26
1	1241	98
2	3929	310
3	2503	198
4	652	52
5 or more	249	19
Total	8,898	703

Source: 2000 Census, US Bureau of the Census
Numbers may not add due to rounding

Table C-3 describes the estimated number of conventional residential units in the Project Area with kitchen facilities and with plumbing facilities. As defined by the Census Bureau, a unit has complete kitchen facilities when it has all of the following: (1) an installed sink with piped water, (2) a range, cook top and convection or microwave oven, or cookstove, and (3) a refrigerator. All kitchen facilities must be located in the structure. They need not be in the same room. Portable cooking equipment is

not considered a range or cookstove. An ice box is not considered to be a refrigerator. As defined by the Census Bureau, complete plumbing facilities include hot and cold piped water, a flush toilet, and a bathtub or shower. All three facilities must be located inside the house, apartment, or mobile home, but not necessarily in the same room. Housing facilities are classified as lacking complete plumbing facilities when any of the three facilities are not present.

Table C-3 Estimated Number of Units with Kitchen and Plumbing Facilities

Facility	Number of Units within All Block Groups which have Facility	Number of Units within All Block Groups which do not have Facility	Number of Units within Project Area which have Facility	Percentage of Project Area Total
Kitchen	8,677	221	686	98%
Plumbing	8,782	116	694	99%

Source: 2000 Census, US Bureau of the Census

INHABITED UNITS

Field surveys were completed on a building-by-building basis by Teska Associates, Inc. to determine the total number of inhabited and uninhabited residential units within the Project Area. As required by the Act, this information was ascertained as of July 1, 2008, which is not less than 45 days before the date that the resolution required by subsection (a) of Section 11-74.4-5 of the Act is or will be passed.

The Project Area contains 703 residential units, including 674 inhabited units and 29 uninhabited units. All of these uninhabited units are contained in mixed use buildings.

Table C-4 Types of Dwelling Units

Type of Unit	Inhabited	Vacant	Total
Single Family Home	90	0	90
Units in Multiple Family Buildings	189	18	207
Units in Mixed Use Buildings	395	11	406
Total	674	29	703

Source: TAI Field Survey

DEMOGRAPHICS

As required by the Act, the racial and ethnic composition of the residents in the inhabited residential units is determined according to the most recent federal census data.

First, the estimated number of persons in the Project Area is calculated. The United States Department of Housing and Urban Development (HUD) has determined a family size adjustment rate based on the number of bedrooms in a unit. This rate is applied to the estimated number of units in the Project Area, in order to estimate the number of persons living in the Project Area. Estimates are shown in Table C-5 below. Currently, an estimated 2,449 persons reside in the Project Area.

Table C-5 Estimated Number of Residents

Number of Bedrooms	Number of Units within Project Area (see Table C-2)	HUD Family Size Adjustment Rate (persons per unit)	Estimated Number of Persons within Project Area
0	26	1.0	26
1	98	1.5	147
2	310	3.0	930
3	198	4.5	891
4	52	6.0	312
5 or more	19	7.5	143
Total	703	n/a	2,449

Source: United States Department of Housing and Urban Development, 2000

Second, racial and ethnic composition is available from the 2000 United States Census, for the 21 block groups which contain residential units in the Project Area. These block groups contain a total of 25,420 residents. Table C-6 identifies the residents of the 21 block groups by their racial and ethnic composition, and estimates the racial and ethnic composition of the estimated 2,449 residents of the Project Area. For example, census data indicates that 51.7% of the total number of residents within the 21 block groups are white. By applying this percentage to the estimated Project Area population of 2,449 and rounding to the nearest whole number, we estimate that there are 1,266 white persons among the 2,449 residents of the Project Area ($2,449 \times 0.517 = 1,266$).

Table C-6 Estimated Racial and Ethnic Composition of Residents

	2000 Census Percentage in All Block Groups	Estimated Number of Residents within Project Area
Race		
White Only	51.7%	1,266
Black or African American Only	0.9%	22
American Indian and Alaska Native Only	0.6%	15
Asian Only	11.7%	287
Native Hawaiian and Other Pacific Islander Only	NA	NA
Other Single Race	31.3%	767
Two or More Races	3.8%	92
Total	100%	2,449
Ethnic Composition		
Hispanic or Latino (of any race)	58.7%	1,438

Source: 2000 Census, US Bureau of the Census - Totals may not add due to rounding

PART II: RELOCATION PLANS

As required by the Act, Part II contains information on any acquisition, relocation program, replacement housing, and relocation assistance.

RESIDENTIAL UNITS WHICH ARE TO BE REMOVED

The Redevelopment Plan indicates that zero inhabited residential units are targeted for acquisition at this time. The implementation of the goals and policies of the Redevelopment Plan will actually result in a net increase in the number of residential units within the Project Area. This is primarily a result of the change in land use from commercial to a commercial/residential mixed use in certain portions of the Project Area.

RELOCATION PROGRAM

If during the life of the 23-year tax increment financing district, the City acquires property which includes residential units, the City's plans for relocation assistance for qualified residents in the proposed Project Area shall be consistent with the requirements set forth in Section 11-74.4-3(n)(7) of the Act. The terms and conditions of such assistance are described under "Type and Extent of Relocation Assistance" below. The City, as of the date of this report, has prepared no specific relocation plan because it is not the intent of the City to acquire any occupied residential units within the Project Area.

AVAILABILITY OF REPLACEMENT HOUSING

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

To promote development of affordable housing, the Redevelopment Plan requires that developers who receive tax increment financing assistance for market-rate housing are to set aside at least 20 percent of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means the affordable for-sale units should be priced at a level that is affordable to households earning no more than 100 percent of the area median income (adjusted for family size), and affordable rental units should be affordable to households earning no more than 60 percent of the area median income (adjusted for family size).

Samples of the type, location, and cost of a sample of possible replacement housing units located in the Bridgeport, McKinley Park, and New City community areas are listed in Table C-7. The information presented is based on classified advertisements from the Chicago Tribune, Chicago Sun-Times and Chicago Reader newspaper listings (compiled from both on-line and print versions from the week of July 28, 2008).

Table C-7: Apartments Listings in the Archer-Western TIF Vicinity

Housing type	Location	Rent
One bedroom apartment	3217 S. May	\$600
One bedroom apartment	3363 S. Racine	\$600
One bedroom apartment	35th/Marshfield	\$600
One bedroom apartment	Archer and Loomis	\$675
One bedroom apartment	51 st and Wood St	\$700
One bedroom apartment	3401 S. Western	\$775
Two bedroom apartment	Western & 51st	\$450
Two bedroom apartment	901 W 33rd St, 60608	\$575
Two bedroom apartment	33 rd and Racine	\$700
Two bedroom apartment	2828 S Wallace	\$800
Two bedroom apartment	Archer and 35th	\$875
Two bedroom apartment	36th/Hoyne	\$1,200
Two bedroom apartment	2323 Pershing Rd	\$1,450
Three bedroom apartment	659 43rd Place	\$750
Three bedroom apartment	2242 W. 51st St.	\$800
Three bedroom apartment	W Garfield	\$850
Three bedroom apartment	1209 Garfield Blvd	\$1,000
Three bedroom apartment	4754 S. Wood St.	\$1,145
Three bedroom single family home	5346 W. Hermitage	\$1,300
Four bedroom single family home	3017 S Arch	\$2,500

Source: Chicago Tribune, Chicago Sun-Times, and Chicago Reader.

It is important to note, however, that Chicago has a rental cycle that turns over in greater volume on May 1 and October 1 of each year. The majority of the apartments in the City that turn over in any given year become available during the months prior to those dates. Therefore, housing ads placed at these times will likely reflect a wider variety of rental rates, unit sizes and locations. There are always fewer listings during July when people are less likely to move during vacation time or very hot weather.

TYPE AND EXTENT OF RELOCATION ASSISTANCE

In the event that the implementation of the Redevelopment Plan results in the removal by the City of residential housing units in the Redevelopment Project Area occupied by low-income households or

very low-income households, the occupants of such units shall be provided 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 there under, including the eligibility criteria. The City shall make a good faith effort to ensure that affordable replacement housing for the aforementioned households is located in or near the Redevelopment Project Area.

As used in the above paragraph, "low-income households," "very low-income households" and "affordable housing" have the meanings set forth in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 65/3. As of the date of this Redevelopment Plan, these statutory terms have the following meaning: (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 ("Section 8"); (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 for purposes of Section 8; 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.

An estimate of the number of low and very low-income households in the Redevelopment Project Area is based on the 2000 United States Census data for the block groups which contain the residential units in the Project Area and an estimate of the percentage low, very-low, and 30 percent of the median income of the area as provided by HUD. The average of the HUD income category percentages for the block groups was used to determine the number of household within the Redevelopment Project Area (See Table C-8).

Table C-8 Estimated Number of Households by Income Category

Income Category	Percentage of Block Group Households	Number of Project Area Households	Annual Income (Based on average 4 person household)
30% Area Median Income	22 %	155	\$0 - \$19,150
Very Low Income	20 %	140	\$19,151 - \$31,900
Low Income	27 %	190	\$31,901 - \$47,800
Above Low Income	31 %	218	\$47,801 +
Total	100 %	703	

*Source: 2000 Census, US Bureau of the Census,
US Department of Housing and Urban Development*

APPENDIX D:

ARCHER/WESTERN
TAX INCREMENT FINANCING
REDEVELOPMENT PLAN

PARCEL IDENTIFICATION NUMBERS

Parcel ID Number	Parcel ID Number
16-36-202-001	16-36-407-019
16-36-202-002	16-36-407-020
16-36-202-003	16-36-407-021
16-36-202-004	16-36-407-022
16-36-202-020	16-36-407-023
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16-36-202-022	16-36-407-025
16-36-202-023	16-36-407-026
16-36-202-024	16-36-407-029
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16-36-202-034	16-36-421-015
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16-36-407-016	17-29-310-010
16-36-407-017	17-29-310-011
16-36-407-018	17-29-310-012

Parcel ID Number	Parcel ID Number
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17-29-321-068	17-29-327-015

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17-29-328-010	17-29-412-007
17-29-328-011	17-29-412-008
17-29-328-026	17-29-413-001
17-29-328-030	17-29-413-002
17-29-328-034	17-29-413-005
17-29-328-035	17-29-413-006
17-29-328-036	17-29-413-007
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17-29-329-044	17-29-421-008
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17-29-408-005	17-29-422-077
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17-29-409-005	17-29-424-108
17-29-409-006	17-29-424-110
17-29-409-007	17-29-425-042
17-29-409-008	17-29-425-088
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17-29-410-004	17-29-426-119
17-29-410-005	17-29-426-120
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17-29-410-008	17-29-427-025
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17-29-411-004	17-29-427-029

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17-29-427-040	17-31-123-057
17-29-427-041	17-31-123-058
17-31-116-037	17-31-123-059
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17-31-122-002	17-31-124-002
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17-31-122-005	17-31-124-004
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Parcel ID Number	Parcel ID Number
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17-31-307-006	17-31-400-006
17-31-307-007	17-31-400-007
17-31-307-008	17-31-400-008
17-31-307-009	17-31-400-009
17-31-307-010	17-31-400-010
17-31-307-011	17-31-400-046
17-31-309-001	17-31-401-001
17-31-309-002	17-31-402-001

Parcel ID Number	Parcel ID Number
17-31-402-002	17-31-407-050
17-31-402-003	17-31-502-001
17-31-402-004	17-31-502-002
17-31-402-005	17-31-502-007
17-31-402-006	17-31-502-008
17-31-402-007	17-31-502-014
17-31-402-008	17-31-502-023
17-31-402-009	17-31-502-024
17-31-402-010	17-32-100-003
17-31-402-011	17-32-100-005
17-31-403-051	17-32-100-006
17-31-404-001	17-32-100-007
17-31-404-002	17-32-100-008
17-31-404-003	17-32-100-011
17-31-404-004	17-32-100-012
17-31-404-007	17-32-101-001
17-31-404-008	17-32-101-002
17-31-404-009	17-32-101-003
17-31-404-042	17-32-101-004
17-31-404-043	17-32-101-005
17-31-405-001	17-32-101-006
17-31-405-002	17-32-101-008
17-31-405-003	17-32-101-009
17-31-405-004	17-32-101-010
17-31-405-005	17-32-101-011
17-31-405-006	17-32-101-012
17-31-405-007	17-32-101-013
17-31-405-008	17-32-101-014
17-31-406-001	17-32-101-015
17-31-406-002	17-32-101-021
17-31-406-003	17-32-101-022
17-31-406-004	17-32-101-023
17-31-406-005	17-32-101-024
17-31-406-006	17-32-101-025
17-31-406-007	17-32-101-026
17-31-406-008	17-32-101-027
17-31-406-009	17-32-101-028
17-31-407-002	17-32-101-029
17-31-407-003	17-32-103-028
17-31-407-004	17-32-104-014
17-31-407-024	17-32-104-015
17-31-407-039	17-32-104-016
17-31-407-040	17-32-104-017
17-31-407-044	17-32-104-018
17-31-407-045	17-32-104-019
17-31-407-046	17-32-104-020
17-31-407-047	17-32-115-001
17-31-407-048	17-32-200-012
17-31-407-049	17-32-201-001

Parcel ID Number	Parcel ID Number
17-32-201-002	19-01-215-122
17-32-201-003	19-01-215-123
17-32-201-004	19-01-215-124
17-32-201-005	19-01-215-125
17-32-201-013	19-01-215-126
17-32-202-010	19-01-215-127
17-32-202-011	19-01-215-128
17-32-202-012	19-01-215-129
17-32-202-013	19-01-215-130
17-32-202-014	19-01-215-131
17-32-203-019	19-01-215-140
17-32-500-008	19-01-215-141
19-01-215-074	19-01-215-142
19-01-215-075	19-01-215-143
19-01-215-076	19-01-215-144
19-01-215-077	19-01-215-149
19-01-215-078	19-01-215-150
19-01-215-079	19-01-215-160
19-01-215-080	19-01-215-161
19-01-215-081	19-01-223-026
19-01-215-082	19-01-223-027
19-01-215-083	19-01-223-028
19-01-215-084	19-01-223-029
19-01-215-085	19-01-223-030
19-01-215-086	19-01-223-033
19-01-215-087	19-01-223-034
19-01-215-088	19-01-223-035
19-01-215-089	19-01-223-038
19-01-215-090	19-01-223-039
19-01-215-091	19-01-223-044
19-01-215-092	19-01-223-045
19-01-215-093	19-01-223-046
19-01-215-094	19-01-223-047
19-01-215-095	19-01-407-023
19-01-215-096	19-01-407-024
19-01-215-097	19-01-407-025
19-01-215-098	19-01-407-026
19-01-215-108	19-01-407-027
19-01-215-109	19-01-407-028
19-01-215-110	19-01-407-029
19-01-215-111	19-01-407-030
19-01-215-112	19-01-407-031
19-01-215-113	19-01-407-032
19-01-215-114	19-01-407-033
19-01-215-115	19-01-407-034
19-01-215-116	19-01-407-035
19-01-215-119	19-01-407-036
19-01-215-120	19-01-407-037
19-01-215-121	19-01-407-038

Parcel ID Number	Parcel ID Number
19-01-407-039	19-01-427-084
19-01-407-040	19-01-427-085
19-01-407-041	20-06-100-007
19-01-407-042	20-06-100-008
19-01-407-043	20-06-100-009
19-01-407-044	20-06-100-010
19-01-415-027	20-06-100-011
19-01-415-031	20-06-100-013
19-01-415-032	20-06-100-014
19-01-415-033	20-06-100-015
19-01-415-034	20-06-100-016
19-01-415-035	20-06-100-019
19-01-415-036	20-06-100-020
19-01-415-037	20-06-100-021
19-01-415-038	20-06-100-022
19-01-415-039	20-06-100-023
19-01-415-040	20-06-100-043
19-01-415-041	20-06-100-060
19-01-415-042	20-06-100-066
19-01-415-043	20-06-100-076
19-01-415-044	20-06-100-077
19-01-415-045	20-06-100-094
19-01-415-046	20-06-100-107
19-01-420-087	20-06-100-115
19-01-420-088	20-06-100-116
19-01-420-089	20-06-101-001
19-01-420-090	20-06-101-002
19-01-420-091	20-06-101-003
19-01-420-092	20-06-101-004
19-01-420-095	20-06-101-005
19-01-421-084	20-06-101-008
19-01-421-085	20-06-101-009
19-01-421-086	20-06-101-010
19-01-421-087	20-06-101-011
19-01-421-088	20-06-101-012
19-01-421-089	20-06-101-013
19-01-421-090	20-06-101-014
19-01-421-091	20-06-101-015
19-01-421-092	20-06-101-016
19-01-421-093	20-06-101-017
19-01-426-083	20-06-101-018
19-01-426-084	20-06-101-019
19-01-426-087	20-06-101-020
19-01-426-088	20-06-101-021
19-01-426-089	20-06-101-022
19-01-426-090	20-06-102-001
19-01-426-091	20-06-102-002
19-01-426-092	20-06-102-003
19-01-427-083	20-06-102-004

Parcel ID Number	Parcel ID Number
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20-06-102-006	20-06-300-022
20-06-102-007	20-06-300-023
20-06-102-008	20-06-300-024
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20-06-102-023	20-06-300-033
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20-06-102-026	
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