
2001 Annual Report

Wilson Yard Redevelopment Project Area



Pursuant to 65 ILCS 5/11-74.4-5(d)

JUNE 30, 2002

June 30, 2002

Ms. Alicia Mazur Berg
Commissioner
Department of Planning and Development
121 N. LaSalle St.
Chicago, Illinois 60602

Dear Commissioner:

Enclosed is the annual report for the Wilson Yard Redevelopment Project Area, which we compiled at the direction of the Department of Planning and Development pursuant to Section 5(d) of the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as amended. The contents are based on information provided to us by Chicago Departments of Planning and Development, Finance, and Law. We have not audited, verified, or applied agreed upon accounting and testing procedures to the data contained in this report. Therefore, we express no opinion on its accuracy or completeness.

It has been a pleasure to work with representatives from the Department of Planning and Development and other City Departments.

Very truly yours,



Ernst & Young LLP

Wilson Yard Redevelopment Project Area 2001 Annual Report

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City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

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June 30, 2002

The Honorable Daniel Hynes
Comptroller
State of Illinois
Office of the Comptroller
201 Capitol
Springfield, IL 62706

Dear Comptroller Hynes:

We have compiled the attached information for the Wilson Yard
Redevelopment Project Area (Report) pursuant to 65 ILCS 5/11-74.4-5(d).

Sincerely,

Alicia Mazur Berg
Commissioner



Wilson Yard Redevelopment Project Area 2001 Annual Report

(1) DATE OF DESIGNATION AND TERMINATION - 65 ILCS 5/11-74.4-5(d)(1.5)

The Project Area was designated on June 27, 2001. The Project Area may be terminated no later than June 27, 2024.

Wilson Yard Redevelopment Project Area
Tax Increment Financing District
Eligibility Study, Redevelopment Plan and Project

City of Chicago
Richard M. Daley, Mayor

October 6, 2000
(Revised October 26, 2000)

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Contact Person: Stephen B. Friedman

1. Executive Summary

In June 2000, *S. B. Friedman & Company* was engaged by the City of Chicago (the “City”) to conduct a Tax Increment Financing Eligibility Study and prepare a Redevelopment Plan and Project (the “Redevelopment Plan”). This report details the eligibility factors found within the Wilson Yard Redevelopment Project Area (the “RPA”) Tax Increment Financing (“TIF”) District in support of its designation as a “conservation area” within the definitions set forth in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the “Act”). This report also contains the Redevelopment Plan and Project for the Wilson Yard RPA.

The Wilson Yard RPA is located within the Uptown community area and consists of 819 tax parcels on 34 blocks and contains approximately 144 acres of land. Of the 819 tax parcels, approximately 427 are condominiums or leaseholds associated with leases of tax exempt properties for commercial purposes. Therefore, the area contains approximately 425 total parcels of land or properties.

Determination of Eligibility

This report concludes that the Wilson Yard RPA is eligible for TIF designation as a “conservation area” because 50% or more of the structures in the area have an age of 35 years or more and because the following eligibility factors have been found to be present to a major extent:

- Deterioration;
- Structures Below Minimum Code;
- Inadequate Utilities; and
- Lack of Growth in Equalized Assessed Value

Additionally, two other eligibility factors are present to a minor extent and further demonstrate that the Wilson Yard RPA is in a state of gradual decline. Left unchecked, these conditions could accelerate the decline of the community and, combined with those factors that have been documented to be present to a major extent, could lead to more widespread and intensive disinvestment. These factors are:

- Deleterious Land Use or Layout; and
- Lack of Community Planning

Redevelopment Plan Goal, Objectives, and Strategies

The overall goal of the TIF Redevelopment Plan is to reduce or eliminate conditions that qualify the Wilson Yard RPA as a conservation area and to provide the direction and mechanisms necessary to create a cohesive and vibrant mixed-use, mixed-income community and to preserve diversity in the area. Redevelopment of the RPA will improve retail, commercial, and housing conditions, improve the relationship between the area’s diverse land uses, and attract private redevelopment. This goal is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment.

Objectives. Fourteen (14) broad objectives support the overall goal of area-wide revitalization of

the Wilson Yard RPA. These include:

1. Retain the economic and cultural diversity of the population in the RPA and support the preservation of existing community residences and businesses by ameliorating the potential negative impacts, including displacement, that new development may have on existing community residents and businesses;
2. Facilitate the assembly, preparation, and marketing of vacant and underutilized sites for new retail, commercial, light industrial, and residential development, and off-street parking areas, and provide for corrective actions to address environmental problems to permit development and redevelopment, as needed or appropriate;
3. Facilitate the redevelopment of the CTA Wilson Yard site in accordance with the Redevelopment Plan in a way that fits within and enhances the overall attractiveness of the community in terms of architectural style, Broadway-oriented street frontage, and pedestrian-orientation, and is consistent with the McJunkin building in terms of height, scale, and setback;
4. Support the relocation of CTA facilities on the Wilson Yard, as appropriate, to carry out the other objectives of this Redevelopment Plan;
5. Encourage the improvement of the physical condition along Broadway between Wilson Avenue and Montrose Avenue including the rehabilitation of commercial buildings, the development of vacant or underutilized properties, provision of streetscaping and beautification elements, and removal of driveways and curb cuts where possible and appropriate;
6. Support the preservation and rehabilitation of existing multi-family and affordable housing throughout the RPA and support the development of new for-sale and rental housing that could include a mixture of market-rate units and units affordable to moderate-, low-, and very low-income households;
7. Encourage the preservation and rehabilitation of retail and commercial businesses, institutional uses, and architecturally and/or historically significant buildings and districts in the RPA;
8. Encourage streetscaping, landscaping, and screening/buffering elements to visually link the area's diverse land uses and create a distinct identity for the area, as appropriate;
9. Replace or repair infrastructure where needed, including sidewalks, streets, curbs, gutters, underground water and sanitary systems, and viaducts to improve the overall image of the neighborhood and to support new development and redevelopment in the RPA, and provide resources for the extension of Sunnyside Avenue west of Broadway, as appropriate;
10. Facilitate the improvement and expansion of existing public facilities as needed, such as Arai

and Stewart Schools, and area parks;

11. Coordinate the goals of this redevelopment plan with the goals and objectives of other underlying redevelopment plans and planning studies where appropriate, and coordinate available federal, state, and local resources, as appropriate;
12. Encourage improvements in accessibility for persons with disabilities;
13. Promote opportunities for women-owned, minority-owned, and locally-owned businesses to share in the job and construction opportunities associated with the redevelopment of the Wilson Yard RPA; and
14. Support job training programs and increase employment opportunities, including welfare-to-work programs, for area residents and individuals working in area businesses.

Strategies. These objectives will be implemented through five (5) specific and integrated strategies. These include:

1. **Implement Public Improvements.** A series of public improvements throughout the Wilson Yard RPA may be designed and implemented to help define and create an identity for the area, prepare sites for anticipated private investment, and create a more conducive environment for retail, commercial, and residential development. These improvements may include new streetscaping, street and sidewalk lighting, resurfacing of alleys, sidewalks and streets, improvement of underground water and sewer infrastructure, creation of parks and open space, and other public improvements consistent with the Redevelopment Plan. These public improvements may be completed pursuant to redevelopment agreements with private entities or intergovernmental agreements with other public entities, and may include the construction, rehabilitation, renovation, or restoration of public improvements on one or more parcels;
2. **Develop Vacant and Underutilized Sites.** The redevelopment of vacant and underutilized sites within the Wilson Yard RPA is expected to stimulate private investment and enhance the RPA. Development of vacant and underutilized sites is anticipated to have a positive impact on other properties beyond the individual project sites.
3. **Encourage Private Sector Activities and Support New Development.** Through the creation and support of public-private partnerships, or through written agreements, the City may provide financial and other assistance to encourage the private sector, including local property owners and businesses, to undertake rehabilitation and redevelopment projects and other improvements that are consistent with the goals of this Redevelopment Plan and which maintain the integrity of the historically significant buildings and districts in the Wilson Yard RPA.

The City requires that developers who receive TIF assistance for market-rate housing set aside at least 20% of the units to meet affordability criteria established by the City's

Department of Housing. Generally, this means that affordable for-sale housing units should be priced at a level that is affordable to persons earning no more than 120% of the area median income, and affordable rental units should be affordable to persons earning no more than 80% of the area median income. TIF funds can also be used to pay for up to 50% of the cost of new construction or up to 75% of interest costs for new housing units to be occupied by low-income and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act.

4. **Facilitate Property Assembly, Demolition, and Site Preparation.** Specific sites listed in Appendix 3 may be acquired and assembled by the City to attract future private investment and development. The consolidated ownership of these sites will make them easier to market to potential developers and will streamline the redevelopment process. In addition, financial assistance may be provided to private developers seeking to acquire land and assemble sites to undertake projects supportive of this Redevelopment Plan.
5. **Assist Existing Businesses and Residents.** The City may provide assistance to support existing businesses, property owners, and residents in the RPA. This may include financial and other assistance for rehabilitation, leasehold improvements, new construction, and the provision of affordable housing units. TIF assistance may be used independently or with other housing programs to support new and rehabilitated rental and for-sale housing that could include a mixture of market-rate units and units affordable to moderate-, low-, and very low-income households. Resources may also be available to businesses for job training, welfare-to-work, and day care assistance. In addition, to the extent allowable under the law, locally-owned businesses and residents will be targeted to share in the employment, job, and construction-related opportunities that may be offered by redevelopment within the Wilson Yard RPA.

Required Findings

The conditions required under the Act for the adoption of the Redevelopment Plan and Project are found to be present within the Wilson Yard RPA.

While some market-based investment has occurred in the Wilson Yard RPA over the last five years, this investment has been minimal in scope and not part of any coordinated development strategy. The Wilson Yard RPA is located entirely within Lake View Township. From 1994 to 1999 the growth of equalized assessed valuation (“EAV,” which is the value of property from which property taxes are based) in the Wilson Yard RPA has lagged behind that of both the City of Chicago and Lake View Township. The compound annual growth rate of EAV in the Wilson Yard RPA was 2.93% between 1994 and 1999. This is 11% lower than the 3.28% growth experienced by the City of Chicago during this period and 35% lower than the 4.49% growth rate experienced by Lake View Township.

Second, without the support of public resources, the redevelopment objectives of the Wilson Yard RPA will most likely not be realized. TIF assistance may be used to fund land assembly, site preparation, infrastructure improvements, improvements and expansions to public facilities,

affordable housing, and building rehabilitation. The Wilson Yard is the key redevelopment site of this Redevelopment Plan. A fire in 1996 destroyed the elevated maintenance facility and the site is now partially used by Truman College as a parking lot. Despite its strategic location, its unusual shape, limited pedestrian and vehicular access, and fragmented use by the City Colleges and the CTA also render the Wilson Yard a difficult-to-develop site. But for creation of the Wilson Yard RPA, these types of projects, which would contribute substantially to area-wide redevelopment, are unlikely to occur without the benefits associated with the designation of the Wilson Yard RPA as a tax increment financing district.

Third, the Wilson Yard RPA includes only those contiguous parcels of real property that are expected to substantially benefit from the proposed Redevelopment Plan Improvements.

Finally, the proposed land uses described in this Redevelopment Plan will be approved by the Chicago Plan Commission prior to its adoption by the City Council. The redevelopment opportunities identified in earlier area planning initiatives will be substantially supported and their implementation facilitated through the creation of the Redevelopment Plan.

2. Introduction

The Study Area

This document serves as the eligibility study (“Eligibility Study”) and Redevelopment Plan and Project for the Wilson Yard Redevelopment Project Area . The Wilson Yard RPA is located within the Uptown community area of the City of Chicago (the “City”), in Cook County (the “County”). In June 2000, *S. B. Friedman & Company* was engaged by the City to conduct a study of certain properties in this neighborhood to determine whether the area containing these properties would qualify for status as a “blighted area” and/or “conservation area” under the Act.

The community context of the Wilson Yard RPA is detailed on Map 1.

The Wilson Yard RPA consists of 819 tax parcels with approximately 289 buildings and 425 properties on 34 blocks and contains approximately 144 acres of land. The RPA is roughly rectangular in shape and is generally bounded by W. Lawrence and W. Leland Avenues on the north; Clarendon Avenue on the east; Montrose Avenue on the south; and Racine and Magnolia Avenues on the west.

Map 2 details the boundary of the Wilson Yard RPA which includes only those contiguous parcels of real property that are expected to substantially benefit from the Redevelopment Plan improvements discussed herein. The boundaries encompass a mixed-use area containing commercial, residential, public/institutional, and light industrial land uses that serve the surrounding neighborhood. As a whole, the area suffers from inadequate utilities, deteriorated buildings and infrastructure, and incompatible land uses that lack adequate buffering and screening elements. Without a comprehensive approach to address these issues, the RPA could fall into further disrepair, thereby minimizing future development opportunities. The redevelopment plan addresses these issues by providing resources for repairs and improvements to the area’s infrastructure and public facilities, streetscaping, and screening/buffering elements. These area-wide improvements will benefit all of the property within the RPA.

Appendix 1 contains the legal description of the Wilson Yard RPA.

The Eligibility Study covers events and conditions that exist and that were determined to support the designation of the Wilson Yard RPA as a “conservation area” under the Act at the completion of our research on August 8, 2000 and not thereafter. These events or conditions include, without limitation, governmental actions and additional developments.

This Eligibility Study and Redevelopment Plan summarizes the analysis and findings of the consultant’s work, which, unless otherwise noted, is solely the responsibility of *S. B. Friedman & Company*. The City is entitled to rely on the findings and conclusions of the Redevelopment Plan in designating the Wilson Yard RPA as a redevelopment project area under the Act. *S. B. Friedman & Company* has prepared this Redevelopment Plan with the understanding that the City would rely (1) on the findings and conclusions of the Redevelopment Plan in proceeding with the designation of the Wilson Yard RPA and the adoption and implementation of the Redevelopment Plan, and (2) on the fact that *S. B. Friedman & Company* has obtained the necessary information including,

CITY OF CHICAGO

PROPOSED
Wilson Yard

TAX
INCREMENT
FINANCE
DISTRICT

MAP 1

COMMUNITY
CONTEXT
MAP

LEGEND

— TIF
BOUNDARY

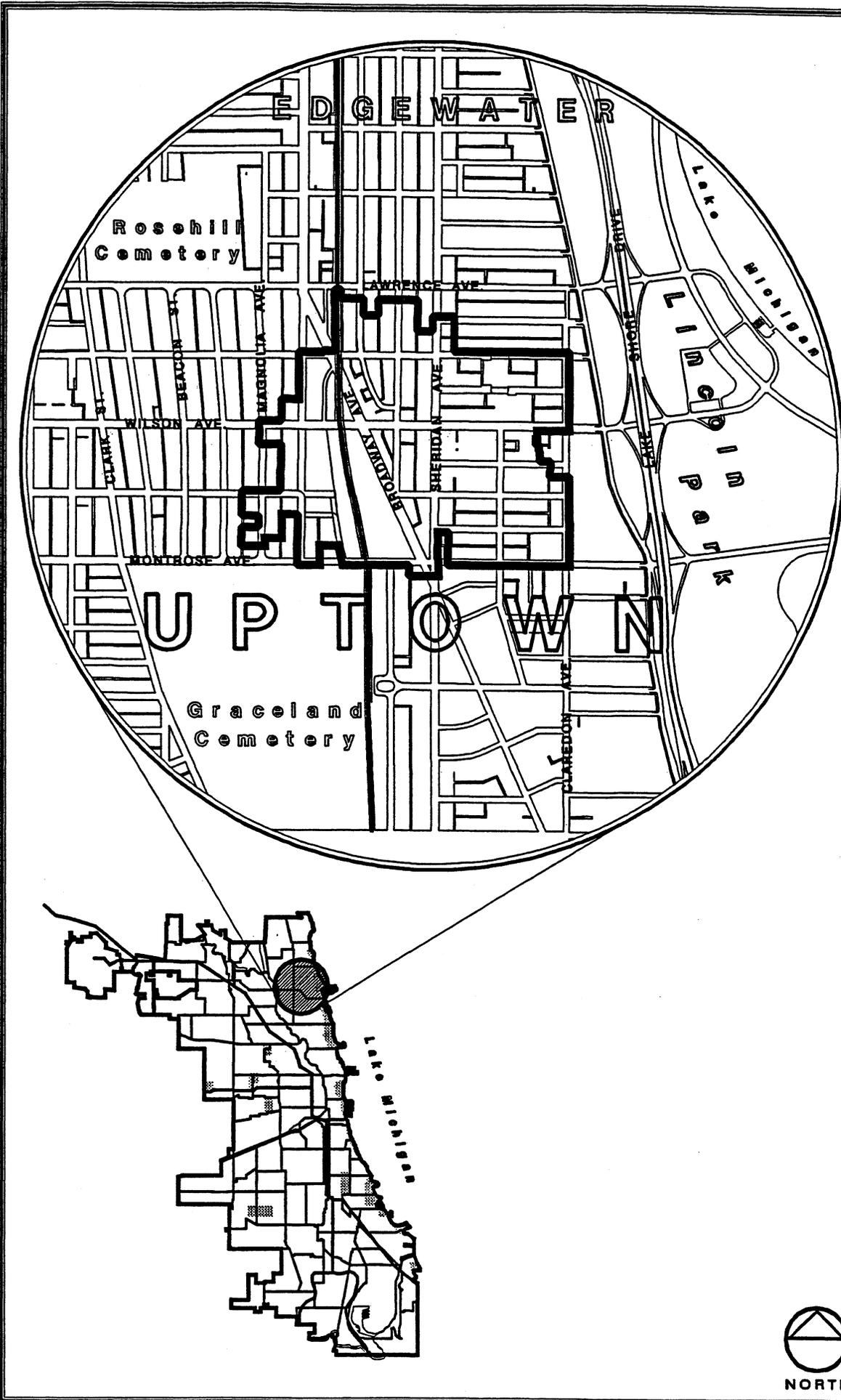
October 2000

S. B. Friedman & Company
Real Estate Advisors and Development Consultants

Campbell Tiu Campbell, Inc.
Architects • Planners • Construction Managers



NORTH



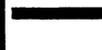
CITY OF CHICAGO

PROPOSED Wilson Yard

TAX INCREMENT FINANCE DISTRICT

MAP 2 BOUNDARY MAP

LEGEND

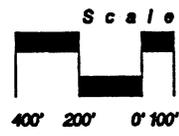
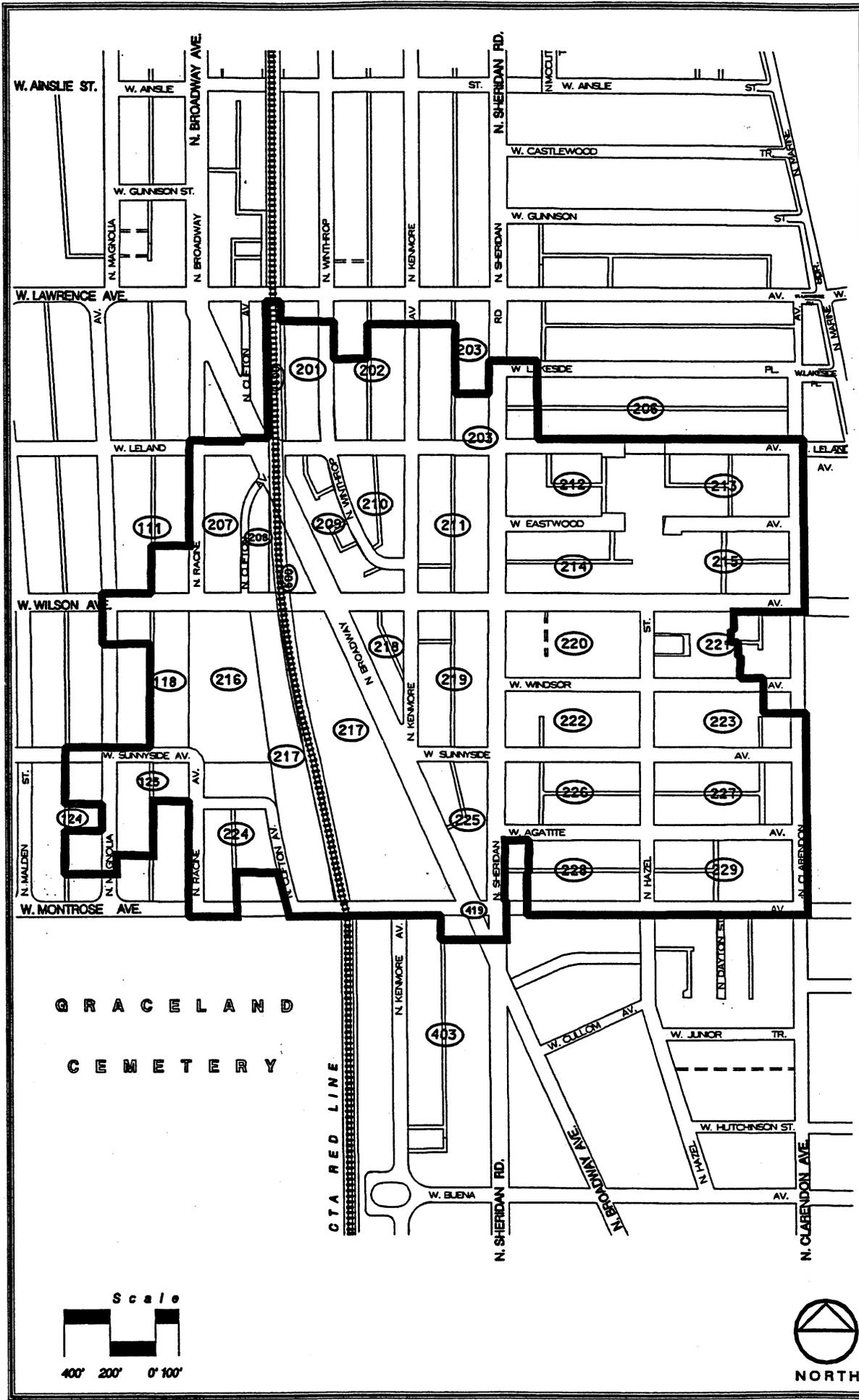
-  TIF BOUNDARY
-  BLOCK NUMBER*

* Based on Cook County Permanent Index Number (P-I-N) System

October 2000

S. B. Friedman & Company
Real Estate Advisors and Development Consultants

Campbell Tiu Campbell, Inc.
Architects • Planners • Construction Managers



without limitation, information relating to the equalized assessed value of parcels comprising the Wilson Yard RPA, so that the Redevelopment Plan will comply with the Act and that the Wilson Yard RPA can be designated as a redevelopment project area in compliance with the Act.

History of Area¹

The Wilson Yard RPA is located within the Uptown Community Area which is generally bounded by Foster Avenue on the north; Irving Park Road on the south; Lake Michigan on the east; and Ravenswood Avenue on the west. The RPA is approximately one-quarter square mile in area, and Uptown as a whole is approximately 3.5 square miles. The RPA is situated in the center of the community area.

In 1889, Uptown became part of Chicago when Lake View Township was annexed by the City. Uptown is comprised of three areas. The central area, running north and south through the center of the community, contains commercial buildings with active businesses along Broadway and Sheridan and residential structures between Wilson and Lawrence. The western edge of the community is characterized mainly by single-family dwellings, many of which were built before World War I. Uptown's lakefront area, east of the central commercial corridor on Broadway, contains a number of institutional uses and several newer high-rise apartment buildings populated by middle- and upper-income residents.

The development of Uptown was fueled by the creation of the transportation networks in the neighboring Lincoln Square community in the early 1900s. The extension of the Broadway and Clark Streetcar lines attracted Chicagoans to Uptown in greater numbers. People were drawn to the Uptown Theater and the Riviera and Aragon Ballrooms, located in the heart of the Uptown community area near the intersection of Racine, Broadway, and Lawrence Avenues. The area also was desirable for its beaches and proximity to Lake Michigan. The extension of Lake Shore Drive to Foster Avenue in 1933 also spurred development in Uptown by improving accessibility to the area.

Uptown continued to grow during the first half of the century, during which the population reached an historic high of 84,000 in 1950. To accommodate the growth in population, single-family dwellings and small apartment buildings were torn down and replaced with larger multi-family structures and high-rise apartment buildings. This trend was particularly noticeable along Winthrop and Kenmore Avenues, marking the beginning of the "Winthrop-Kenmore corridor" of high-density apartments. Overcrowding became acute and many of these units were divided into smaller, one- and two- room units which rented at a low cost.

After 1950, the population of Uptown as a whole began to decline. While Uptown's lakefront experienced a boom in construction of high-rent, high-rise apartments and an increase in population, the central section, particularly the area north of Lawrence Avenue and also along Kenmore Avenue

¹Information on the history of the Uptown community was derived from the Local Community Fact Book Chicago Metropolitan Area 1990, edited by the Chicago Fact Book Consortium, (copyright 1995, Board of Trustees of the University of Illinois) at pages 44-45.

between Irving Park Road and Montrose Avenue, lost a significant portion of its population and housing stock. The western section of the community experienced little change in population or housing during this time.

The loss of population can be largely attributed to the housing boom and suburbanization of major U.S. cities after World War II which encouraged people living in Uptown and other areas of the City to purchase homes in the suburbs. As the population decreased from the central area and shifted to the eastern edge, Uptown's commercial corridor along Broadway began to decline. Major draws such as the Aragon Ballroom closed and other commercial buildings along the corridor were perceived as low-quality and obsolete. Tension developed between business owners who were trying to promote and revitalize commercial development and low-income residents who feared displacement. Both groups established organizations to promote their causes.

After the 1950s, the population of Uptown began a rapid transition as development patterns changed. The population loss that Uptown experienced during the 1950s was exacerbated by the development of large institutional uses in the 1960s and 1970s. The development of institutional uses in the eastern area of the community led to further residential displacement as did the development of Truman College in the central area. At the same time, there was an influx of a variety of ethnic groups into the area. In the 1960s, Native Americans from the Midwest moved to the area. Mexican-Americans, Japanese, and Southeast Asians moved into the area in the 1970s and 1980s.

Today, despite the decline in its number of inhabitants, Uptown remains a culturally and economically diverse community. The changes in the population make up from the 1960s through the 1980s created a community of great ethnic and economic diversity. In 1990, approximately one-third of all residents were foreign born. Fourteen percent of the area's population was Asian, about one-quarter was African-American, and almost another quarter was Hispanic.

In addition, there is a great disparity between income levels within Uptown and those of the City of Chicago as a whole. More than one-fourth of the families had median family incomes below the poverty level in 1990. According to the 1990 Census, median family incomes in the three Census tracts located wholly or in part within the Wilson Yard RPA were half that of the City: the average 1990 median family income was \$15,337, compared to Chicago's median family income of \$30,707.

One of the objectives of the Wilson Yard RPA is the redevelopment of the Wilson Yard site, which is generally bounded by Montrose on the south, the Chicago Transit Authority (CTA) Red Line on the west, Wilson on the north, and Broadway retail frontage on the east. The Wilson Yard is a five-acre site currently used by the CTA as the center for maintenance for its north side operations. The CTA first opened its operations on the Wilson Yard on May 31, 1900. A fire in 1996 destroyed an elevated maintenance facility and the site is now partially vacant and is being used by Truman College for parking. A number of CTA maintenance and trade facilities are located on the site and are still active, including a CTA sub-station and a ComEd sub-station, both located at the south end of the site. There are also plans to relocate the Wilson Station currently located north of Wilson Avenue to the Wilson Yard site.

The Wilson Yard RPA as a whole is lacking investment by the private sector. Rehabilitation and

new development in the area has been minimal. Much of the area suffers from physical decay and outdated and deteriorated structures. The commercial corridors present a congested and unsafe pedestrian and vehicular environment at the five-way intersection at Sheridan/Broadway/Montrose and numerous curb cuts along Broadway from Montrose to Leland. A coordinated redevelopment strategy is needed to address these issues to improve the existing physical conditions and increase pedestrian and vehicular safety to promote a safe and active mixed-use community.

Existing Land Use

Based upon *S. B. Friedman & Company's* research, six (6) land uses have been identified within the Wilson Yard RPA:

- Residential;
- Commercial;
- Public/Institutional (including public facilities, religious institutions, and social services);
- Light Industrial;
- Parks/Open Space; and
- Vacant Land

The existing land use pattern in the Wilson Yard RPA is shown in Map 3. This map represents the predominant land use in the area on a block-by-block basis. The predominant land use displayed is not necessarily the only land use present on a given block. Almost all blocks within the RPA contain more than one land use. The mixed-use designation is used in those areas where no one land use category predominates. These areas contain two or more of the following land uses: residential, commercial, institutional, or vacant land.

Overall, the area consists primarily of a mix of commercial, institutional, and residential land uses. Commercial uses are located along Broadway and Wilson. Residential is located West of Racine, East of Sheridan, North of Leland, and is interspersed with other land uses in the center of the RPA, along Winthrop, Kenmore, and Sheridan. Institutional uses are dispersed throughout the RPA with the CTA comprising the Wilson Yard and Truman College located west of Broadway. Other institutional uses include Arai Middle School and Stewart Elementary School. Public facilities located within the RPA include two Chicago Park District parks and a fire station on Wilson Avenue.

Residential. Residential uses are interspersed throughout the RPA and consist of multi-family rental and condominium developments, scattered-site affordable housing, single-room occupancy (SRO) units, and a small number of single-family homes. There also is a small number of residential units located above shops along Broadway, Sheridan, and Montrose.

Commercial. Commercial and retail development is located primarily along Broadway and interspersed with residential and institutional uses along Sheridan and Wilson.

Public/Institutional. There are a number of public/institutional uses located throughout the RPA. Institutional land uses include the CTA-owned Wilson Yard and Truman College, both located west

of Broadway between Montrose and Wilson; the Weiss Memorial Hospital parking structure, Arai and Stewart Schools, Columbus Maryville Children's Hospital, and a fire station.

Light Industrial. Currently, there is one light industrial facility located on Clifton Avenue, north of Wilson. The building currently is vacant.

Parks/Open Space. The RPA contains two small Chicago Park District parks: Bronco Billy Park located at 4437 N. Magnolia and Aster Playlot located at 4639 N. Kenmore.

Vacant Land. There is a small number of vacant parcels interspersed and distributed throughout the area.

3. Eligibility Analysis

Provisions of the Illinois Tax Increment Allocation Redevelopment Act

Based upon the conditions found within the Wilson Yard RPA at the completion of *S. B. Friedman & Company's* research, it has been determined that the Wilson Yard RPA meets the eligibility requirements of the Act as a conservation area. The following outlines the provisions of the Act to establish eligibility.

Under the Act, two (2) primary avenues exist to establish eligibility for an area to permit the use of tax increment financing for area redevelopment: declaring an area as a "blighted area" and/or a "conservation area."

"Blighted areas" are those improved or vacant areas with blighting influences that are impacting the public safety, health, morals, or welfare of the community, and are substantially impairing the growth of the tax base in the area. "Conservation areas" are those improved areas which are deteriorating and declining and soon may become blighted if the deterioration is not abated.

The statutory provisions of the Act specify how a district can be designated as a "conservation" and/or "blighted area" district based upon an evidentiary finding of certain eligibility factors listed in the Act. These factors are identical for each designation with the exception that "abandonment" is an added eligibility factor under "conservation area" designation.

According to the Act, "blighted areas" must have a combination of five (5) or more of these eligibility factors acting in concert which threaten the health, safety, morals or welfare of the proposed district. "Conservation areas" must have a minimum of 50% of the total structures within the area aged 35 years or older, plus a combination of three (3) or more additional eligibility factors which are detrimental to the public safety, health, morals, or welfare and which could result in such an area becoming a blighted area.

Factors For Improved Property

The thirteen (13) factors are listed at 65 ILCS 5/11-74.4-3 (a) and (b) and are defined in the Act as follows:

Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.

Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters,

sidewalks, off-street parking, and surface storage areas evidence deterioration including but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

Presence of Structures Below Minimum Code Standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

Illegal Use of Individual Structures. The use of structures in violation of the applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

Excessive Vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

Lack of Ventilation, Light or Sanitary Facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

Inadequate Utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.

Excessive Land Coverage and Overcrowding of Structures and Community Facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

Deleterious Land Use or Layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.

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

Lack of Community Planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

Lack of Growth in Equalized Assessed Value. The total equalized assessed value of the proposed redevelopment project area has declined for three of the last five calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for three of the last five calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three of the last five calendar years prior to the year in which the redevelopment project area is designated.

As explained, "blighted areas" must have a combination of five (5) or more of these eligibility factors and "conservation areas" must have a minimum of 50% of the total structures within the area aged 35 years or older, plus a combination of three (3) or more additional eligibility factors.

Factors For Vacant Land

Under the provisions of the "blighted area" section of the Act, if the land is vacant, a combination of two (2) or more of the following six (6) factors also may be identified which combine to impact the sound growth in tax base for the proposed district.

Obsolete Platting of Vacant Land. Parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.

Diversity of Ownership. Diversity of ownership is when adjacent properties are owned by multiple parties. When diversity of ownership of parcels of vacant land is sufficient in number to retard or impede the ability to assemble the land for development, this factor applies:

Tax and Special Assessment Delinquencies. Tax and special assessment delinquencies exist or

the property has been the subject of tax sales under the Property Tax Code within the last 5 years.

Deterioration of Structures or Site Improvements in Neighboring Areas Adjacent to the Vacant Land. Evidence of structural deterioration and area disinvestment in blocks adjacent to the vacant land may substantiate why new development had not previously occurred on the vacant parcels.

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

Lack of Growth in Equalized Assessed Value. The total equalized assessed value of the proposed redevelopment project area has declined for three of the last five calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for three of the last five calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three of the last five calendar years prior to the year in which the redevelopment project area is designated.

Additionally, under the “blighted area” section of the Act, eligibility may be established for those vacant areas that would have qualified as a blighted area immediately prior to becoming vacant. Under this test for establishing eligibility, building records may be reviewed to determine that a combination of five (5) or more of the 13 “blighted area” eligibility factors were present immediately prior to demolition of the area’s structures.

The vacant “blighted area” section includes six (6) other tests for establishing eligibility, but none of these are relevant to the conditions within the Wilson Yard RPA.

Methodology Overview and Determination of Eligibility

Analysis of eligibility factors was done through research involving an extensive exterior survey of all properties within the Wilson Yard RPA, as well as a review of building and property records. Property records include building code violation citations, building permit data, and assessor information. Our survey of the area established that there are 289 buildings within the Wilson Yard RPA. In addition, to verify the age for the area buildings, field observations were compared to the recorded age of the buildings in property records obtained from the Assessor’s office.

The areas located within the Wilson Yard RPA are predominantly characterized by residential, mixed-use, commercial, and institutional structures of varying degrees of deterioration. All properties were examined for qualification factors consistent with either “blighted area” or “conservation area” requirements of the Act. Based upon these criteria, the properties within the Wilson Yard RPA qualify for designation as a TIF Redevelopment Project Area as a “conservation

area” as defined by the Act.

To arrive at this designation, *S. B. Friedman & Company* calculated the number of eligibility factors present on a building-by-building, parcel-by-parcel, or property-by-property basis and analyzed the distribution of the eligibility factors on a block-by-block basis. When appropriate, we calculated the presence of eligibility factors on infrastructure and ancillary properties associated with the structures. The eligibility factors were correlated to buildings using Sanborn Maps, property files created from field observations, and record searches. This information was then graphically plotted on a block map of the Wilson Yard RPA to establish the distribution of eligibility factors, and to determine which factors were present to a major or minor extent.

Major factors are used to establish eligibility. These factors are present to a meaningful extent on most of the blocks and evenly distributed throughout the RPA. Minor factors are supporting factors present to a meaningful extent on some of the blocks or on a scattered basis. Their presence suggests that the area is at risk of experiencing more extensive deterioration and disinvestment.

While it may be concluded under the Act that the mere presence of the minimum number of the stated factors may be sufficient to make a finding as a conservation area, this evaluation was made on the basis that the conservation area factors must be present to an extent that indicates that public intervention is appropriate or necessary. Secondly, the distribution of conservation area factors must be reasonably distributed throughout the RPA so that non-qualifying areas are not arbitrarily included in the RPA simply because of proximity to areas that qualify as a conservation area.

Conservation Area Findings

As required by the Act, within a conservation area, at least 50% of the buildings must be 35 years of age or older, and at least three (3) of the 13 other eligibility factors must be found present to a major extent within the Wilson Yard RPA.

Establishing that at least 50% of the Wilson Yard RPA buildings are 35 years of age or older is a condition precedent to establishing the area as a conservation area under the Act. Taking into account information obtained from architectural characteristics, building configurations, information from the Cook County Assessor’s Office, and the historic development patterns within the community, we have established that of the 289 buildings, 245 (85%) within the Wilson Yard RPA are 35 years of age or older.

In addition to establishing that the Wilson Yard RPA meets the age requirement, our research has revealed that the following four (4) factors are present to a major extent:

- Deterioration;
- Structures Below Minimum Code Standards;
- Inadequate Utilities; and
- Lack of Growth in Equalized Assessed Value

Based on the presence of these factors, the RPA meets the requirements of a “conservation area”

under the Act. The RPA is not yet blighted, but because of a combination of the factors present the RPA may become a blighted area.

The widespread presence of deterioration of buildings and infrastructure illustrates the level of physical deficiencies within the Wilson Yard RPA. Of the 425 properties within the RPA, 135 (32%) exhibited deterioration of building or deterioration of infrastructure. This represents a total of nearly one (1) out of every three (3) properties throughout the RPA with deterioration of building or infrastructure components. Overall, 65%, or nearly two (2) out of every (3) blocks or the portions of the blocks included in the RPA exhibit some form of deterioration. In addition, code violation citations have implicated 65% of the buildings within the Wilson Yard RPA between January 1995 and June 2000. Three (3) out of every four (4) blocks (74%) within the RPA exhibit structures below minimum code standards to a major extent. This further underscores the documented physical deterioration of buildings throughout the RPA.

The condition of underground utilities within the RPA is largely inadequate. Of the 34 blocks within the RPA, 24 (71%) are serviced by antiquated water mains and sewers that are scheduled for or are overdue for replacement due to insufficient capacities or age. Because of this, nearly three (3) out of every four (4) blocks within the RPA is serviced in some manner by inadequate sewer or water lines.

The total equalized assessed value (EAV) of the RPA grew at a rate that was less than that of the balance of the municipality for four of the last five years (1994-1999) for which information was available. Overall, the EAV of the RPA grew at a rate that was significantly lower than the growth rate for the City of Chicago. The total EAV of the RPA grew at a rate of 2.93% from 1994 to 1999 while the growth rate for the City of Chicago as a whole was 3.28% during that same time period. The compound annual growth rate of EAV in the RPA also lagged behind that of Lake View Township, which was 4.49% during that time period. This indicates that the overall growth in property value within the RPA has grown at a slower rate than that of the City and Township.

The Factors-By-Block Table in Appendix 2 details the conservation eligibility factors by block within the Wilson Yard RPA. Maps 4a through 4d illustrate the distribution of those conservation eligibility factors found to be present to a major extent by highlighting each block where the respective factors were found to be present to a meaningful degree. The following sections summarize our field research as it pertains to each of the identified eligibility factors found within the Wilson Yard RPA.

1. Deterioration

Of the 425 properties within the RPA, 70 (17%) exhibited deterioration of buildings. Catalogued deterioration included major defects in building components including collapsed or missing gutters and down spouts, cracked, broken or missing windows, evidence of roof leaks, building foundation problems, and cracked exterior wall surfaces. These are conditions not readily correctable through normal maintenance. Structural deterioration is indicative of an area that is at risk of becoming blighted without direct intervention.

In addition, deterioration was documented for much of the surface infrastructure within the RPA. Surface infrastructure was found to be deteriorated if damage to the sidewalks, curbs, parkways, street, or alley surfaces was so severe that significant repairs would be needed to restore them. Of the 425 properties within the RPA, 65 (15%) exhibited deterioration of infrastructure.

Combined, this represents a total of 135 properties (32%) or nearly one (1) out of every three (3) properties throughout the RPA with deterioration of building or infrastructure components.

Overall, deterioration was considered to be present to a meaningful extent on 65% or two (2) out of every three (3) blocks within the Wilson Yard RPA.

2. Structures Below Minimum Code

Relying upon data provided by the City's Department of Buildings, code violation citations were issued for 188 different property addresses within the Wilson Yard RPA between January 1995 and June 2000. This continuing problem underscores the documented deterioration of buildings. Structures below code standards indicate that a building is in a current state of non-compliance and could potentially fall into more severe disrepair. The code violation citations have implicated 65% of the buildings within the Wilson Yard RPA between January 1995 and June 2000.

This eligibility factor was present to a meaningful extent on 74% of the total blocks within the RPA and on 78%, or three (3) out of every four (4) of the 32 blocks with buildings within the Wilson Yard RPA.

3. Inadequate Utilities

A review of the City's water and sewer atlases found that inadequate underground utilities affect nearly three-quarters of all of the blocks within the RPA. Nearly three (3) out of every four (4) blocks within the RPA are serviced by antiquated water mains that are either scheduled for or overdue for replacement. These deficiencies affect 614 (75%) of the 819 total parcels in the RPA. Some replacements are required because the water lines have reached the end of their 100-year useful service lives and others are needed because the water mains are of insufficient size to comply with modern capacity requirements.

Due to the age and condition of the sewer and water lines, inadequate utilities was found to be present to a meaningful extent on 71% of the blocks within the Wilson Yard RPA.

4. Lack of Growth in Equalized Assessed Value

The total equalized assessed value (EAV) is a measure of the property value in the Wilson Yard RPA. A lack of growth in EAV has been found for the RPA in that the rate of growth in property values (as measured by EAV) of the RPA has been less than that of the balance of the City of Chicago for four out of the last five years for which information is available (1994 through 1999). The lack of growth in equalized assessed value within an area is one of the strongest indicators that the area as a whole has not been subject to growth and development by private enterprise.

TABLE 1: Percent Change in Annual Equalized Assessed Valuation (EAV)

	Percent Change in EAV 1994/1995	Percent Change in EAV 1995/1996	Percent Change in EAV 1996/1997	Percent Change in EAV 1997/1998*	Percent Change in EAV 1998/1999
Wilson Yard RPA	-0.59%	0.80%	7.63%	3.41%	3.59%
City of Chicago (balance of)	0.97%	1.26%	8.40%	1.77%	4.17%

The percent change in EAV of the RPA was lower than that of the balance of the City of Chicago for four of the last five years. Therefore, the RPA as a whole qualifies for the Lack of Growth in EAV factor.

* The 1997/1998 period is shaded to indicate that it is a non-qualifying year.

This eligibility factor was analyzed area-wide and is considered to be present to a meaningful extent for the entire Wilson Yard RPA.

Minor Supporting Factors

In addition to the factors that previously have been documented as being present to a major extent in the Wilson Yard RPA, two additional factors are present to a minor extent. These additional factors demonstrate that the Wilson Yard RPA is gradually declining through disinvestment. Left unchecked, these conditions could accelerate the decline of the community, and combined with those factors that have been used to qualify the RPA as a conservation area, could lead to more widespread and intensive commercial and residential disinvestment.

1. Deleterious Land Use or Layout

Deleterious land use and layout was evaluated on a parcel-by-parcel and area-wide basis. This factor may be present regardless of whether or not a structure exists on a parcel. Therefore, it was necessary to evaluate deleterious land use and layout in this manner. Deleterious land use or layout was found to be present in three general areas within the RPA:

- **Arai Middle School.** The blocks associated with Arai Middle School illustrate deleterious street layout and lack of buffering between the school and surrounding residential uses. The school is situated in the middle of the blocks that include Wilson Avenue on the south, Sheridan Road on the west, Leland Avenue on the north, and Clarendon Avenue on the east. Eastwood and Leland Avenues are east-west vehicular rights-of-way that intersect Arai School between Sheridan Road and Clarendon Avenue. Both streets allow vehicular traffic from Sheridan Road east to the center of the block, where they dead-end into pedestrian walkways leading to the school. Both Eastwood and Leland Avenues resume vehicular access just east of the school to Clarendon Avenue. These closed streets could potentially cause unsafe pedestrian and/or vehicular movement, especially with the concentrated number of school children and residences in the immediate area.
- **Truman College.** The blocks located south and southwest of Truman College illustrate incompatible land use relationships and lack of buffering between the surrounding residential uses and the College. The intersection of Sunnyside and Racine is uncontrolled. The lack of proper signage may result in unsafe pedestrian and/or vehicular movement in an area with heavy foot traffic from the students and employees of the College.
- **Broadway Corridor.** Deleterious land use and layout exists in several forms in the blocks located primarily along Broadway between Montrose and Leland. The following instances of deleterious land use and layout were observed in this area:
 - A substantial number of irregularly shaped parcels, with shallow lot depths that are not conducive to modern commercial uses and may be difficult or costly to assemble;
 - The commercial buildings and retail storefronts that are located along Broadway between Wilson and Leland are located below the CTA elevated train tracks that run along this area of Broadway and are shaded and shadowed by the tracks overhead. The elevated tracks darken the area which may cause pedestrians who shop and live in the RPA to feel unsafe, especially at night because of poor lighting. In addition, the poor visibility of these commercial storefronts and retail displays may hinder the ability to lease retail space to potential businesses;
 - The Broadway thoroughfare from Montrose to Leland has numerous curb cuts that interrupt the streetscape, cause stop-and-go traffic patterns, and make pedestrian movement unsafe. A fragmented streetscape does not encourage pedestrian movement and is not conducive to promoting a walkable commercial corridor;
 - The five-way intersection at Montrose, Sheridan, and Broadway and the three-way intersection at Broadway, Kenmore, and Sunnyside pose hazards to pedestrians and vehicles because of the large number of vehicular turning movements.

The presence of such instances of deleterious land use and layout limit the development opportunities in key areas of the Wilson Yard RPA. The combination of insufficient vehicular

access, lack of proper signage, unsafe pedestrian and vehicular movement, and shallow lot depths aggravate traffic patterns, pose special hazards for pedestrians who shop or live in the RPA, and limit potential redevelopment opportunities.

Some form of deleterious land use or layout was considered to be meaningfully present on 19 (56%) of the 34 blocks in the RPA.

2. Lack of Community Planning

Lack of community planning is an area-wide factor, not necessarily attributable to any one parcel. The Wilson Yard RPA was developed prior to the implementation or guidance of a comprehensive community plan. This is evidenced by areas with antiquated water lines, deleterious street layouts and lack of buffering between land uses. In addition, many parcels along Broadway were assembled into lots that are irregularly-shaped and shallow, and therefore do not meet contemporary development standards. Lack of community planning limits potential redevelopment opportunities within the RPA.

This eligibility factor is present throughout the Wilson Yard RPA.

4. Redevelopment Project & Plan

Redevelopment Needs of the Wilson Yard RPA

The existing land use pattern and physical conditions in the Wilson Yard RPA suggest six (6) redevelopment needs for the area:

1. Property assembly, demolition, and site preparation;
2. Infrastructure improvements, streetscaping along Broadway, and buffering/screening between land uses;
3. Commercial and residential development and rehabilitation;
4. Preservation and development of affordable housing units;
5. Improvement and expansion of public facilities and other supportive land uses; and
6. Job training and day care assistance

The Redevelopment Plan identifies the tools that the City will use to guide redevelopment in the Wilson Yard RPA to create a cohesive and vibrant mixed-use community. Currently, the Wilson Yard RPA is characterized by signs of deteriorated buildings and infrastructure, vacant and underutilized parcels, conflicting land uses, and an overall lack of growth in property values.

The goals, objectives, and strategies discussed below have been developed to address these needs and facilitate the sustainable redevelopment of the Wilson Yard RPA. The proposed public improvements outlined in the Redevelopment Plan will help create an environment conducive to private investment and redevelopment within the Wilson Yard RPA. To support specific projects and encourage future investment in the RPA, public resources, including tax increment financing, may be used to: facilitate property assembly; demolition; site preparation; improve or repair RPA infrastructure; provide streetscaping, landscaped buffers, and screening elements between land uses; develop and rehabilitate commercial and residential buildings and/or units; preserve and develop affordable housing units; improve, build, and/or expand existing public facilities; and provide job training and day care assistance. In addition, tax increment financing may be used to finance new construction of affordable housing and subsidize developer interest costs related to redevelopment projects.

Goals, Objectives, and Strategies

Goals, objectives and strategies designed to address the needs of the community form the overall framework of the Redevelopment Plan for the use of anticipated tax increment funds generated within the Wilson Yard RPA.

Goal. The overall goal of the TIF Redevelopment Plan is to reduce or eliminate conditions that qualify the Wilson Yard RPA as a conservation area and to provide the direction and mechanisms necessary to create a cohesive and vibrant mixed-use, mixed-income community and to preserve diversity in the area. Redevelopment of the RPA will improve retail, commercial, and housing conditions, improve the relationship between the area's diverse land uses, and attract private redevelopment. This goal is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment.

Objectives. Fourteen (14) broad objectives support the overall goal of area-wide revitalization of the Wilson Yard RPA. These include:

1. Retain the economic and cultural diversity of the population in the RPA and support the preservation of existing community residences and businesses by ameliorating the potential negative impacts, including displacement, that new development may have on existing community residents and businesses;
2. Facilitate the assembly, preparation, and marketing of vacant and underutilized sites for new retail, commercial, light industrial, and residential development, and off-street parking areas, and provide for corrective actions to address environmental problems to permit development and redevelopment, as needed or appropriate;
3. Facilitate the redevelopment of the CTA Wilson Yard site in accordance with the Redevelopment Plan in a way that fits within and enhances the overall attractiveness of the community in terms of architectural style, Broadway-oriented street frontage, and pedestrian-orientation, and is consistent with the McJunkin building in terms of height, scale, and setback;
4. Support the relocation of CTA facilities on the Wilson Yard, as appropriate, to carry out the other objectives of this Redevelopment Plan;
5. Encourage the improvement of the physical condition along Broadway between Wilson Avenue and Montrose Avenue including the rehabilitation of commercial buildings, the development of vacant or underutilized properties, provision of streetscaping and beautification elements, and removal of driveways and curb cuts where possible and appropriate;
6. Support the preservation and rehabilitation of existing multi-family and affordable housing throughout the RPA and support the development of new for-sale and rental housing that could include a mixture of market-rate units and units affordable to moderate-, low-, and very low-income households;
7. Encourage the preservation and rehabilitation of retail and commercial businesses, institutional uses, and architecturally and/or historically significant buildings and districts in the RPA;
8. Encourage streetscaping, landscaping, and screening/buffering elements to visually link the area's diverse land uses and create a distinct identity for the area, as appropriate;
9. Replace or repair infrastructure where needed, including sidewalks, streets, curbs, gutters, underground water and sanitary systems, and viaducts to improve the overall image of the neighborhood and to support new development and redevelopment in the RPA, and provide resources for the extension of Sunnyside Avenue west of Broadway, as appropriate;

10. Facilitate the improvement and expansion of existing public facilities as needed, such as Arai and Stewart Schools, and area parks;
11. Coordinate the goals of this redevelopment plan with the goals and objectives of other underlying redevelopment plans and planning studies where appropriate, and coordinate available federal, state, and local resources, as appropriate;
12. Encourage improvements in accessibility for persons with disabilities;
13. Promote opportunities for women-owned, minority-owned, and locally-owned businesses to share in the job and construction opportunities associated with the redevelopment of the Wilson Yard RPA; and
14. Support job training programs and increase employment opportunities, including welfare-to-work programs, for area residents and individuals working in area businesses.

Strategies. These objectives will be implemented through five (5) specific and integrated strategies. These include:

1. **Implement Public Improvements.** A series of public improvements throughout the Wilson Yard RPA may be designed and implemented to help define and create an identity for the area, prepare sites for anticipated private investment, and create a more conducive environment for retail, commercial, and residential development. These improvements may include new streetscaping, street and sidewalk lighting, resurfacing of alleys, sidewalks and streets, improvement of underground water and sewer infrastructure, creation of parks and open space, and other public improvements consistent with the Redevelopment Plan. These public improvements may be completed pursuant to redevelopment agreements with private entities or intergovernmental agreements with other public entities, and may include the construction, rehabilitation, renovation, or restoration of public improvements on one or more parcels;
2. **Develop Vacant and Underutilized Sites.** The redevelopment of vacant and underutilized sites within the Wilson Yard RPA is expected to stimulate private investment and enhance the RPA. Development of vacant and underutilized sites is anticipated to have a positive impact on other properties beyond the individual project sites.
3. **Encourage Private Sector Activities and Support New Development.** Through the creation and support of public-private partnerships, or through written agreements, the City may provide financial and other assistance to encourage the private sector, including local property owners and businesses, to undertake rehabilitation and redevelopment projects and other improvements that are consistent with the goals of this Redevelopment Plan and which maintain the integrity of the historically significant buildings and districts in the Wilson Yard RPA.

The City requires that developers who receive TIF assistance for market-rate housing set

aside at least 20% of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means that affordable for-sale housing units should be priced at a level that is affordable to persons earning no more than 120% of the area median income, and affordable rental units should be affordable to persons earning no more than 80% of the area median income. TIF funds can also be used to pay for up to 50% of the cost of new construction or up to 75% of interest costs for new housing units to be occupied by low-income and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act.

4. **Facilitate Property Assembly, Demolition, and Site Preparation.** Specific sites listed in Appendix 3 may be acquired and assembled by the City to attract future private investment and development. The consolidated ownership of these sites will make them easier to market to potential developers and will streamline the redevelopment process. In addition, financial assistance may be provided to private developers seeking to acquire land and assemble sites to undertake projects supportive of this Redevelopment Plan.

To meet the goals, policies or objectives of this Redevelopment Plan, the City may acquire and assemble other property throughout the RPA. Land assemblage by the City may be done by purchase, exchange, donation, lease, eminent domain, or through the Tax Reactivation Program and may be for the purposes of (a) sale, lease, or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Site preparation may include such preparatory work as demolition of existing improvements and environmental remediation, where appropriate. Furthermore, the City may require written development 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 5, *Land Acquisition Overview Map*, indicates three (3) parcels currently proposed to be acquired for redevelopment in the project area. Appendix 3 contains a list of the acquisition parcels by block and Permanent Index Number (PIN). These parcels may be acquired to facilitate the redevelopment of the Wilson Yard site, consistent with the goals and objectives of this Redevelopment Plan.

In connection with the City exercising its powers to acquire real property not currently identified on the *Land Acquisition Overview Map* (Map 5) and listed in Appendix 3, including the exercise of the power of eminent domain, under the Act in implementing this 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. Relocation assistance may be provided to facilitate redevelopment of portions of the RPA, and to meet other City objectives. Businesses or households legally occupying properties to be acquired by the City may be provided with relocation advisory and/or financial assistance as determined by the City.

For properties described on Map 5, the acquisition of occupied properties by the City shall commence within four years from the date of the publication of the ordinance approving this Redevelopment Plan. Acquisition shall be deemed to have commenced with the sending of an offer letter. After the expiration of this four-year period, the City may acquire such property pursuant to this Redevelopment Plan under the Act according to its customary procedures as described in the preceding paragraph.

5. **Assist Existing Businesses and Residents.** The City may provide assistance to support existing businesses, property owners, and residents in the RPA. This may include financial and other assistance for rehabilitation, leasehold improvements, new construction, and the provision of affordable housing units. TIF assistance may be used independently or with other housing programs to support new and rehabilitated rental and for-sale housing that could include a mixture of market-rate units and units affordable to moderate-, low-, and very low-income households. Resources may also be available to businesses for job training, welfare-to-work, and day care assistance. In addition, to the extent allowable under the law, locally-owned businesses and residents will be targeted to share in the employment, job, and construction-related opportunities that may be offered by redevelopment within the Wilson Yard RPA.

These activities are representative of the types of projects contemplated to be undertaken during the life of the Wilson Yard RPA. Market forces are critical to the completion of these projects. Phasing of projects will depend on the interests and resources of both public and private sector parties. Not all projects will necessarily be undertaken. Further, additional projects may be identified throughout the life of the Wilson Yard RPA. To the extent that these projects meet the goals of this Redevelopment Plan and the requirements of the Act and budget outlined in the next section, these projects may be considered for tax increment funding.

Proposed Future Land Use

The proposed future land use of the Wilson Yard RPA reflects the objectives of the Redevelopment Plan, which work to provide direction for the marketing of vacant sites in the RPA to redevelopment activities. The proposed objectives are compatible with historic land use patterns and support current development trends in the area.

These proposed future land uses are detailed on Map 6. As noted on Map 6, the uses listed are to be predominant uses for the area indicated, and are not exclusive of any other uses.

Housing Impact and Related Matters

As set forth in the Act, if the redevelopment plan for the 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 approximately 4,082 occupied residential units, including 9 single-family buildings, 269 condominium units, 854 units above commercial or institutional uses, and 2,950 units in multifamily buildings. The City does not intend to acquire or displace by any other means, any of these units. The City of Chicago hereby certifies that no displacement will occur as a result of activities pursuant to this Redevelopment Plan.

5. *Financial Plan*

Eligible Costs

The Act outlines several categories of expenditures that can be funded using tax increment revenues. These expenditures, referred to as eligible redevelopment project costs, include all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this plan pursuant to the Act. The City proposes to realize its goals and objectives of redevelopment through public finance techniques, including, but not limited to, tax increment financing, and by undertaking certain activities and incurring certain costs. Some of the costs listed below are eligible costs under the Act pursuant to an amendment to the Act that became effective November 1, 1999. Such eligible costs may include, without limitation, the following:

1. 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, marketing sites within the area to prospective businesses, developers, and investors, financial, planning or other services, related hard and soft costs, and other related expenses; provided however, that no such charges for professional services may be based on a percentage of the tax increment collected;
2. Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, and clearing and grading of land, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers;
3. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings or fixtures and leasehold improvements;
4. Costs of the construction of public works or improvements consistent with the Act, including the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
5. Costs of job training and retraining projects including the costs of "welfare to work" programs implemented by businesses located within the redevelopment project area;
6. Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto and interest accruing during a construction period;
7. All or a portion of a taxing district's capital costs resulting from the redevelopment project

- necessarily incurred or to be incurred in furtherance of the objectives of the Redevelopment Plan and project, to the extent the municipality by written agreement accepts and approves such costs;
8. An elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;
 9. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law, or under the Act;
 10. Payment in lieu of taxes;
 11. Costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and taxing district(s), 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 the community college district of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public and Community College Act as cited in the Act and by the school districts of cost pursuant to Section 10-22.20a and 10-23.3a of the School Code as cited in the Act.
 12. Interest costs incurred by a developer related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - a. Such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 - b. Such payments in any one (1) year may not exceed thirty percent (30%) of the annual interest costs incurred by the redeveloper with regard to the development project during that year;
 - c. If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph (13) then the amount so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - d. The total of such interest payments paid pursuant to the Act may not exceed thirty percent (30%) of the total of (i) cost paid or incurred by the developer for the

- redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act; and
- e. The percentage increases from thirty percent (30%) to seventy-five percent (75%) for the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.
 - f. Instead of the interest costs described above in paragraphs 12b. and 12d., a municipality may pay from tax incremental revenues up to 50% of the cost of construction, renovation, and rehabilitation of new housing units (for ownership or rental) to be occupied by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, as more fully described in the 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;
13. The cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, “low-income families” means families whose annual income does not exceed 80% of the City, county, or regional median income as determined from time to time by the United States Department of Housing and Urban Development.
14. Unless explicitly stated in the Act and as provided for in relation to low- and very low-income housing units, the cost of construction of new privately owned buildings shall not be an eligible redevelopment project cost.

Estimated Redevelopment Project Costs

The estimated eligible costs of this Redevelopment Plan are shown in Table 2. The total eligible cost provides an upper limit on expenditures that are to be funded using tax increment revenues, exclusive of capitalized interest, issuance costs, interest, and other financing costs. Within this limit, adjustments may be made in line items without amendment to this Redevelopment Plan. Additional funding in the form of State and Federal grants, private developers contributions and other outside sources may be pursued by the City as a means of financing improvements and facilities which are of benefit to the general community.

TABLE 2: ESTIMATED TIF ELIGIBLE COSTS

Project/Improvements	Estimated Project Costs*
Professional Services	\$1,400,000
Property Assembly: including site preparation and environmental remediation	\$7,200,000
Rehabilitation Costs (Commercial and Residential)	\$14,400,000
Eligible Construction Costs	\$5,000,000
Relocation	\$1,700,000
Public Works or Improvements (1)	\$17,400,000
Job Training	\$3,100,000
Interest Costs	\$5,800,000
Day Care	\$2,000,000
TOTAL REDEVELOPMENT COSTS (2)	\$58,000,000

*Exclusive of capitalized interest, issuance costs, and other financing costs

(1) This category also may include the reimbursement of capital costs of taxing districts including schools resulting from the redevelopment project necessarily incurred in the furtherance of the objectives of the Redevelopment Project Area Plan and Project to the extent the City by written agreement accepts and approves such costs.

(2) All costs are in 2000 dollars and may be increased by the rate of inflation reflected in the Consumer Price Index (CPI) for All Urban Consumers for All Items for the Chicago-Gary-Kenosha, IL-IN-WI CMSA, published by the U. S. Department of Labor. In addition to the above stated costs, each issue of obligations issued to finance a phase of the Redevelopment Project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations, including interest costs.

Adjustments to the estimated line item costs in Table 2 are expected and may be made by the City without amendment to the Plan. Each individual project cost will be re-evaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a limit on the described expenditures. Adjustments may be made in line items within the total, either increasing or decreasing line item costs as a result of changed redevelopment costs and needs.

In the event the Act is amended after the date of the approval of this Redevelopment Plan by the City Council of Chicago to (a) include new eligible redevelopment project costs, or (b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as, for example, by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5/1-74.4-3(q)(11)), this Redevelopment Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as eligible costs under the Redevelopment Plan. In the event of such amendment(s),

the City may add any new eligible redevelopment project costs as a line item in Table 2, or otherwise adjust the line items in Table 2 without amendment to this Redevelopment Plan. In no instance, however, shall such additions or adjustments result in any increase in the total redevelopment project costs without a further amendment to this Redevelopment Plan.

Phasing and Scheduling of the Redevelopment

Each private project within the Wilson Yard RPA shall be governed by the terms of a written redevelopment agreement entered into by a designated developer and the City and approved by the City Council. Where tax increment funds are used to pay eligible redevelopment project costs, to the extent funds are available for such purposes, expenditures by the City shall be coordinated to coincide on a reasonable basis with the actual redevelopment expenditures of the developer(s). The Redevelopment Plan shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31st of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third year calendar year following the year in which the ordinance approving this redevelopment project area is adopted (by December 31, 2025, if the ordinances establishing the RPA are adopted at the beginning of 2001).

Sources of Funds to Pay Costs

Funds necessary to pay for redevelopment project costs and/or municipal obligations which may be issued or incurred to pay for such costs are to be derived principally from tax increment revenues and/or proceeds from municipal obligations which have as a repayment source tax increment revenue. To secure the issuance of these obligations and the developer's performance of redevelopment agreement obligations, the City may require the utilization of guarantees, deposits, reserves, and/or other forms of security made available by private sector developers. The City may incur Redevelopment Project Costs which are paid from the funds of the City other than incremental taxes, and the City may then be reimbursed for such costs from incremental taxes.

The tax increment revenue which will be used to fund tax increment obligations and eligible redevelopment project costs shall be the incremental real property tax revenues. Incremental real property tax revenue is attributable to the increase of the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the redevelopment project area over and above the certified initial equalized assessed value of each such property. Without the use of such incremental revenues, the redevelopment project area is not likely to redevelop.

Other sources of funds which may be used to pay for development costs and associated obligations issued or incurred include land disposition proceeds, state and federal grants, investment income, private investor and financial institution funds, and other sources of funds and revenues as the municipality and developer from time to time may deem appropriate.

The Wilson Yard RPA is contiguous to the proposed Lawrence/Broadway Redevelopment Project Area and may, in the future, be contiguous to, or be separated only by a public right-of-way from, other redevelopment areas created under the Act. The City may utilize net incremental property tax

revenues received from the Wilson Yard RPA to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the Wilson Yard RPA 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 Wilson Yard RPA, shall not at any time exceed the total Redevelopment Project Costs described in Table 2 of this Redevelopment Plan.

The Wilson Yard RPA may become contiguous to, or separated only by a public right-of-way from, other redevelopment project areas created under the Illinois Industrial Jobs Recovery Law, (65 ILCS 5/11-74.61-1 et. seq.). If the City finds that the goals, objectives and financial success of such contiguous redevelopment project areas or those separated only by a public right-of-way are interdependent with those of the Wilson Yard RPA, the City may determine that it is in the best interests of the City and in furtherance of the purposes of the Plan that net revenues from the Wilson Yard RPA 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 Wilson Yard RPA to pay eligible redevelopment projects 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 Wilson Yard RPA and such areas. The amount of revenue from the Wilson Yard RPA so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Wilson Yard RPA or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Table 2 of this Redevelopment Plan.

If necessary, the redevelopment plans for other contiguous redevelopment project areas that may be or already have been created under the Act may be drafted or amended as applicable to add appropriate and parallel language to allow for sharing of revenues between such districts.

Issuance of Obligations

To finance project costs, the City may issue bonds or obligations secured by the anticipated tax increment revenue generated within the Wilson Yard RPA, or such other bonds or obligations as the City may deem as appropriate. The City may require the utilization of guarantees, deposits or other forms of security made available by private sector developers to secure such obligations. In addition, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

All obligations issued by the City pursuant to this Redevelopment Plan and the Act shall be retired within the time frame described under “Phasing and Scheduling of the Redevelopment” above. 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 of a series of obligations may be sold at one or more times in order to implement this Redevelopment Plan. The amounts payable in any year as principal and interest on all obligations issued by the City shall not exceed the amounts available from tax increment revenues, or other sources of funds, if any, as may be provided by ordinance. Obligations may be of parity or senior/junior lien nature. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory, sinking fund, or optional redemptions.

In addition to paying redevelopment project costs, tax increment revenues may be used for the scheduled and/or early retirement of obligations, and for reserves, bond sinking funds and redevelopment project costs. To the extent that real property tax increment is not required for such purposes or otherwise required, pledged, earmarked, or otherwise designated for anticipated redevelopment costs, revenues shall be declared surplus and become available for distribution annually to area taxing districts in the manner provided by the Act.

Most Recent Equalized Assessed Valuation of Properties in the Redevelopment Project Area

The purpose of identifying the most recent equalized assessed valuation (“EAV”) of the Wilson Yard RPA 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 Wilson Yard RPA. The 1999 EAV of all taxable parcels in the Wilson Yard RPA is approximately \$57,800,000. This total EAV amount by PIN is summarized in Appendix 4. The EAV is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the Redevelopment Project Area will be calculated by Cook County. If the 2000 EAV shall become available prior to the date of adoption of the Redevelopment Plan by the City Council, the City may update the Redevelopment Plan by replacing the 1999 EAV with the 2000 EAV without further City Council action.

Anticipated Equalized Assessed Valuation

By 2024, the EAV for the Wilson Yard RPA will be approximately \$126,600,000. This estimate is based on several key assumptions, including: 1) an inflation factor of 2% per year on the EAV of all properties within the Wilson Yard RPA, with its cumulative impact occurring in each triennial reassessment year; 2) an equalization factor of 2.2505; and 3) a tax rate of 8.536% for the duration of the Wilson Yard RPA.

6. Required Findings and Tests

Lack of Growth and Private Investment

The City is required under the Act to evaluate whether or not the RPA has been subject to growth and private investment and must substantiate a finding of lack of such investment prior to establishing a tax increment financing district.

While some market-based investment has occurred in the Wilson Yard RPA over the last five years, this investment has been minimal in scope and not part of any coordinated development strategy. The Wilson Yard RPA is located entirely within Lake View Township. From 1994 to 1999 the growth of equalized assessed valuation ("EAV," which is the value of property from which property taxes are based) in the Wilson Yard RPA has lagged behind that of both the City of Chicago and Lake View Township. The compound annual growth rate of EAV in the Wilson Yard RPA was 2.93% between 1994 and 1999. This is 11% lower than the 3.28% growth experienced by the City of Chicago during this period and 35% lower than the 4.49% growth rate experienced by Lake View Township.

Finding: The Redevelopment Project Area (Wilson Yard RPA) on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.

But for....

The City is required to find that, but for the designation of the TIF district and the use of tax increment financing, it is unlikely that significant investment will occur in the Wilson Yard RPA.

Without the support of public resources, the redevelopment objectives of the Wilson Yard RPA would most likely not be realized. The scope of area-wide improvements and development assistance resources needed to rehabilitate the Wilson Yard RPA as a viable mixed-use district are expensive, and the private market, on its own, is not likely to absorb all these costs. Resources to assist with site assembly and preparation, public infrastructure improvements, and private property rehabilitation are needed to leverage private investment and facilitate area-wide redevelopment consistent with the Redevelopment Plan. TIF funds will be used to fund land assembly, site preparation, infrastructure improvements, and building rehabilitation. Accordingly, but for creation of the Wilson Yard RPA, these projects, which would contribute substantially to area-wide redevelopment, are unlikely to occur without TIF designation for the Wilson Yard RPA.

Finding: But for the adoption of this Redevelopment Plan, critical resources will be lacking that would otherwise support the redevelopment of the Wilson Yard RPA and the Wilson Yard RPA would not reasonably be anticipated to be developed.

Conformance to the Plans of the City

The Wilson Yard RPA and Redevelopment Plan must conform to the comprehensive plan for the City, conform to the strategic economic development plans, or include land uses that have been

approved by the Chicago Plan Commission.

The proposed land uses described in this Redevelopment Plan will be approved by the Chicago Plan Commission prior to its adoption by the City Council.

Dates of Completion

The dates of completion of the project and retirement of obligations are described under “Phasing and Scheduling of the Redevelopment” in Section 5 above.

Financial Impact of the Redevelopment Project

As explained above, without the adoption of this Redevelopment Plan and tax increment financing, the Wilson Yard RPA is not expected to be redeveloped by private enterprise. Additionally, there is a genuine threat that blighting conditions will continue to exist and spread, and that the entire area will become a less attractive place to maintain and improve existing buildings and sites. The lagging growth of property values also may lead to a decline of property values in surrounding areas and could lead to a reduction of real estate tax revenue to all taxing districts.

This document describes the comprehensive redevelopment program proposed to be undertaken by the City to create an environment in which private investment can reasonably occur. The redevelopment program will be staged gradually over the life of the Wilson Yard RPA. If a redevelopment project is successful, various new projects will be undertaken that will assist in alleviating blighting conditions, creating new jobs, and promoting rehabilitation and development in the Wilson Yard RPA.

This Redevelopment Plan is expected to have short- and long-term financial impacts on the affected taxing districts. During the period when tax increment financing is utilized, real estate tax increment revenues from the increases in EAV over and above the certified initial EAV (established at the time of adoption of this document by the City) may be used to pay eligible redevelopment project costs for the Wilson Yard RPA. At the time when the Wilson Yard RPA is no longer in place under the Act, the real estate tax revenues resulting from the redevelopment of the Wilson Yard RPA will be distributed to all taxing district levying taxes against property located in the Wilson Yard RPA. These revenues will then be available for use by the affected taxing districts.

Demand on Taxing District Services and Program to Address Financial and Service Impact

In 1994, the Act was amended to require an assessment of any financial impact of a redevelopment project area on, or any increased demand for service from, any taxing district affected by the redevelopment plan, and a description of any program to address such financial impacts or increased demand.

The City intends to monitor development in the areas and with the cooperation of the other affected

CITY OF CHICAGO

PROPOSED Wilson Yard

TAX INCREMENT FINANCE DISTRICT

MAP 7 COMMUNITY FACILITIES MAP

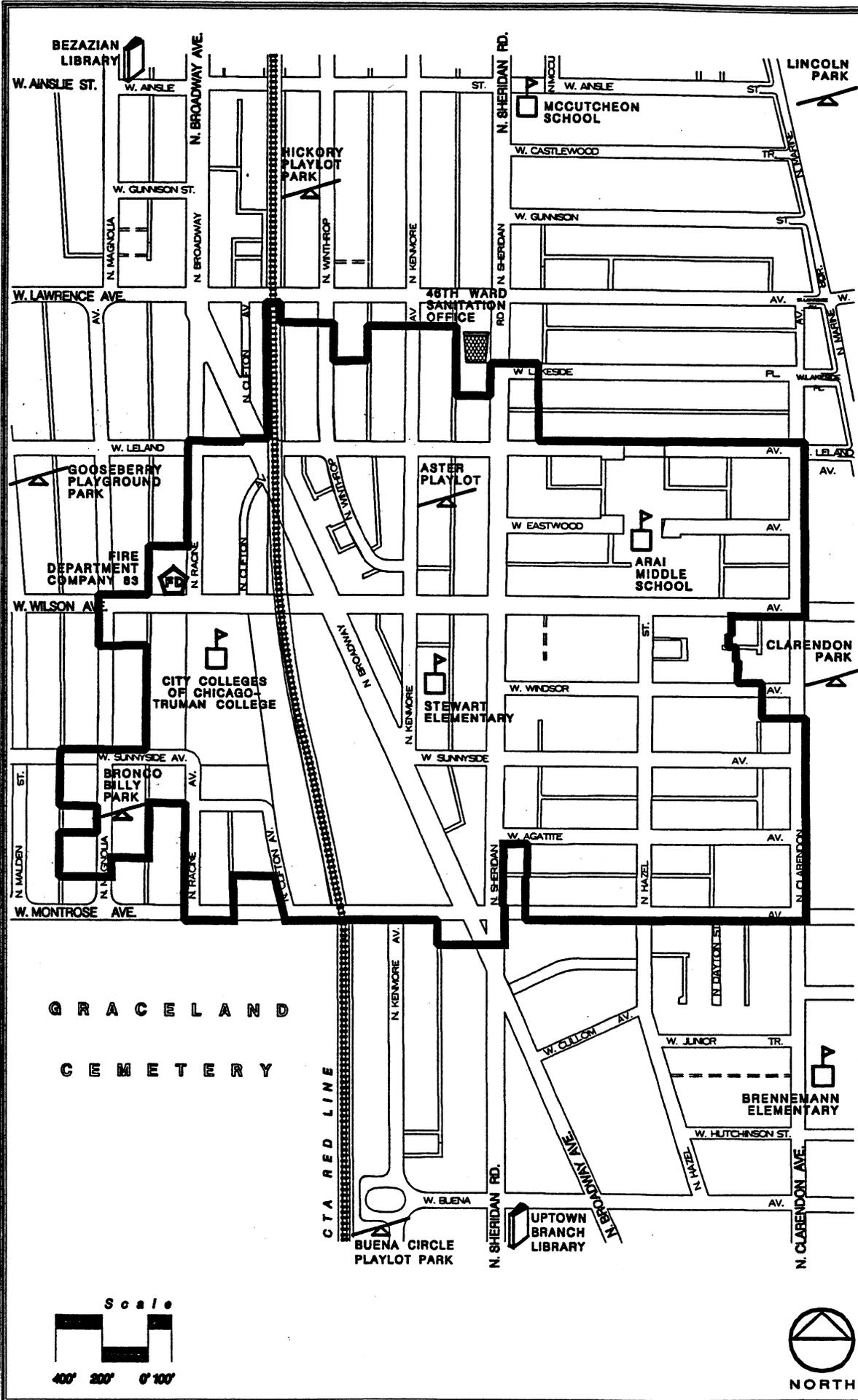
LEGEND

-  TIF BOUNDARY
-  SCHOOL
-  PARK/PLAYLOT
-  LIBRARY
-  FIRE DEPARTMENT
-  SANITATION WARD OFFICE

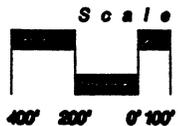
October 2000

S. B. Friedman & Company
Real Estate Advisors and Development Consultants

Campbell Tiu Campbell, Inc.
Architects • Planners • Construction Managers



GRACELAND
CEMETERY



and fire protection; capital improvements and maintenance; water supply and distribution; sanitation service; and building, housing and zoning codes.

Replacement of vacant and under-utilized buildings and sites with active and more intensive uses may result in additional demands on services and facilities provided by the districts. In addition to several public service facilities operated by the City within the Wilson Yard RPA, there also are public facilities in close proximity to the area. Additional costs to the City for police, fire, library circulation, and recycling and sanitation services arising from residential and non-residential development may occur. However, it is expected that any increase in demand for the City services and programs associated with the Wilson Yard RPA can be handled adequately by City police, fire protection, library, sanitary collection and recycling services, and programs maintained and operated by the City. The impact of the Wilson Yard RPA will not require expansion of services in this area.

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

It is likely that some families who purchase housing or rent new apartments in the Wilson Yard RPA will send their children to public schools, putting increased demand on area school districts. However, it is unlikely that the scope of new residential construction would exhaust existing capacity. Many of the new home owners or renters may come from the immediate neighborhood or may send their children to private schools, which would not impact the public school system. Existing absorption capacity was verified through data provided from the Department of Operations at the Chicago Public Schools (CPS). These data reveal that for all the public schools that serve the area immediately surrounding the Wilson Yard RPA for which capacity data was available, existing enrollment is at approximately 64% of existing capacity. This means that an increase in the number of students in the area can be supported. The City intends to monitor development in the Wilson Yard RPA and, with the cooperation of the Board of Education, will attempt to ensure that any increased demands for the services and capital improvements provided by the Board of Education are addressed in connection with each new residential project.

Chicago Park District. The Park District is responsible for the provision, maintenance and operation of park and recreational facilities through the City and for the provision of recreation programs.

It is expected that the households that may be added to the Wilson Yard RPA may generate additional demand for recreational services and programs and may create the need for additional open spaces and recreational facilities operated by the Chicago Park District. The City intends to monitor development in the Wilson Yard RPA and, with the cooperation of the Chicago Park District, will attempt to ensure that any increased demands for the services and capital improvements that may be provided by the Chicago Park District are addressed in connection with any particular residential development.

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.

It is expected that any increase in demand for services from Community College District 508 can be handled adequately by the district's existing service capacity, programs and facilities. Therefore, at this time no special programs are proposed for this taxing district. Should demand increase, the City will work with the affected district to determine what, if any, program is necessary to provide adequate services.

Metropolitan Water Reclamation District. 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.

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

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

It is expected that any increase in demand for Cook County services can be handled adequately by existing services and programs maintained and operated by the County. Therefore, at this time, no special programs are proposed for these taxing districts. Should demand increase, the City will work with the affected taxing districts to determine what, if any, program is necessary to provide adequate services.

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. It is expected that any increase in demand for Forest Preserve services can be handled adequately by existing facilities and programs maintained and operated by the District. No special programs are proposed for the Forest Preserve.

Given the preliminary nature of the Redevelopment Plan, specific fiscal impacts on the taxing districts and increases in demand for services provided by those districts cannot accurately be assessed within the scope of this plan.

7. Provisions for Amending Action Plan

This Redevelopment Plan and Project document may be amended pursuant to the provisions of the Act.

8. Commitment to Fair Employment Practices and Affirmative Action Plan

The City is committed to and will require developers to follow and affirmatively implement the following principles with respect to this Redevelopment Plan. However, the City may implement programs aimed at assisting small businesses which may not be subject to these requirements.

- A. The assurance of equal opportunity in all personnel and employment actions with respect to this Redevelopment Plan and project, including, but not limited to, hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, terminations, etc. without regard to race, color, religion, sex, age, handicapped status, national origin, sexual preference, creed, or ancestry.
- B. Meeting City standards for participation of Minority Business Enterprise and Women Business Enterprise businesses as required in redevelopment agreements.
- C. The commitment to affirmative action and non-discrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
- D. Meeting City standards for the hiring of City residents to work on redevelopment project construction projects.

Appendix 1:
*Boundary and Legal Description (Chicago Guarantee Survey
Company)*

WILSON YARD TIF

ALL THAT PART OF SECTIONS 16 AND 17 IN TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF NORTH MAGNOLIA AVENUE WITH THE NORTH LINE OF WEST WILSON AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF WEST WILSON AVENUE TO THE EAST LINE OF LOT 49 IN SHERIDAN DRIVE SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 17 TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 49 BEING ALSO THE WEST LINE OF THE ALLEY EAST OF NORTH MAGNOLIA AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY EAST OF NORTH MAGNOLIA AVENUE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 10 FEET OF LOT 20 IN SAID SHERIDAN DRIVE SUBDIVISION;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF THE SOUTH 10 FEET OF SAID LOT 20 IN SHERIDAN DRIVE SUBDIVISION TO THE WEST LINE OF NORTH RACINE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF NORTH RACINE AVENUE TO THE NORTH LINE OF WEST LELAND AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF WEST LELAND AVENUE TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOTS 4 THROUGH 19, INCLUSIVE, IN THE RESUBDIVISION OF LOTS 206 TO 227, INCLUSIVE, AND THE VACATED ALLEY ADJOINING SAID LOTS 206 TO 227 OF WILLIAM DEERING'S SURRENDEN SUBDIVISION IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOTS 4 THROUGH 19, INCLUSIVE, IN THE RESUBDIVISION OF LOTS 206 TO 227 BEING ALSO THE WEST LINE OF THE CHICAGO TRANSIT AUTHORITY RIGHT OF WAY;

THENCE NORTH ALONG SAID WEST LINE OF THE CHICAGO TRANSIT AUTHORITY RIGHT OF WAY TO THE SOUTH LINE OF WEST LAWRENCE AVENUE;

THENCE EAST ALONG SAID SOUTH LINE OF WEST LAWRENCE AVENUE TO THE WEST LINE OF LOT 159 IN WILLIAM DEERING'S

SURRENDEN SUBDIVISION IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID WEST LINE OF LOT 159 BEING ALSO THE EAST LINE OF THE ALLEY WEST OF NORTH WINTHROP AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY WEST OF NORTH WINTHROP AVENUE TO THE SOUTH LINE OF LOT 1 IN THE SUBDIVISION OF LOTS 160 TO 169, INCLUSIVE, OF WILLIAM DEERING'S SURRENDEN SUBDIVISION IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 1 IN THE SUBDIVISION OF LOTS 160 TO 169, INCLUSIVE, OF WILLIAM DEERING'S SURRENDEN SUBDIVISION AND ALONG THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF NORTH WINTHROP AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH WINTHROP AVENUE TO THE SOUTH LINE OF LOT 6 IN THE SUBDIVISION OF LOTS 150 TO 157, INCLUSIVE, OF WILLIAM DEERING'S SURRENDEN SUBDIVISION IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 6 IN THE SUBDIVISION OF LOTS 150 TO 157, INCLUSIVE, OF WILLIAM DEERING'S SURRENDEN SUBDIVISION TO THE EAST LINE THEREOF, SAID EAST LINE OF LOT 6 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF NORTH KENMORE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF NORTH KENMORE AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 102 IN WILLIAM DEERING'S SURRENDEN SUBDIVISION IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 102 IN WILLIAM DEERING'S SURRENDEN SUBDIVISION AND ALONG THE EASTERLY EXTENSION THEREOF, AND ALONG THE SOUTH LINE OF LOT 99 IN SAID WILLIAM DEERING'S SURRENDEN SUBDIVISION AND ALONG THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF LOTS 2 AND 3 IN SAID WILLIAM DEERING'S SURRENDEN SUBDIVISION, SAID WEST LINE OF LOTS 2 AND 3 IN WILLIAM DEERING'S SURRENDEN SUBDIVISION BEING ALSO THE EAST LINE OF THE ALLEY WEST OF NORTH SHERIDAN ROAD;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY WEST OF NORTH SHERIDAN ROAD TO THE SOUTH LINE OF LOT 8 IN SAID WILLIAM DEERING'S SURRENDEN SUBDIVISION IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 8 IN WILLIAM DEERING'S SURRENDEN SUBDIVISION TO THE WEST LINE OF NORTH SHERIDAN ROAD;

THENCE NORTH ALONG SAID WEST LINE OF NORTH SHERIDAN ROAD TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 3 IN HERDIEN-HOFFLUND & CARSON'S SUBDIVISION OF THE SOUTH SIX ACRES OF THE NORTH TEN ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 3 BEING ALSO THE NORTH LINE OF WEST LAKESIDE AVENUE;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND ALONG THE NORTH LINE OF WEST LAKESIDE AVENUE TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 20 IN HORACE A. GOODRICH'S SUBDIVISION OF THE SOUTH TEN RODS OF THE NORTH THIRTY RODS OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF LOT 20 IN HORACE A. GOODRICH'S SUBDIVISION AND ALONG THE EAST LINE OF LOT 21 IN SAID HORACE A. GOODRICH'S SUBDIVISION AND ALONG THE SOUTHERLY EXTENSION THEREOF AND ALONG THE EAST LINE OF LOT 20 IN J. A. W. REES SUBDIVISION OF THE SOUTH TEN RODS OF THE NORTH FORTY RODS OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND ALONG THE EAST LINE OF LOT 21 IN SAID J. A. W. REES SUBDIVISION TO THE NORTH LINE OF WEST LELAND AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF WEST LELAND AVENUE TO THE EAST LINE OF NORTH CLARENDON AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH CLARENDON AVENUE TO THE SOUTH LINE OF WEST WILSON AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF WEST WILSON AVENUE TO THE WEST LINE OF THE EAST 19 FEET OF LOT 3 IN CHRISTIAN KURZ'S RESUBDIVISION OF LOTS 5 AND 6 IN RUFUS C. HALL'S SUBDIVISION IN THE

SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17,
TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 19 FEET OF LOT
3 IN CHRISTIAN KURZ'S RESUBDIVISION A DISTANCE OF 79.336 FEET, MORE
OR LESS, TO A NORTH LINE OF THE PARCEL OF PROPERTY BEARING PIN 14-
17-221-032;

THENCE WEST ALONG SAID NORTH LINE OF THE PARCEL OF
PROPERTY BEARING PIN 14-17-221-032 TO THE EAST LINE OF LOT 2 IN SAID
CHRISTIAN KURZ'S RESUBDIVISION;

THENCE SOUTH ALONG SAID EAST LINE OF LOT 2 IN CHRISTIAN
KURZ'S RESUBDIVISION AND ALONG THE SOUTHERLY EXTENSION
THEREOF TO THE CENTER LINE OF THE VACATED ALLEY LYING SOUTH OF
AND ADJOINING LOTS 2 THROUGH 6, INCLUSIVE, IN SAID CHRISTIAN KURZ'S
RESUBDIVISION;

THENCE EAST ALONG SAID CENTER LINE OF THE VACATED ALLEY
LYING SOUTH OF AND ADJOINING LOTS 2 THROUGH 6, INCLUSIVE, IN
CHRISTIAN KURZ'S RESUBDIVISION TO THE NORTHERLY EXTENSION OF
THE WEST LINE OF THAT PART OF LOT 1 IN CHRISTIAN KURZ'S
RESUBDIVISION BEARING PIN 14-17-221-029;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE
WEST LINE OF THAT PART OF LOT 1 IN CHRISTIAN KURZ'S RESUBDIVISION
BEARING PIN 14-17-221-029 TO THE SOUTH LINE OF SAID LOT 1 IN CHRISTIAN
KURZ'S RESUBDIVISION;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 1 IN CHRISTIAN
KURZ'S RESUBDIVISION TO THE WEST LINE OF THE EAST 59.6 FEET OF LOT 9
IN H. J. WALLINGFORD'S SUBDIVISION OF THE 15 RODS SOUTH OF AND
ADJACENT TO THE NORTH 95 RODS IN THE EAST HALF OF THE NORTHEAST
QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE
THIRD PRINCIPAL MERIDIAN;

THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 59.6 FEET OF
LOT 9 IN H. J. WALLINGFORD'S SUBDIVISION TO THE NORTH LINE OF WEST
WINDSOR AVENUE:

THENCE EAST ALONG SAID NORTH LINE OF WEST WINDSOR AVENUE
TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 3 IN A. L.
BLETCH'S SUBDIVISION OF ALL OF LOT 11 AND (EXCEPT THE WEST 40.865
FEET THEREOF) OF LOT 12 IN H. J. WALLINGFORD'S SUBDIVISION OF THE 15
RODS SOUTH OF AND ADJACENT TO THE NORTH 95 RODS IN THE EAST HALF

OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE WEST LINE OF LOT 3 IN A. L. BLETCH'S SUBDIVISION TO THE NORTH LINE OF LOT 1 IN A. T. GALT'S SHERIDAN ROAD SUBDIVISION IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID NORTH LINE OF LOT 1 IN A. T. GALT'S SHERIDAN ROAD SUBDIVISION AND ALONG THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF NORTH CLARENDON AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH CLARENDON AVENUE TO THE SOUTH LINE OF WEST MONTROSE AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF WEST MONTROSE AVENUE TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 15 IN BLOCK 2 OF JOHN N. YOUNG'S SUBDIVISION OF LOT 1 AND THE VACATED HALF OF THE STREET NORTH OF AND ADJACENT TO SAID LOT 1, IN THE SUPERIOR COURT PARTITION OF THE SOUTH 10 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF LOT 15 IN BLOCK 2 OF JOHN N. YOUNG'S SUBDIVISION TO THE NORTH LINE OF SAID LOT 15;

THENCE EAST ALONG SAID NORTH LINE OF LOT 15 IN BLOCK 2 OF JOHN N. YOUNG'S SUBDIVISION TO THE SOUTHERLY EXTENSION OF THE CENTER LINE OF THE 10 FOOT PRIVATE ALLEY LYING WEST OF AND ADJOINING LOT 10 IN SAID BLOCK 2 OF JOHN N. YOUNG'S SUBDIVISION;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE CENTER LINE OF THE 10 FOOT PRIVATE ALLEY LYING WEST OF AND ADJOINING LOT 10 IN BLOCK 2 OF JOHN N. YOUNG'S SUBDIVISION TO THE SOUTH LINE OF WEST AGATITE AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF WEST AGATITE AVENUE TO THE EAST LINE OF NORTH SHERIDAN ROAD;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH SHERIDAN ROAD TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE PARCEL OF PROPERTY BEARING PIN 14-17-403-023, SAID PROPERTY BEING PART OF LOT 3 AND ALL OF LOT 2 IN BLOCK 2 OF BUENA PARK SUBDIVISION OF PART OF

INGLEHART'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF THE PARCEL OF PROPERTY BEARING PIN 14-17-403-023 AND ALONG THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF LOT 44 IN AFORESAID BLOCK 2 OF BUENA PARK SUBDIVISION, SAID EAST LINE OF LOT 44 BEING ALSO THE WEST LINE OF THE ALLEY EAST OF NORTH KENMORE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY EAST OF NORTH KENMORE AVENUE TO THE SOUTH LINE OF WEST MONTROSE AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF WEST MONTROSE AVENUE TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 287 IN WILLIAM DEERING'S SURRENDEN SUBDIVISION IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 287 IN WILLIAM DEERING'S SURRENDEN SUBDIVISION BEING ALSO THE WEST LINE OF NORTH CLIFTON AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE OF LOT 287 IN WILLIAM DEERING'S SURRENDEN SUBDIVISION TO THE NORTH LINE OF SAID LOT 287, SAID NORTH LINE OF LOT 287 BEING ALSO THE SOUTH LINE OF THE ALLEY NORTH OF WEST MONTROSE AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY NORTH OF WEST MONTROSE AVENUE TO THE WEST LINE OF LOT 290 IN SAID WILLIAM DEERING'S SURRENDEN SUBDIVISION, SAID WEST LINE OF LOT 290 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF NORTH RACINE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF NORTH RACINE AVENUE AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF WEST MONTROSE AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF WEST MONTROSE AVENUE TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 12 IN THE SUBDIVISION OF THE EAST 199 FEET OF THE SOUTH QUARTER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 12 BEING ALSO THE WEST LINE OF NORTH RACINE AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND ALONG THE WEST LINE OF NORTH RACINE AVENUE TO THE SOUTH LINE OF THE NORTH TEN FEET OF LOT 4 IN SAID SUBDIVISION OF THE EAST 199 FEET OF THE SOUTH QUARTER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH TEN FEET OF LOT 4 IN SAID SUBDIVISION OF THE EAST 199 FEET OF THE SOUTH QUARTER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TO THE WEST LINE OF SAID LOT 4, SAID WEST LINE OF LOT 4 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF NORTH MAGNOLIA AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF NORTH MAGNOLIA AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 17 IN THE SUBDIVISION OF THE WEST 370.25 FEET OF THE EAST 569.25 FEET OF THE SOUTH QUARTER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 17 IN THE SUBDIVISION OF THE WEST 370.25 FEET OF THE EAST 569.25 FEET OF THE SOUTH QUARTER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TO THE EAST LINE OF NORTH MAGNOLIA AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH MAGNOLIA AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 20 FEET OF LOT 34 IN SAID SUBDIVISION OF THE WEST 370.25 FEET OF THE EAST 569.25 FEET OF THE SOUTH QUARTER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF THE SOUTH 20 FEET OF LOT 34 IN THE SUBDIVISION OF THE WEST 370.25 FEET OF THE EAST 569.25 FEET OF THE SOUTH QUARTER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND ALONG THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF LOT 39 IN THE SUBDIVISION OF THE SOUTH QUARTER OF THE EAST HALF OF THE NORTHWEST QUARTER, EXCEPT THE EAST 569.25 FEET THEREOF, OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL

MERIDIAN, SAID EAST LINE OF LOT 39 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF NORTH MAGNOLIA AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF NORTH MAGNOLIA AVENUE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH TWO FEET OF LOT 30 IN AFORESAID SUBDIVISION OF THE WEST 370.25 FEET OF THE EAST 569.25 FEET OF THE SOUTH QUARTER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF THE SOUTH TWO FEET OF LOT 30 IN THE SUBDIVISION OF THE WEST 370.25 FEET OF THE EAST 569.25 FEET OF THE SOUTH QUARTER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TO THE WEST LINE OF NORTH MAGNOLIA AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF NORTH MAGNOLIA AVENUE TO THE NORTH LINE OF THE SOUTH 20 FEET OF LOT 28 IN SAID SUBDIVISION OF THE WEST 370.25 FEET OF THE EAST 569.25 FEET OF THE SOUTH QUARTER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID NORTH LINE OF THE SOUTH 20 FEET OF LOT 28 IN THE SUBDIVISION OF THE WEST 370.25 FEET OF THE EAST 569.25 FEET OF THE SOUTH QUARTER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND ALONG THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF LOT 45 IN AFORESAID SUBDIVISION OF THE SOUTH QUARTER OF THE EAST HALF OF THE NORTHWEST QUARTER, EXCEPT THE EAST 569.25 FEET THEREOF, OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 45 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF NORTH MAGNOLIA AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF NORTH MAGNOLIA AVENUE TO THE NORTH LINE OF WEST SUNNYSIDE AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF WEST SUNNYSIDE AVENUE TO THE EAST LINE OF LOT 37 IN SHERIDAN DRIVE SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 17 TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 37 BEING ALSO THE WEST LINE OF THE ALLEY EAST OF NORTH MAGNOLIA AVENUE;

Chicago Guarantee Survey Co.
601 S. La Salle St., Ste. 400, Chicago, Ill., 60605
Ordered by: S. B. Friedman & Company

September 20, 2000
Order No.0009006 R2
Wilson Yard

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY EAST OF NORTH MAGNOLIA AVENUE TO THE SOUTH LINE OF LOT 46 IN SAID SHERIDAN DRIVE SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 46 IN SHERIDAN DRIVE SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF NORTH MAGNOLIA AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF NORTH MAGNOLIA AVENUE TO THE POINT OF BEGINNING AT THE NORTH LINE OF WEST WILSON AVENUE.

ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

***Appendix 2:
Eligibility Factors By Block Table***

Appendix 2: Block-by-Block Distribution of Eligibility Factors

- (1) xx signifies those factors present to a major extent.
- (2) x signifies those supporting factors present to minor extent.
- (3) Gray shaded columns indicate that these factors are not present within the proposed RPA to either a minor or major extent.

	Number of Blocks	Sidwell Block Numbers	Age	Dilapidation	Obsolescence	Deterioration	Illegal Use	Below Minimum Code	Abandonment	Excessive Vacancies	Overcrowding	Lack of Vent., Light, or Sanitary Facilities	Inadequate Utilities	Land Coverage	Deleterious Land Use or Layout	Lack of Community Planning	Lack of Growth in EAV*
1	14	17 111	xx				xx					xx			x		N/A
2	14	17 118	xx			xx	xx					xx			x		N/A
3	14	17 124	xx			xx						xx			x		N/A
4	14	17 125				xx						xx		x	x		N/A
5	14	17 201	xx			xx						xx			x		N/A
6	14	17 202	xx				xx								x		N/A
7	14	17 203	xx			xx	xx								x		N/A
8	14	17 206	xx			xx	xx					xx			x		N/A
9	14	17 207	xx			xx	xx					xx		x	x		N/A
10	14	17 208	xx			xx	xx							x	x		N/A
11	14	17 209	xx			xx	xx							x	x		N/A
12	14	17 210	xx											x	x		N/A
13	14	17 211					xx								x		N/A
14	14	17 212	xx			xx	xx							x	x		N/A
15	14	17 213	xx			xx								x	x		N/A
16	14	17 214	xx			xx	xx					xx		x	x		N/A
17	14	17 215	xx			xx	xx							x	x		N/A
18	14	17 216					xx					xx		x	x		N/A
19	14	17 217	xx				xx					xx		x	x		N/A
20	14	17 218				xx						xx		x	x		N/A
21	14	17 219	xx			xx	xx					xx		x	x		N/A
22	14	17 220	xx			xx	xx					xx		x	x		N/A
23	14	17 221	xx				xx					xx		x	x		N/A
24	14	17 222	xx				xx					xx		x	x		N/A
25	14	17 223	xx			xx	xx					xx		x	x		N/A
26	14	17 224	xx				xx					xx		x	x		N/A
27	14	17 225	xx			xx	xx					xx		x	x		N/A

Appendix 2: Block-by-Block Distribution of Eligibility Factors

- (1) xx signifies those factors present to a major extent.
- (2) x signifies those supporting factors present to minor extent.
- (3) Gray shaded columns indicate that these factors are not present within the proposed RPA to either a minor or major extent.

	Number of Blocks			Sidwell Block Numbers	Age	Dilapidation	Obsolescence	Deterioration	Illegal Use	Below Minimum Code	Abandonment	Excessive Vacancies	Overcrowding	Lack of Vent., Light, or Sanitary Facilities	Inadequate Utilities	Land Coverage	Deleterious Land Use or Layout	Lack of Community Planning	Lack of Growth in EAV*
28	14	17	226	xx			xx		xx					xx			x		N/A
29	14	17	227	xx			xx		xx					xx			x		N/A
30	14	17	228	xx			xx		xx					xx			x		N/A
31	14	17	229	xx					xx					xx			x		N/A
32	14	17	403											xx			x		N/A
33	14	17	419											xx			x		N/A
34	14	17	500	xx			xx										x		N/A
Total Blocks				28			22		25					24		19	34	Area as a whole qualified in	
% of Total Blocks				82%			65%		74%					71%		56%	100%	four out of the last five years.	

* EAV growth was calculated on an aggregate basis for the RPA as a whole. The area qualified for the Lack of Growth in EAV factor in four out of the last five years.

***Appendix 3:
Acquisition Parcels***

Parcels Recommended for Acquisition By Permanent Index Number (PIN)

No.	PIN	Property Address	Use
1	14 - 17 - 217 - 017 - 0000	4458 N. Broadway	Aldi Supermarket
2	14 - 17 - 217 - 020 - 0000	4430 N. Broadway	Vacant Land
3	14 - 17 - 217 - 021 - 0000	4442 N. Broadway	Aldi Supermarket Parking Lot

Appendix 4:
Summary of EAV (by PIN)

Summary of 1999 EAV By Permanent Index Number (PIN)

	PIN Number						Assessed Value 1999 (AV)	Equalized Assessed Value 1999 (EAV)
1	14	-	17	-	111	- 017 - 0000	\$ 84,133	\$ 189,341
2	14	-	17	-	111	- 021 - 0000	EX	EX
3	14	-	17	-	118	- 022 - 0000	\$ 144,377	\$ 324,920
4	14	-	17	-	118	- 023 - 0000	EX	EX
5	14	-	17	-	124	- 010 - 0000	EX	EX
6	14	-	17	-	124	- 011 - 0000	EX	EX
7	14	-	17	-	124	- 012 - 0000	\$ 34,456	\$ 77,543
8	14	-	17	-	124	- 015 - 0000	\$ 20,810	\$ 46,833
9	14	-	17	-	124	- 016 - 0000	\$ 162,574	\$ 365,873
10	14	-	17	-	125	- 001 - 0000	\$ 98,937	\$ 222,658
11	14	-	17	-	125	- 002 - 0000	\$ 34,489	\$ 77,617
12	14	-	17	-	125	- 003 - 0000	EX	EX
13	14	-	17	-	125	- 004 - 0000	EX	EX
14	14	-	17	-	125	- 010 - 0000	EX	EX
15	14	-	17	-	125	- 011 - 0000	EX	EX
16	14	-	17	-	125	- 019 - 0000	EX	EX
17	14	-	17	-	201	- 007 - 0000	EX	EX
18	14	-	17	-	201	- 008 - 0000	\$ 16,523	\$ 37,185
19	14	-	17	-	201	- 009 - 0000	EX	EX
20	14	-	17	-	201	- 010 - 0000	\$ 4,575	\$ 10,296
21	14	-	17	-	201	- 011 - 0000	EX	EX
22	14	-	17	-	201	- 012 - 0000	\$ 4,575	\$ 10,296
23	14	-	17	-	201	- 013 - 0000	\$ 21,091	\$ 47,465
24	14	-	17	-	201	- 014 - 0000	\$ 17,694	\$ 39,820
25	14	-	17	-	201	- 015 - 0000	\$ 4,578	\$ 10,303
26	14	-	17	-	201	- 016 - 0000	\$ 139,748	\$ 314,503
27	14	-	17	-	202	- 002 - 0000	\$ 21,506	\$ 48,399
28	14	-	17	-	202	- 003 - 0000	\$ 17,014	\$ 38,290
29	14	-	17	-	202	- 004 - 0000	\$ 18,666	\$ 42,008
30	14	-	17	-	202	- 005 - 0000	\$ 4,650	\$ 10,465
31	14	-	17	-	202	- 006 - 0000	\$ 23,933	\$ 53,861
32	14	-	17	-	202	- 007 - 0000	\$ 200,094	\$ 450,312
33	14	-	17	-	202	- 009 - 0000	EX	EX
34	14	-	17	-	202	- 013 - 0000	\$ 26,943	\$ 60,635
35	14	-	17	-	202	- 014 - 0000	\$ 21,096	\$ 47,477
36	14	-	17	-	202	- 015 - 0000	\$ 17,824	\$ 40,113
37	14	-	17	-	202	- 016 - 0000	\$ 24,978	\$ 56,213
38	14	-	17	-	202	- 017 - 0000	\$ 19,859	\$ 44,693
39	14	-	17	-	202	- 019 - 0000	\$ 22,584	\$ 50,825
40	14	-	17	-	202	- 020 - 0000	EX	EX
41	14	-	17	-	202	- 021 - 0000	\$ 16,869	\$ 37,964
42	14	-	17	-	202	- 022 - 1001	\$ 10,639	\$ 23,943
43	14	-	17	-	202	- 022 - 1002	\$ 6,380	\$ 14,358
44	14	-	17	-	202	- 022 - 1003	\$ 6,380	\$ 14,358
45	14	-	17	-	202	- 022 - 1004	\$ 11,290	\$ 25,408
46	14	-	17	-	202	- 022 - 1005	\$ 6,934	\$ 15,605
47	14	-	17	-	202	- 022 - 1006	\$ 6,934	\$ 15,605
48	14	-	17	-	202	- 023 - 1001	\$ 10,299	\$ 23,178
49	14	-	17	-	202	- 023 - 1002	\$ 11,651	\$ 26,221

	PIN Number						Assessed Value 1999 (AV)	Equalized Assessed Value 1999 (EAV)					
50	14	-	17	-	202	-	023	-	1003	\$	10,299	\$	23,178
51	14	-	17	-	202	-	023	-	1004	\$	10,299	\$	23,178
52	14	-	17	-	202	-	023	-	1005	\$	10,299	\$	23,178
53	14	-	17	-	202	-	023	-	1006	\$	10,299	\$	23,178
54	14	-	17	-	202	-	024	-	1001	\$	11,474	\$	25,822
55	14	-	17	-	202	-	024	-	1002	\$	15,872	\$	35,720
56	14	-	17	-	202	-	024	-	1003	\$	16,427	\$	36,969
57	14	-	17	-	202	-	024	-	1004	\$	16,879	\$	37,986
58	14	-	17	-	202	-	024	-	1005	\$	11,474	\$	25,822
59	14	-	17	-	202	-	024	-	1006	\$	15,872	\$	35,720
60	14	-	17	-	202	-	024	-	1007	\$	16,427	\$	36,969
61	14	-	17	-	202	-	024	-	1008	\$	16,879	\$	37,986
62	14	-	17	-	202	-	024	-	1009	\$	891	\$	2,005
63	14	-	17	-	202	-	024	-	1010	\$	891	\$	2,005
64	14	-	17	-	202	-	024	-	1011	\$	891	\$	2,005
65	14	-	17	-	202	-	024	-	1012	\$	700	\$	1,575
66	14	-	17	-	202	-	024	-	1013	\$	700	\$	1,575
67	14	-	17	-	202	-	024	-	1014	\$	700	\$	1,575
68	14	-	17	-	202	-	024	-	1015	\$	700	\$	1,575
69	14	-	17	-	202	-	024	-	1016	\$	700	\$	1,575
70	14	-	17	-	203	-	002	-	0000	\$	22,901	\$	51,539
71	14	-	17	-	203	-	005	-	0000	\$	61,535	\$	138,485
72	14	-	17	-	203	-	006	-	0000	\$	51,241	\$	115,318
73	14	-	17	-	203	-	007	-	0000	\$	16,565	\$	37,280
74	14	-	17	-	203	-	008	-	0000	\$	19,719	\$	44,378
75	14	-	17	-	203	-	009	-	0000	\$	24,865	\$	55,959
76	14	-	17	-	203	-	010	-	0000	\$	5,120	\$	11,523
77	14	-	17	-	203	-	011	-	0000	\$	83,478	\$	187,867
78	14	-	17	-	203	-	012	-	0000	\$	94,899	\$	213,570
79	14	-	17	-	203	-	016	-	0000	\$	3,434	\$	7,728
80	14	-	17	-	203	-	017	-	0000	\$	53,321	\$	119,999
81	14	-	17	-	203	-	018	-	0000	\$	152,395	\$	342,965
82	14	-	17	-	203	-	019	-	1001	\$	11,601	\$	26,108
83	14	-	17	-	203	-	019	-	1002	\$	11,601	\$	26,108
84	14	-	17	-	203	-	019	-	1003	\$	12,649	\$	28,467
85	14	-	17	-	203	-	019	-	1004	\$	12,649	\$	28,467
86	14	-	17	-	203	-	019	-	1005	\$	12,649	\$	28,467
87	14	-	17	-	203	-	019	-	1006	\$	12,649	\$	28,467
88	14	-	17	-	203	-	020	-	1001	\$	18,372	\$	41,346
89	14	-	17	-	203	-	020	-	1002	\$	18,372	\$	41,346
90	14	-	17	-	203	-	020	-	1003	\$	15,470	\$	34,815
91	14	-	17	-	203	-	020	-	1004	\$	15,470	\$	34,815
92	14	-	17	-	203	-	020	-	1005	\$	16,438	\$	36,994
93	14	-	17	-	203	-	020	-	1006	\$	16,438	\$	36,994
94	14	-	17	-	203	-	020	-	1007	\$	966	\$	2,174
95	14	-	17	-	203	-	020	-	1008	\$	966	\$	2,174
96	14	-	17	-	203	-	020	-	1009	\$	966	\$	2,174
97	14	-	17	-	203	-	020	-	1010	\$	966	\$	2,174
98	14	-	17	-	203	-	020	-	1011	\$	966	\$	2,174
99	14	-	17	-	206	-	001	-	0000	\$	17,200	\$	38,709

	PIN Number						Assessed Value 1999 (AV)	Equalized Assessed Value 1999 (EAV)					
100	14	-	17	-	206	-	002	-	0000	\$	165,031	\$	371,402
101	14	-	17	-	206	-	054	-	0000	\$	66,679	\$	150,061
102	14	-	17	-	207	-	003	-	0000		EX		EX
103	14	-	17	-	207	-	004	-	0000		EX		EX
104	14	-	17	-	207	-	006	-	0000	\$	465,547	\$	1,047,714
105	14	-	17	-	207	-	009	-	0000	\$	148,516	\$	334,235
106	14	-	17	-	207	-	010	-	0000	\$	28,161	\$	63,376
107	14	-	17	-	207	-	011	-	0000		EX		EX
108	14	-	17	-	207	-	012	-	0000	\$	3,166	\$	7,125
109	14	-	17	-	207	-	013	-	0000	\$	5,827	\$	13,114
110	14	-	17	-	207	-	014	-	0000	\$	32,368	\$	72,844
111	14	-	17	-	207	-	015	-	0000	\$	45,173	\$	101,662
112	14	-	17	-	207	-	016	-	0000	\$	13,512	\$	30,409
113	14	-	17	-	207	-	017	-	0000	\$	61,493	\$	138,390
114	14	-	17	-	207	-	018	-	0000		EX		EX
115	14	-	17	-	207	-	019	-	0000	\$	9,530	\$	21,447
116	14	-	17	-	207	-	020	-	0000	\$	66,409	\$	149,453
117	14	-	17	-	207	-	021	-	0000	\$	64,403	\$	144,939
118	14	-	17	-	208	-	001	-	0000	\$	51,975	\$	116,970
119	14	-	17	-	208	-	002	-	0000	\$	37,564	\$	84,538
120	14	-	17	-	208	-	003	-	0000	\$	113,453	\$	255,326
121	14	-	17	-	208	-	004	-	0000	\$	119,692	\$	269,367
122	14	-	17	-	208	-	005	-	0000	\$	68,208	\$	153,502
123	14	-	17	-	209	-	001	-	0000	\$	152,261	\$	342,663
124	14	-	17	-	209	-	002	-	0000	\$	19,760	\$	44,470
125	14	-	17	-	209	-	003	-	0000	\$	29,071	\$	65,424
126	14	-	17	-	209	-	004	-	0000	\$	28,876	\$	64,985
127	14	-	17	-	209	-	005	-	0000	\$	43,932	\$	98,869
128	14	-	17	-	209	-	006	-	0000	\$	104,637	\$	235,486
129	14	-	17	-	209	-	007	-	0000	\$	37,495	\$	84,382
130	14	-	17	-	209	-	008	-	0000	\$	33,771	\$	76,002
131	14	-	17	-	209	-	009	-	0000	\$	33,857	\$	76,195
132	14	-	17	-	209	-	010	-	0000	\$	18,400	\$	41,409
133	14	-	17	-	209	-	011	-	0000	\$	31,309	\$	70,461
134	14	-	17	-	209	-	012	-	0000	\$	77,959	\$	175,447
135	14	-	17	-	209	-	013	-	0000	\$	46,800	\$	105,323
136	14	-	17	-	209	-	014	-	0000	\$	46,800	\$	105,323
137	14	-	17	-	209	-	015	-	0000	\$	46,800	\$	105,323
138	14	-	17	-	209	-	016	-	0000	\$	132,379	\$	297,919
139	14	-	17	-	209	-	017	-	0000	\$	7,836	\$	17,635
140	14	-	17	-	209	-	018	-	0000	\$	2,557	\$	5,755
141	14	-	17	-	209	-	019	-	0000	\$	13,316	\$	29,968
142	14	-	17	-	209	-	020	-	0000	\$	842	\$	1,895
143	14	-	17	-	209	-	021	-	0000	\$	2,448	\$	5,509
144	14	-	17	-	209	-	022	-	0000	\$	2,382	\$	5,361
145	14	-	17	-	209	-	023	-	0000	\$	2,316	\$	5,212
146	14	-	17	-	209	-	024	-	0000	\$	21,520	\$	48,431
147	14	-	17	-	209	-	025	-	0000	\$	20,821	\$	46,858
148	14	-	17	-	209	-	026	-	0000	\$	6,859	\$	15,436
149	14	-	17	-	209	-	027	-	0000	\$	2,108	\$	4,744

	PIN Number						Assessed Value 1999 (AV)	Equalized Assessed Value 1999 (EAV)
150	14	-	17	-	209	- 028 - 0000	\$ 2,039	\$ 4,589
151	14	-	17	-	209	- 029 - 0000	\$ 2,062	\$ 4,641
152	14	-	17	-	209	- 030 - 0000	\$ 750	\$ 1,688
153	14	-	17	-	209	- 031 - 0000	\$ 71,205	\$ 160,247
154	14	-	17	-	209	- 032 - 0000	\$ 99,319	\$ 223,517
155	14	-	17	-	209	- 033 - 0000	\$ 53,235	\$ 119,805
156	14	-	17	-	209	- 034 - 0000	\$ 150,050	\$ 337,688
157	14	-	17	-	209	- 035 - 0000	\$ 26,181	\$ 58,920
158	14	-	17	-	210	- 001 - 0000	EX	EX
159	14	-	17	-	210	- 002 - 0000	\$ 29,623	\$ 66,667
160	14	-	17	-	210	- 003 - 0000	\$ 21,860	\$ 49,196
161	14	-	17	-	210	- 004 - 0000	\$ 18,265	\$ 41,105
162	14	-	17	-	210	- 005 - 0000	\$ 2,597	\$ 5,845
163	14	-	17	-	210	- 006 - 0000	EX	EX
164	14	-	17	-	210	- 007 - 0000	EX	EX
165	14	-	17	-	210	- 008 - 0000	\$ 27,315	\$ 61,472
166	14	-	17	-	210	- 011 - 0000	\$ 24,485	\$ 55,103
167	14	-	17	-	210	- 012 - 0000	\$ 15,950	\$ 35,895
168	14	-	17	-	210	- 013 - 0000	\$ 21,879	\$ 49,239
169	14	-	17	-	210	- 015 - 0000	\$ 21,361	\$ 48,073
170	14	-	17	-	210	- 016 - 0000	\$ 15,812	\$ 35,585
171	14	-	17	-	210	- 017 - 0000	\$ 31,934	\$ 71,867
172	14	-	17	-	210	- 019 - 0000	\$ 27,419	\$ 61,706
173	14	-	17	-	210	- 020 - 1001	\$ 12,153	\$ 27,350
174	14	-	17	-	210	- 020 - 1002	\$ 17,409	\$ 39,179
175	14	-	17	-	210	- 020 - 1003	\$ 9,033	\$ 20,329
176	14	-	17	-	210	- 020 - 1004	\$ 9,033	\$ 20,329
177	14	-	17	-	210	- 020 - 1005	\$ 9,033	\$ 20,329
178	14	-	17	-	210	- 020 - 1006	\$ 9,033	\$ 20,329
179	14	-	17	-	210	- 021 - 1001	\$ 12,252	\$ 27,573
180	14	-	17	-	210	- 021 - 1002	\$ 7,810	\$ 17,576
181	14	-	17	-	210	- 021 - 1003	\$ 7,810	\$ 17,576
182	14	-	17	-	210	- 021 - 1004	\$ 10,109	\$ 22,750
183	14	-	17	-	210	- 021 - 1005	\$ 10,109	\$ 22,750
184	14	-	17	-	210	- 021 - 1006	\$ 10,300	\$ 23,180
185	14	-	17	-	210	- 021 - 1007	\$ 10,300	\$ 23,180
186	14	-	17	-	210	- 021 - 1008	\$ 10,491	\$ 23,610
187	14	-	17	-	210	- 021 - 1009	\$ 6,011	\$ 13,528
188	14	-	17	-	210	- 021 - 1010	\$ 6,011	\$ 13,528
189	14	-	17	-	210	- 021 - 1011	\$ 10,414	\$ 23,437
190	14	-	17	-	210	- 021 - 1012	\$ 5,896	\$ 13,269
191	14	-	17	-	210	- 021 - 1013	\$ 5,896	\$ 13,269
192	14	-	17	-	210	- 022 - 1001	\$ 7,955	\$ 17,903
193	14	-	17	-	210	- 022 - 1002	\$ 10,769	\$ 24,236
194	14	-	17	-	210	- 022 - 1003	\$ 8,250	\$ 18,567
195	14	-	17	-	210	- 022 - 1004	\$ 8,250	\$ 18,567
196	14	-	17	-	210	- 022 - 1005	\$ 8,250	\$ 18,567
197	14	-	17	-	210	- 022 - 1006	\$ 8,250	\$ 18,567
198	14	-	17	-	210	- 023 - 1001	\$ 15,479	\$ 34,835
199	14	-	17	-	210	- 023 - 1002	\$ 14,498	\$ 32,628

	PIN Number						Assessed Value 1999 (AV)	Equalized Assessed Value 1999 (EAV)					
200	14	-	17	-	210	-	023	-	1003	\$	14,989	\$	33,733
201	14	-	17	-	210	-	023	-	1004	\$	14,989	\$	33,733
202	14	-	17	-	210	-	023	-	1005	\$	15,479	\$	34,835
203	14	-	17	-	211	-	004	-	0000		EX		EX
204	14	-	17	-	211	-	005	-	0000	\$	28,431	\$	63,984
205	14	-	17	-	211	-	006	-	0000	\$	19,672	\$	44,272
206	14	-	17	-	211	-	007	-	0000	\$	3,497	\$	7,870
207	14	-	17	-	211	-	008	-	0000	\$	20,126	\$	45,294
208	14	-	17	-	211	-	009	-	0000	\$	4,122	\$	9,277
209	14	-	17	-	211	-	010	-	0000	\$	20,497	\$	46,128
210	14	-	17	-	211	-	011	-	0000	\$	26,526	\$	59,697
211	14	-	17	-	211	-	012	-	0000	\$	27,480	\$	61,844
212	14	-	17	-	211	-	013	-	0000	\$	35,012	\$	78,795
213	14	-	17	-	211	-	014	-	0000	\$	126,283	\$	284,200
214	14	-	17	-	211	-	015	-	0000	\$	49,737	\$	111,933
215	14	-	17	-	211	-	019	-	0000	\$	169,791	\$	382,115
216	14	-	17	-	211	-	020	-	0000	\$	1,351,264	\$	3,041,020
217	14	-	17	-	211	-	021	-	1001	\$	5,448	\$	12,261
218	14	-	17	-	211	-	021	-	1002	\$	5,442	\$	12,247
219	14	-	17	-	211	-	021	-	1003	\$	5,448	\$	12,261
220	14	-	17	-	211	-	021	-	1004	\$	4,949	\$	11,138
221	14	-	17	-	211	-	021	-	1005	\$	5,471	\$	12,312
222	14	-	17	-	211	-	021	-	1006	\$	5,442	\$	12,247
223	14	-	17	-	211	-	021	-	1007	\$	5,442	\$	12,247
224	14	-	17	-	211	-	021	-	1008	\$	5,442	\$	12,247
225	14	-	17	-	211	-	021	-	1009	\$	5,442	\$	12,247
226	14	-	17	-	211	-	021	-	1010	\$	5,448	\$	12,261
227	14	-	17	-	211	-	021	-	1011	\$	5,442	\$	12,247
228	14	-	17	-	211	-	021	-	1012	\$	5,927	\$	13,339
229	14	-	17	-	212	-	007	-	0000	\$	108,309	\$	243,749
230	14	-	17	-	212	-	008	-	0000	\$	30,546	\$	68,744
231	14	-	17	-	212	-	009	-	0000	\$	10,037	\$	22,588
232	14	-	17	-	212	-	012	-	0000		EX		EX
233	14	-	17	-	212	-	016	-	0000	\$	65,220	\$	146,778
234	14	-	17	-	212	-	017	-	0000	\$	177,298	\$	399,009
235	14	-	17	-	212	-	018	-	0000	\$	30,735	\$	69,169
236	14	-	17	-	212	-	019	-	0000		EX		EX
237	14	-	17	-	212	-	020	-	0000		EX		EX
238	14	-	17	-	212	-	021	-	0000		EX		EX
239	14	-	17	-	212	-	022	-	0000		EX		EX
240	14	-	17	-	212	-	023	-	0000		EX		EX
241	14	-	17	-	212	-	025	-	0000		EX		EX
242	14	-	17	-	212	-	028	-	0000		EX		EX
243	14	-	17	-	212	-	029	-	0000		EX		EX
244	14	-	17	-	212	-	030	-	1001	\$	16,191	\$	36,438
245	14	-	17	-	212	-	030	-	1002	\$	10,303	\$	23,187
246	14	-	17	-	212	-	030	-	1003	\$	10,303	\$	23,187
247	14	-	17	-	212	-	030	-	1004	\$	16,191	\$	36,438
248	14	-	17	-	212	-	030	-	1005	\$	10,303	\$	23,187
249	14	-	17	-	212	-	030	-	1006	\$	10,303	\$	23,187

	PIN Number						Assessed Value 1999 (AV)	Equalized Assessed Value 1999 (EAV)
250	14	-	17	-	213	- 001 - 0000	EX	EX
251	14	-	17	-	213	- 002 - 0000	\$ 30,525	\$ 68,697
252	14	-	17	-	213	- 003 - 0000	\$ 24,770	\$ 55,745
253	14	-	17	-	213	- 005 - 0000	\$ 26,655	\$ 59,987
254	14	-	17	-	213	- 006 - 0000	\$ 34,710	\$ 78,115
255	14	-	17	-	213	- 007 - 0000	\$ 22,367	\$ 50,337
256	14	-	17	-	213	- 012 - 0000	EX	EX
257	14	-	17	-	213	- 024 - 0000	\$ 679,999	\$ 1,530,338
258	14	-	17	-	213	- 025 - 0000	EX	EX
259	14	-	17	-	213	- 026 - 0000	EX	EX
260	14	-	17	-	213	- 027 - 0000	\$ 18,394	\$ 41,396
261	14	-	17	-	213	- 028 - 0000	\$ 18,293	\$ 41,168
262	14	-	17	-	214	- 001 - 0000	\$ 530,255	\$ 1,193,339
263	14	-	17	-	214	- 002 - 0000	\$ 9,293	\$ 20,914
264	14	-	17	-	214	- 003 - 0000	\$ 9,293	\$ 20,914
265	14	-	17	-	214	- 004 - 0000	EX	EX
266	14	-	17	-	214	- 005 - 0000	\$ 58,020	\$ 130,574
267	14	-	17	-	214	- 006 - 0000	\$ 314,258	\$ 707,238
268	14	-	17	-	214	- 007 - 0000	\$ 49,451	\$ 111,289
269	14	-	17	-	214	- 008 - 0000	EX	EX
270	14	-	17	-	214	- 009 - 0000	\$ 435,770	\$ 980,700
271	14	-	17	-	214	- 011 - 0000	\$ 59,259	\$ 133,362
272	14	-	17	-	214	- 012 - 0000	\$ 66,824	\$ 150,387
273	14	-	17	-	214	- 013 - 0000	EX	EX
274	14	-	17	-	214	- 014 - 0000	EX	EX
275	14	-	17	-	214	- 015 - 0000	EX	EX
276	14	-	17	-	214	- 016 - 0000	\$ 74,455	\$ 167,561
277	14	-	17	-	214	- 017 - 0000	\$ 47,972	\$ 107,961
278	14	-	17	-	214	- 018 - 0000	EX	EX
279	14	-	17	-	214	- 019 - 0000	EX	EX
280	14	-	17	-	214	- 020 - 0000	EX	EX
281	14	-	17	-	215	- 001 - 0000	EX	EX
282	14	-	17	-	215	- 002 - 0000	EX	EX
283	14	-	17	-	215	- 003 - 0000	EX	EX
284	14	-	17	-	215	- 004 - 0000	EX	EX
285	14	-	17	-	215	- 005 - 0000	EX	EX
286	14	-	17	-	215	- 006 - 0000	EX	EX
287	14	-	17	-	215	- 007 - 0000	EX	EX
288	14	-	17	-	215	- 008 - 0000	\$ 32,732	\$ 73,663
289	14	-	17	-	215	- 009 - 0000	\$ 324,300	\$ 729,837
290	14	-	17	-	215	- 010 - 0000	\$ 2,624	\$ 5,905
291	14	-	17	-	215	- 011 - 0000	\$ 34,695	\$ 78,081
292	14	-	17	-	215	- 015 - 0000	EX	EX
293	14	-	17	-	215	- 016 - 0000	EX	EX
294	14	-	17	-	215	- 018 - 0000	\$ 61,749	\$ 138,966
295	14	-	17	-	215	- 019 - 0000	EX	EX
296	14	-	17	-	215	- 020 - 0000	EX	EX
297	14	-	17	-	215	- 024 - 0000	EX	EX
298	14	-	17	-	215	- 025 - 0000	EX	EX
299	14	-	17	-	216	- 027 - 0000	EX	EX

	PIN Number						Assessed Value 1999 (AV)	Equalized Assessed Value 1999 (EAV)	
300	14	-	17	-	217	-	0000	\$ 103,983	\$ 234,014
301	14	-	17	-	217	-	013 - 0000	EX	EX
302	14	-	17	-	217	-	014 - 0000	EX	EX
303	14	-	17	-	217	-	017 - 0000	\$ 134,057	\$ 301,695
304	14	-	17	-	217	-	020 - 0000	\$ 28,761	\$ 64,727
305	14	-	17	-	217	-	021 - 0000	\$ 65,076	\$ 146,454
306	14	-	17	-	217	-	022 - 0000	\$ 148,169	\$ 333,454
307	14	-	17	-	217	-	024 - 0000	\$ 690,085	\$ 1,553,036
308	14	-	17	-	217	-	027 - 8001	EX	EX
309	14	-	17	-	217	-	027 - 8002	\$ 2,413	\$ 5,430
310	14	-	17	-	217	-	028 - 0000	EX	EX
311	14	-	17	-	217	-	029 - 0000	EX	EX
312	14	-	17	-	218	-	001 - 0000	\$ 117,300	\$ 263,984
313	14	-	17	-	218	-	005 - 0000	\$ 27,789	\$ 62,539
314	14	-	17	-	218	-	006 - 0000	\$ 214,412	\$ 482,534
315	14	-	17	-	218	-	007 - 0000	\$ 7,569	\$ 17,034
316	14	-	17	-	218	-	008 - 0000	\$ 7,706	\$ 17,342
317	14	-	17	-	218	-	009 - 0000	\$ 34,206	\$ 76,981
318	14	-	17	-	218	-	010 - 0000	\$ 69,677	\$ 156,808
319	14	-	17	-	218	-	011 - 0000	\$ 113,273	\$ 254,921
320	14	-	17	-	218	-	014 - 0000	\$ 1,706	\$ 3,839
321	14	-	17	-	218	-	015 - 0000	\$ 17,068	\$ 38,412
322	14	-	17	-	218	-	016 - 0000	\$ 108,200	\$ 243,504
323	14	-	17	-	218	-	017 - 0000	\$ 109,583	\$ 246,617
324	14	-	17	-	219	-	002 - 0000	EX	EX
325	14	-	17	-	219	-	003 - 0000	EX	EX
326	14	-	17	-	219	-	004 - 0000	EX	EX
327	14	-	17	-	219	-	005 - 0000	\$ 34,028	\$ 76,580
328	14	-	17	-	219	-	006 - 0000	\$ 29,322	\$ 65,989
329	14	-	17	-	219	-	008 - 0000	\$ 209,869	\$ 472,310
330	14	-	17	-	219	-	009 - 0000	\$ 45,746	\$ 102,951
331	14	-	17	-	219	-	010 - 0000	\$ 18,073	\$ 40,673
332	14	-	17	-	219	-	011 - 0000	EX	EX
333	14	-	17	-	219	-	012 - 0000	EX	EX
334	14	-	17	-	219	-	013 - 0000	\$ 79,863	\$ 179,732
335	14	-	17	-	219	-	014 - 0000	\$ 93,994	\$ 211,533
336	14	-	17	-	219	-	015 - 0000	EX	EX
337	14	-	17	-	219	-	016 - 1001	\$ 12,116	\$ 27,267
338	14	-	17	-	219	-	016 - 1002	\$ 11,570	\$ 26,038
339	14	-	17	-	219	-	016 - 1003	\$ 12,037	\$ 27,089
340	14	-	17	-	219	-	016 - 1004	\$ 10,932	\$ 24,602
341	14	-	17	-	219	-	016 - 1005	\$ 12,665	\$ 28,503
342	14	-	17	-	219	-	016 - 1006	\$ 12,116	\$ 27,267
343	14	-	17	-	219	-	016 - 1007	\$ 10,334	\$ 23,257
344	14	-	17	-	219	-	016 - 1008	\$ 11,248	\$ 25,314
345	14	-	17	-	219	-	016 - 1009	\$ 12,763	\$ 28,723
346	14	-	17	-	219	-	016 - 1010	\$ 11,908	\$ 26,799
347	14	-	17	-	219	-	016 - 1011	\$ 13,368	\$ 30,085
348	14	-	17	-	219	-	016 - 1012	\$ 12,032	\$ 27,078
349	14	-	17	-	219	-	016 - 1013	\$ 14,592	\$ 32,839

	PIN Number						Assessed Value 1999 (AV)	Equalized Assessed Value 1999 (EAV)					
350	14	-	17	-	219	-	016	-	1014	\$	10,265	\$	23,101
351	14	-	17	-	219	-	016	-	1015	\$	14,986	\$	33,726
352	14	-	17	-	220	-	001	-	0000	\$	106,266	\$	239,152
353	14	-	17	-	220	-	002	-	0000	\$	28,542	\$	64,234
354	14	-	17	-	220	-	003	-	0000	\$	274,456	\$	617,663
355	14	-	17	-	220	-	004	-	0000	\$	165,811	\$	373,158
356	14	-	17	-	220	-	005	-	0000	\$	72,531	\$	163,231
357	14	-	17	-	220	-	006	-	0000	\$	32,439	\$	73,004
358	14	-	17	-	220	-	007	-	0000	\$	76,883	\$	173,025
359	14	-	17	-	220	-	008	-	0000	\$	474,591	\$	1,068,067
360	14	-	17	-	220	-	009	-	0000	\$	401,001	\$	902,453
361	14	-	17	-	220	-	010	-	0000	\$	120,082	\$	270,245
362	14	-	17	-	220	-	011	-	0000	\$	62,033	\$	139,605
363	14	-	17	-	220	-	012	-	0000	\$	22,694	\$	51,073
364	14	-	17	-	220	-	015	-	0000	\$	76,681	\$	172,571
365	14	-	17	-	220	-	016	-	0000	\$	58,665	\$	132,026
366	14	-	17	-	220	-	017	-	0000	\$	94,155	\$	211,896
367	14	-	17	-	220	-	018	-	1001	\$	9,247	\$	20,810
368	14	-	17	-	220	-	018	-	1002	\$	8,370	\$	18,837
369	14	-	17	-	220	-	018	-	1003	\$	8,370	\$	18,837
370	14	-	17	-	220	-	018	-	1004	\$	8,887	\$	20,000
371	14	-	17	-	220	-	018	-	1005	\$	8,370	\$	18,837
372	14	-	17	-	220	-	018	-	1006	\$	8,370	\$	18,837
373	14	-	17	-	220	-	019	-	1001	\$	14,010	\$	31,530
374	14	-	17	-	220	-	019	-	1002	\$	14,010	\$	31,530
375	14	-	17	-	220	-	019	-	1003	\$	14,010	\$	31,530
376	14	-	17	-	220	-	019	-	1004	\$	14,010	\$	31,530
377	14	-	17	-	220	-	019	-	1005	\$	14,010	\$	31,530
378	14	-	17	-	220	-	019	-	1006	\$	14,010	\$	31,530
379	14	-	17	-	220	-	019	-	1007	\$	13,231	\$	29,776
380	14	-	17	-	221	-	001	-	0000		EX		EX
381	14	-	17	-	221	-	002	-	0000	\$	12,480	\$	28,086
382	14	-	17	-	221	-	003	-	0000		EX		EX
383	14	-	17	-	221	-	004	-	0000		EX		EX
384	14	-	17	-	221	-	005	-	0000		EX		EX
385	14	-	17	-	221	-	006	-	0000	\$	33,521	\$	75,439
386	14	-	17	-	221	-	013	-	0000		EX		EX
387	14	-	17	-	221	-	014	-	0000		EX		EX
388	14	-	17	-	221	-	015	-	0000	\$	8,029	\$	18,069
389	14	-	17	-	221	-	016	-	0000		EX		EX
390	14	-	17	-	221	-	017	-	0000	\$	20,607	\$	46,376
391	14	-	17	-	221	-	018	-	0000	\$	20,604	\$	46,369
392	14	-	17	-	221	-	019	-	0000	\$	5,259	\$	11,835
393	14	-	17	-	221	-	020	-	0000	\$	13,267	\$	29,857
394	14	-	17	-	221	-	021	-	0000	\$	16,813	\$	37,838
395	14	-	17	-	221	-	022	-	0000	\$	10,487	\$	23,601
396	14	-	17	-	221	-	023	-	0000	\$	13,882	\$	31,241
397	14	-	17	-	221	-	024	-	0000	\$	14,755	\$	33,206
398	14	-	17	-	221	-	031	-	0000		EX		EX
399	14	-	17	-	222	-	001	-	0000	\$	50,736	\$	114,181

	PIN Number						Assessed Value 1999 (AV)	Equalized Assessed Value 1999 (EAV)
400	14	-	17	-	222	- 002 - 0000	\$ 25,679	\$ 57,791
401	14	-	17	-	222	- 003 - 0000	\$ 22,958	\$ 51,667
402	14	-	17	-	222	- 006 - 0000	\$ 29,782	\$ 67,024
403	14	-	17	-	222	- 011 - 0000	\$ 69,726	\$ 156,918
404	14	-	17	-	222	- 012 - 0000	\$ 69,598	\$ 156,630
405	14	-	17	-	222	- 013 - 0000	\$ 70,943	\$ 159,657
406	14	-	17	-	222	- 014 - 0000	\$ 91,300	\$ 205,471
407	14	-	17	-	222	- 017 - 0000	\$ 96,693	\$ 217,608
408	14	-	17	-	222	- 018 - 1001	\$ 3,128	\$ 7,040
409	14	-	17	-	222	- 018 - 1002	\$ 3,128	\$ 7,040
410	14	-	17	-	222	- 018 - 1003	\$ 3,128	\$ 7,040
411	14	-	17	-	222	- 018 - 1004	\$ 2,616	\$ 5,887
412	14	-	17	-	222	- 018 - 1005	\$ 3,663	\$ 8,244
413	14	-	17	-	222	- 018 - 1006	\$ 3,663	\$ 8,244
414	14	-	17	-	222	- 018 - 1007	\$ 3,663	\$ 8,244
415	14	-	17	-	222	- 019 - 1001	\$ 599	\$ 1,348
416	14	-	17	-	222	- 019 - 1002	\$ 599	\$ 1,348
417	14	-	17	-	222	- 019 - 1003	\$ 599	\$ 1,348
418	14	-	17	-	222	- 019 - 1004	\$ 599	\$ 1,348
419	14	-	17	-	222	- 019 - 1005	\$ 599	\$ 1,348
420	14	-	17	-	222	- 019 - 1006	\$ 599	\$ 1,348
421	14	-	17	-	222	- 019 - 1007	\$ 599	\$ 1,348
422	14	-	17	-	222	- 019 - 1008	\$ 599	\$ 1,348
423	14	-	17	-	222	- 019 - 1009	\$ 599	\$ 1,348
424	14	-	17	-	222	- 019 - 1010	\$ 599	\$ 1,348
425	14	-	17	-	222	- 019 - 1011	\$ 606	\$ 1,364
426	14	-	17	-	222	- 019 - 1012	\$ 606	\$ 1,364
427	14	-	17	-	222	- 019 - 1013	\$ 599	\$ 1,348
428	14	-	17	-	222	- 019 - 1014	\$ 599	\$ 1,348
429	14	-	17	-	222	- 019 - 1015	\$ 599	\$ 1,348
430	14	-	17	-	222	- 019 - 1016	\$ 599	\$ 1,348
431	14	-	17	-	222	- 019 - 1017	\$ 599	\$ 1,348
432	14	-	17	-	222	- 019 - 1018	\$ 599	\$ 1,348
433	14	-	17	-	222	- 019 - 1019	\$ 599	\$ 1,348
434	14	-	17	-	222	- 019 - 1020	\$ 599	\$ 1,348
435	14	-	17	-	222	- 019 - 1021	\$ 599	\$ 1,348
436	14	-	17	-	222	- 019 - 1022	\$ 599	\$ 1,348
437	14	-	17	-	222	- 020 - 1001	\$ 599	\$ 1,348
438	14	-	17	-	222	- 020 - 1002	\$ 599	\$ 1,348
439	14	-	17	-	222	- 020 - 1003	\$ 599	\$ 1,348
440	14	-	17	-	222	- 020 - 1004	\$ 599	\$ 1,348
441	14	-	17	-	222	- 020 - 1005	\$ 599	\$ 1,348
442	14	-	17	-	222	- 020 - 1006	\$ 599	\$ 1,348
443	14	-	17	-	222	- 020 - 1007	\$ 599	\$ 1,348
444	14	-	17	-	222	- 020 - 1008	\$ 599	\$ 1,348
445	14	-	17	-	222	- 020 - 1009	\$ 599	\$ 1,348
446	14	-	17	-	222	- 020 - 1010	\$ 599	\$ 1,348
447	14	-	17	-	222	- 020 - 1011	\$ 599	\$ 1,348
448	14	-	17	-	222	- 020 - 1012	\$ 599	\$ 1,348
449	14	-	17	-	222	- 020 - 1013	\$ 599	\$ 1,348

	PIN Number						Assessed Value 1999 (AV)	Equalized Assessed Value 1999 (EAV)					
450	14	-	17	-	222	-	020	-	1014	\$	599	\$	1,348
451	14	-	17	-	222	-	020	-	1015	\$	599	\$	1,348
452	14	-	17	-	222	-	020	-	1016	\$	599	\$	1,348
453	14	-	17	-	222	-	020	-	1017	\$	599	\$	1,348
454	14	-	17	-	222	-	020	-	1018	\$	599	\$	1,348
455	14	-	17	-	222	-	020	-	1019	\$	599	\$	1,348
456	14	-	17	-	222	-	020	-	1020	\$	599	\$	1,348
457	14	-	17	-	222	-	020	-	1021	\$	599	\$	1,348
458	14	-	17	-	222	-	020	-	1022	\$	599	\$	1,348
459	14	-	17	-	222	-	020	-	1023	\$	599	\$	1,348
460	14	-	17	-	222	-	020	-	1024	\$	599	\$	1,348
461	14	-	17	-	222	-	020	-	1025	\$	599	\$	1,348
462	14	-	17	-	222	-	020	-	1026	\$	599	\$	1,348
463	14	-	17	-	222	-	020	-	1027	\$	599	\$	1,348
464	14	-	17	-	222	-	020	-	1028	\$	599	\$	1,348
465	14	-	17	-	222	-	020	-	1029	\$	599	\$	1,348
466	14	-	17	-	222	-	020	-	1030	\$	599	\$	1,348
467	14	-	17	-	222	-	020	-	1031	\$	599	\$	1,348
468	14	-	17	-	222	-	020	-	1032	\$	599	\$	1,348
469	14	-	17	-	222	-	021	-	1001	\$	6,710	\$	15,101
470	14	-	17	-	222	-	021	-	1002	\$	6,710	\$	15,101
471	14	-	17	-	222	-	021	-	1003	\$	6,710	\$	15,101
472	14	-	17	-	222	-	021	-	1004	\$	6,313	\$	14,207
473	14	-	17	-	222	-	021	-	1005	\$	6,313	\$	14,207
474	14	-	17	-	222	-	021	-	1006	\$	6,313	\$	14,207
475	14	-	17	-	222	-	021	-	1007	\$	6,313	\$	14,207
476	14	-	17	-	222	-	021	-	1008	\$	6,313	\$	14,207
477	14	-	17	-	222	-	021	-	1009	\$	6,313	\$	14,207
478	14	-	17	-	222	-	021	-	1010	\$	6,313	\$	14,207
479	14	-	17	-	222	-	021	-	1011	\$	6,313	\$	14,207
480	14	-	17	-	222	-	021	-	1012	\$	6,313	\$	14,207
481	14	-	17	-	222	-	021	-	1013	\$	6,313	\$	14,207
482	14	-	17	-	222	-	021	-	1014	\$	6,313	\$	14,207
483	14	-	17	-	222	-	021	-	1015	\$	6,313	\$	14,207
484	14	-	17	-	222	-	021	-	1016	\$	6,313	\$	14,207
485	14	-	17	-	222	-	021	-	1017	\$	6,313	\$	14,207
486	14	-	17	-	222	-	021	-	1018	\$	6,313	\$	14,207
487	14	-	17	-	222	-	021	-	1019	\$	6,313	\$	14,207
488	14	-	17	-	222	-	021	-	1020	\$	6,313	\$	14,207
489	14	-	17	-	222	-	021	-	1021	\$	6,313	\$	14,207
490	14	-	17	-	222	-	021	-	1022	\$	6,313	\$	14,207
491	14	-	17	-	222	-	021	-	1023	\$	6,313	\$	14,207
492	14	-	17	-	222	-	021	-	1024	\$	6,313	\$	14,207
493	14	-	17	-	222	-	021	-	1025	\$	7,941	\$	17,871
494	14	-	17	-	222	-	021	-	1026	\$	6,710	\$	15,101
495	14	-	17	-	222	-	021	-	1027	\$	6,710	\$	15,101
496	14	-	17	-	222	-	021	-	1028	\$	6,313	\$	14,207
497	14	-	17	-	222	-	021	-	1029	\$	6,313	\$	14,207
498	14	-	17	-	222	-	021	-	1030	\$	6,313	\$	14,207
499	14	-	17	-	222	-	021	-	1031	\$	5,519	\$	12,421

	PIN Number						Assessed Value 1999 (AV)	Equalized Assessed Value 1999 (EAV)					
500	14	-	17	-	222	-	021	-	1032	\$	6,750	\$	15,191
501	14	-	17	-	222	-	021	-	1033	\$	6,750	\$	15,191
502	14	-	17	-	222	-	021	-	1034	\$	6,750	\$	15,191
503	14	-	17	-	222	-	021	-	1035	\$	6,352	\$	14,295
504	14	-	17	-	222	-	021	-	1036	\$	6,352	\$	14,295
505	14	-	17	-	222	-	021	-	1037	\$	6,352	\$	14,295
506	14	-	17	-	222	-	021	-	1038	\$	6,352	\$	14,295
507	14	-	17	-	222	-	021	-	1039	\$	6,352	\$	14,295
508	14	-	17	-	222	-	021	-	1040	\$	6,352	\$	14,295
509	14	-	17	-	222	-	021	-	1041	\$	6,352	\$	14,295
510	14	-	17	-	222	-	021	-	1042	\$	6,352	\$	14,295
511	14	-	17	-	222	-	021	-	1043	\$	6,352	\$	14,295
512	14	-	17	-	222	-	021	-	1044	\$	6,352	\$	14,295
513	14	-	17	-	222	-	021	-	1045	\$	6,352	\$	14,295
514	14	-	17	-	222	-	021	-	1046	\$	6,352	\$	14,295
515	14	-	17	-	222	-	021	-	1047	\$	6,352	\$	14,295
516	14	-	17	-	222	-	021	-	1048	\$	6,352	\$	14,295
517	14	-	17	-	222	-	021	-	1049	\$	6,352	\$	14,295
518	14	-	17	-	222	-	021	-	1050	\$	6,352	\$	14,295
519	14	-	17	-	222	-	021	-	1051	\$	6,352	\$	14,295
520	14	-	17	-	222	-	021	-	1052	\$	6,352	\$	14,295
521	14	-	17	-	222	-	021	-	1053	\$	6,352	\$	14,295
522	14	-	17	-	222	-	021	-	1054	\$	6,352	\$	14,295
523	14	-	17	-	222	-	021	-	1055	\$	6,352	\$	14,295
524	14	-	17	-	222	-	021	-	1056	\$	6,750	\$	15,191
525	14	-	17	-	222	-	021	-	1057	\$	6,750	\$	15,191
526	14	-	17	-	222	-	021	-	1058	\$	6,750	\$	15,191
527	14	-	17	-	222	-	021	-	1059	\$	6,352	\$	14,295
528	14	-	17	-	222	-	021	-	1060	\$	6,352	\$	14,295
529	14	-	17	-	222	-	021	-	1061	\$	6,352	\$	14,295
530	14	-	17	-	222	-	021	-	1062	\$	5,558	\$	12,508
531	14	-	17	-	222	-	022	-	1001	\$	10,175	\$	22,899
532	14	-	17	-	222	-	022	-	1002	\$	10,811	\$	24,330
533	14	-	17	-	222	-	022	-	1003	\$	10,811	\$	24,330
534	14	-	17	-	222	-	022	-	1004	\$	10,175	\$	22,899
535	14	-	17	-	222	-	022	-	1005	\$	10,811	\$	24,330
536	14	-	17	-	222	-	022	-	1006	\$	10,811	\$	24,330
537	14	-	17	-	222	-	023	-	1001	\$	1,003	\$	2,257
538	14	-	17	-	222	-	023	-	1002	\$	1,003	\$	2,257
539	14	-	17	-	222	-	023	-	1003	\$	1,003	\$	2,257
540	14	-	17	-	222	-	023	-	1004	\$	1,003	\$	2,257
541	14	-	17	-	222	-	023	-	1005	\$	1,003	\$	2,257
542	14	-	17	-	222	-	023	-	1006	\$	1,003	\$	2,257
543	14	-	17	-	222	-	023	-	1007	\$	1,003	\$	2,257
544	14	-	17	-	222	-	023	-	1008	\$	1,003	\$	2,257
545	14	-	17	-	222	-	023	-	1009	\$	1,003	\$	2,257
546	14	-	17	-	222	-	023	-	1010	\$	1,003	\$	2,257
547	14	-	17	-	222	-	023	-	1011	\$	1,003	\$	2,257
548	14	-	17	-	222	-	023	-	1012	\$	1,003	\$	2,257
549	14	-	17	-	222	-	023	-	1013	\$	1,003	\$	2,257

	PIN Number						Assessed Value 1999 (AV)	Equalized Assessed Value 1999 (EAV)					
550	14	-	17	-	222	-	023	-	1014	\$	1,003	\$	2,257
551	14	-	17	-	222	-	023	-	1015	\$	1,003	\$	2,257
552	14	-	17	-	222	-	023	-	1016	\$	1,003	\$	2,257
553	14	-	17	-	222	-	023	-	1017	\$	1,003	\$	2,257
554	14	-	17	-	222	-	023	-	1018	\$	1,003	\$	2,257
555	14	-	17	-	222	-	023	-	1019	\$	1,003	\$	2,257
556	14	-	17	-	222	-	023	-	1020	\$	1,003	\$	2,257
557	14	-	17	-	222	-	023	-	1021	\$	1,003	\$	2,257
558	14	-	17	-	222	-	023	-	1022	\$	1,003	\$	2,257
559	14	-	17	-	222	-	023	-	1023	\$	1,003	\$	2,257
560	14	-	17	-	222	-	023	-	1024	\$	1,003	\$	2,257
561	14	-	17	-	222	-	023	-	1025	\$	1,003	\$	2,257
562	14	-	17	-	222	-	023	-	1026	\$	1,003	\$	2,257
563	14	-	17	-	222	-	023	-	1027	\$	1,003	\$	2,257
564	14	-	17	-	222	-	023	-	1028	\$	1,003	\$	2,257
565	14	-	17	-	222	-	023	-	1029	\$	1,003	\$	2,257
566	14	-	17	-	222	-	023	-	1030	\$	1,003	\$	2,257
567	14	-	17	-	222	-	023	-	1031	\$	1,021	\$	2,298
568	14	-	17	-	223	-	001	-	0000	\$	28,499	\$	64,137
569	14	-	17	-	223	-	003	-	0000	\$	80,841	\$	181,933
570	14	-	17	-	223	-	004	-	0000	\$	24,113	\$	54,266
571	14	-	17	-	223	-	005	-	0000	\$	46,918	\$	105,589
572	14	-	17	-	223	-	006	-	0000	\$	7,962	\$	17,918
573	14	-	17	-	223	-	007	-	0000	\$	31,710	\$	71,363
574	14	-	17	-	223	-	008	-	0000	\$	19,364	\$	43,579
575	14	-	17	-	223	-	009	-	0000	\$	20,583	\$	46,322
576	14	-	17	-	223	-	010	-	0000	\$	12,082	\$	27,191
577	14	-	17	-	223	-	011	-	0000	\$	8,764	\$	19,723
578	14	-	17	-	223	-	014	-	0000	\$	60,038	\$	135,116
579	14	-	17	-	223	-	016	-	0000	\$	122,125	\$	274,842
580	14	-	17	-	223	-	017	-	0000	\$	175,696	\$	395,404
581	14	-	17	-	223	-	018	-	0000	\$	379,394	\$	853,826
582	14	-	17	-	223	-	019	-	0000	\$	379,526	\$	854,123
583	14	-	17	-	223	-	022	-	0000	\$	366,666	\$	825,182
584	14	-	17	-	223	-	023	-	0000	\$	366,666	\$	825,182
585	14	-	17	-	223	-	024	-	0000	\$	330,021	\$	742,712
586	14	-	17	-	223	-	025	-	0000		EX		EX
587	14	-	17	-	223	-	026	-	1001	\$	4,797	\$	10,796
588	14	-	17	-	223	-	026	-	1002	\$	5,003	\$	11,259
589	14	-	17	-	223	-	026	-	1003	\$	5,053	\$	11,372
590	14	-	17	-	223	-	026	-	1004	\$	4,747	\$	10,683
591	14	-	17	-	223	-	026	-	1005	\$	4,950	\$	11,140
592	14	-	17	-	223	-	026	-	1006	\$	4,950	\$	11,140
593	14	-	17	-	224	-	004	-	0000		EX		EX
594	14	-	17	-	224	-	005	-	0000	\$	29,603	\$	66,622
595	14	-	17	-	224	-	006	-	0000	\$	6,527	\$	14,689
596	14	-	17	-	224	-	007	-	0000	\$	31,409	\$	70,686
597	14	-	17	-	224	-	009	-	0000	\$	79,261	\$	178,377
598	14	-	17	-	224	-	016	-	0000	\$	216,626	\$	487,517
599	14	-	17	-	224	-	023	-	0000		EX		EX

	PIN Number						Assessed Value 1999 (AV)	Equalized Assessed Value 1999 (EAV)					
600	14	-	17	-	224	-	024	-	1001	\$	8,196	\$	18,445
601	14	-	17	-	224	-	024	-	1002	\$	8,215	\$	18,488
602	14	-	17	-	224	-	024	-	1003	\$	8,196	\$	18,445
603	14	-	17	-	224	-	024	-	1004	\$	8,196	\$	18,445
604	14	-	17	-	224	-	024	-	1005	\$	8,196	\$	18,445
605	14	-	17	-	224	-	024	-	1006	\$	8,196	\$	18,445
606	14	-	17	-	224	-	025	-	1001	\$	14,150	\$	31,845
607	14	-	17	-	224	-	025	-	1002	\$	14,264	\$	32,101
608	14	-	17	-	224	-	025	-	1003	\$	14,483	\$	32,594
609	14	-	17	-	224	-	025	-	1004	\$	14,150	\$	31,845
610	14	-	17	-	224	-	025	-	1005	\$	14,774	\$	33,249
611	14	-	17	-	224	-	025	-	1006	\$	14,942	\$	33,627
612	14	-	17	-	224	-	025	-	1007	\$	246	\$	554
613	14	-	17	-	224	-	025	-	1008	\$	246	\$	554
614	14	-	17	-	224	-	025	-	1009	\$	246	\$	554
615	14	-	17	-	224	-	025	-	1010	\$	246	\$	554
616	14	-	17	-	224	-	025	-	1011	\$	246	\$	554
617	14	-	17	-	224	-	026	-	1001	\$	10,216	\$	22,991
618	14	-	17	-	224	-	026	-	1002	\$	13,860	\$	31,192
619	14	-	17	-	224	-	026	-	1003	\$	14,170	\$	31,890
620	14	-	17	-	224	-	026	-	1004	\$	14,379	\$	32,360
621	14	-	17	-	224	-	026	-	1005	\$	10,216	\$	22,991
622	14	-	17	-	224	-	026	-	1006	\$	13,860	\$	31,192
623	14	-	17	-	224	-	026	-	1007	\$	14,170	\$	31,890
624	14	-	17	-	224	-	026	-	1008	\$	14,379	\$	32,360
625	14	-	17	-	224	-	026	-	1009	\$	518	\$	1,166
626	14	-	17	-	224	-	026	-	1010	\$	518	\$	1,166
627	14	-	17	-	224	-	026	-	1011	\$	518	\$	1,166
628	14	-	17	-	224	-	026	-	1012	\$	518	\$	1,166
629	14	-	17	-	224	-	026	-	1013	\$	518	\$	1,166
630	14	-	17	-	224	-	026	-	1014	\$	518	\$	1,166
631	14	-	17	-	224	-	026	-	1015	\$	518	\$	1,166
632	14	-	17	-	224	-	026	-	1016	\$	518	\$	1,166
633	14	-	17	-	224	-	026	-	1017	\$	518	\$	1,166
634	14	-	17	-	224	-	026	-	1018	\$	518	\$	1,166
635	14	-	17	-	224	-	027	-	1001	\$	9,721	\$	21,877
636	14	-	17	-	224	-	027	-	1002	\$	9,828	\$	22,118
637	14	-	17	-	224	-	027	-	1003	\$	9,863	\$	22,197
638	14	-	17	-	224	-	027	-	1004	\$	9,291	\$	20,909
639	14	-	17	-	224	-	027	-	1005	\$	9,381	\$	21,112
640	14	-	17	-	224	-	027	-	1006	\$	9,274	\$	20,871
641	14	-	17	-	224	-	027	-	1007	\$	14,296	\$	32,173
642	14	-	17	-	224	-	027	-	1008	\$	15,082	\$	33,942
643	14	-	17	-	224	-	027	-	1009	\$	14,957	\$	33,661
644	14	-	17	-	224	-	027	-	1010	\$	11,185	\$	25,172
645	14	-	17	-	224	-	027	-	1011	\$	11,257	\$	25,334
646	14	-	17	-	224	-	027	-	1012	\$	11,257	\$	25,334
647	14	-	17	-	224	-	027	-	1013	\$	12,365	\$	27,827
648	14	-	17	-	224	-	027	-	1014	\$	12,365	\$	27,827
649	14	-	17	-	224	-	027	-	1015	\$	12,311	\$	27,706

	PIN Number						Assessed Value 1999 (AV)	Equalized Assessed Value 1999 (EAV)					
650	14	-	17	-	224	-	027	-	1016	\$	1,429	\$	3,216
651	14	-	17	-	224	-	027	-	1017	\$	2,143	\$	4,823
652	14	-	17	-	224	-	027	-	1018	\$	2,679	\$	6,029
653	14	-	17	-	225	-	004	-	0000		EX		EX
654	14	-	17	-	225	-	005	-	0000	\$	47,410	\$	106,696
655	14	-	17	-	225	-	006	-	0000	\$	20,853	\$	46,930
656	14	-	17	-	225	-	007	-	0000	\$	19,384	\$	43,624
657	14	-	17	-	225	-	008	-	0000	\$	22,060	\$	49,646
658	14	-	17	-	225	-	009	-	0000	\$	39,307	\$	88,460
659	14	-	17	-	225	-	010	-	0000	\$	27,021	\$	60,811
660	14	-	17	-	225	-	011	-	0000	\$	29,380	\$	66,120
661	14	-	17	-	225	-	012	-	0000	\$	1,519	\$	3,419
662	14	-	17	-	225	-	013	-	0000	\$	16,835	\$	37,887
663	14	-	17	-	225	-	016	-	0000	\$	115,725	\$	260,439
664	14	-	17	-	225	-	017	-	0000	\$	32,603	\$	73,373
665	14	-	17	-	225	-	021	-	0000	\$	6,292	\$	14,160
666	14	-	17	-	225	-	024	-	0000	\$	88,789	\$	199,820
667	14	-	17	-	225	-	027	-	0000	\$	27,336	\$	61,520
668	14	-	17	-	225	-	028	-	0000	\$	48,458	\$	109,055
669	14	-	17	-	225	-	032	-	0000	\$	10,963	\$	24,672
670	14	-	17	-	225	-	033	-	0000		EX		EX
671	14	-	17	-	225	-	034	-	0000	\$	50,130	\$	112,818
672	14	-	17	-	225	-	035	-	0000	\$	40,045	\$	90,121
673	14	-	17	-	225	-	036	-	0000	\$	18,350	\$	41,297
674	14	-	17	-	225	-	037	-	0000	\$	62,108	\$	139,774
675	14	-	17	-	226	-	005	-	0000	\$	34,053	\$	76,636
676	14	-	17	-	226	-	006	-	0000	\$	153,001	\$	344,329
677	14	-	17	-	226	-	007	-	0000	\$	151,507	\$	340,967
678	14	-	17	-	226	-	011	-	0000	\$	62,260	\$	140,116
679	14	-	17	-	226	-	012	-	0000	\$	35,260	\$	79,353
680	14	-	17	-	226	-	013	-	0000	\$	37,464	\$	84,313
681	14	-	17	-	226	-	014	-	0000	\$	33,551	\$	75,507
682	14	-	17	-	226	-	015	-	0000	\$	126,873	\$	285,528
683	14	-	17	-	226	-	016	-	0000	\$	100,593	\$	226,385
684	14	-	17	-	226	-	017	-	0000	\$	222,306	\$	500,300
685	14	-	17	-	226	-	018	-	1001	\$	10,208	\$	22,973
686	14	-	17	-	226	-	018	-	1002	\$	10,208	\$	22,973
687	14	-	17	-	226	-	018	-	1003	\$	10,206	\$	22,969
688	14	-	17	-	226	-	018	-	1004	\$	10,208	\$	22,973
689	14	-	17	-	226	-	018	-	1005	\$	10,208	\$	22,973
690	14	-	17	-	226	-	018	-	1006	\$	10,206	\$	22,969
691	14	-	17	-	226	-	019	-	1001	\$	5,033	\$	11,327
692	14	-	17	-	226	-	019	-	1002	\$	3,985	\$	8,968
693	14	-	17	-	226	-	019	-	1003	\$	3,985	\$	8,968
694	14	-	17	-	226	-	019	-	1004	\$	3,985	\$	8,968
695	14	-	17	-	226	-	019	-	1005	\$	4,195	\$	9,441
696	14	-	17	-	226	-	019	-	1006	\$	4,195	\$	9,441
697	14	-	17	-	226	-	019	-	1007	\$	4,195	\$	9,441
698	14	-	17	-	226	-	019	-	1008	\$	4,195	\$	9,441
699	14	-	17	-	226	-	019	-	1009	\$	4,195	\$	9,441

	PIN Number						Assessed Value 1999 (AV)	Equalized Assessed Value 1999 (EAV)					
700	14	-	17	-	226	-	019	-	1010	\$	4,195	\$	9,441
701	14	-	17	-	226	-	019	-	1011	\$	3,985	\$	8,968
702	14	-	17	-	226	-	019	-	1012	\$	4,195	\$	9,441
703	14	-	17	-	226	-	019	-	1013	\$	4,195	\$	9,441
704	14	-	17	-	226	-	019	-	1014	\$	4,195	\$	9,441
705	14	-	17	-	226	-	019	-	1015	\$	4,195	\$	9,441
706	14	-	17	-	226	-	019	-	1016	\$	4,195	\$	9,441
707	14	-	17	-	226	-	019	-	1017	\$	4,195	\$	9,441
708	14	-	17	-	226	-	019	-	1018	\$	4,195	\$	9,441
709	14	-	17	-	226	-	019	-	1019	\$	4,195	\$	9,441
710	14	-	17	-	226	-	019	-	1020	\$	4,195	\$	9,441
711	14	-	17	-	226	-	020	-	1001	\$	16,018	\$	36,049
712	14	-	17	-	226	-	020	-	1002	\$	16,018	\$	36,049
713	14	-	17	-	226	-	020	-	1003	\$	15,616	\$	35,144
714	14	-	17	-	226	-	020	-	1004	\$	15,616	\$	35,144
715	14	-	17	-	226	-	020	-	1005	\$	15,616	\$	35,144
716	14	-	17	-	226	-	020	-	1006	\$	15,616	\$	35,144
717	14	-	17	-	226	-	020	-	1007	\$	15,616	\$	35,144
718	14	-	17	-	226	-	020	-	1008	\$	15,616	\$	35,144
719	14	-	17	-	226	-	020	-	1009	\$	15,616	\$	35,144
720	14	-	17	-	226	-	020	-	1010	\$	15,616	\$	35,144
721	14	-	17	-	226	-	020	-	1011	\$	15,616	\$	35,144
722	14	-	17	-	226	-	020	-	1012	\$	15,616	\$	35,144
723	14	-	17	-	226	-	020	-	1013	\$	15,616	\$	35,144
724	14	-	17	-	226	-	020	-	1014	\$	15,616	\$	35,144
725	14	-	17	-	226	-	020	-	1015	\$	16,018	\$	36,049
726	14	-	17	-	226	-	020	-	1016	\$	16,018	\$	36,049
727	14	-	17	-	227	-	001	-	0000		EX		EX
728	14	-	17	-	227	-	002	-	0000	\$	31,089	\$	69,966
729	14	-	17	-	227	-	003	-	0000	\$	33,880	\$	76,247
730	14	-	17	-	227	-	004	-	0000	\$	70,722	\$	159,160
731	14	-	17	-	227	-	005	-	0000	\$	28,037	\$	63,097
732	14	-	17	-	227	-	006	-	0000	\$	32,396	\$	72,907
733	14	-	17	-	227	-	007	-	0000	\$	64,082	\$	144,217
734	14	-	17	-	227	-	008	-	0000	\$	81,774	\$	184,032
735	14	-	17	-	227	-	009	-	0000	\$	55,651	\$	125,243
736	14	-	17	-	227	-	011	-	0000	\$	108,264	\$	243,648
737	14	-	17	-	227	-	012	-	0000	\$	114,231	\$	257,077
738	14	-	17	-	227	-	013	-	0000	\$	33,473	\$	75,331
739	14	-	17	-	227	-	014	-	0000	\$	36,246	\$	81,572
740	14	-	17	-	227	-	015	-	0000	\$	106,228	\$	239,066
741	14	-	17	-	227	-	017	-	0000		EX		EX
742	14	-	17	-	227	-	018	-	0000		EX		EX
743	14	-	17	-	227	-	019	-	0000		EX		EX
744	14	-	17	-	227	-	020	-	0000		EX		EX
745	14	-	17	-	227	-	021	-	0000		EX		EX
746	14	-	17	-	227	-	022	-	1001	\$	13,277	\$	29,880
747	14	-	17	-	227	-	022	-	1002	\$	13,277	\$	29,880
748	14	-	17	-	227	-	022	-	1003	\$	13,277	\$	29,880
749	14	-	17	-	227	-	022	-	1004	\$	10,632	\$	23,927

	PIN Number						Assessed Value 1999 (AV)	Equalized Assessed Value 1999 (EAV)					
750	14	-	17	-	227	-	022	-	1005	\$	12,089	\$	27,206
751	14	-	17	-	227	-	022	-	1006	\$	12,089	\$	27,206
752	14	-	17	-	227	-	022	-	1007	\$	12,089	\$	27,206
753	14	-	17	-	227	-	022	-	1008	\$	10,632	\$	23,927
754	14	-	17	-	227	-	022	-	1009	\$	1,510	\$	3,398
755	14	-	17	-	227	-	022	-	1010	\$	1,510	\$	3,398
756	14	-	17	-	227	-	022	-	1011	\$	1,510	\$	3,398
757	14	-	17	-	227	-	022	-	1012	\$	1,510	\$	3,398
758	14	-	17	-	227	-	022	-	1013	\$	1,510	\$	3,398
759	14	-	17	-	227	-	022	-	1014	\$	1,510	\$	3,398
760	14	-	17	-	227	-	022	-	1015	\$	1,510	\$	3,398
761	14	-	17	-	228	-	002	-	0000	\$	52,081	\$	117,208
762	14	-	17	-	228	-	003	-	0000	\$	120,000	\$	270,060
763	14	-	17	-	228	-	004	-	0000	\$	28,173	\$	63,403
764	14	-	17	-	228	-	005	-	0000	\$	25,205	\$	56,724
765	14	-	17	-	228	-	006	-	0000	\$	25,009	\$	56,283
766	14	-	17	-	228	-	008	-	0000	\$	28,720	\$	64,634
767	14	-	17	-	228	-	010	-	0000	\$	107,996	\$	243,045
768	14	-	17	-	228	-	012	-	0000	\$	59,007	\$	132,795
769	14	-	17	-	228	-	020	-	0000	\$	23,510	\$	52,909
770	14	-	17	-	228	-	021	-	0000	\$	54,366	\$	122,351
771	14	-	17	-	228	-	022	-	0000	\$	112,947	\$	254,187
772	14	-	17	-	228	-	023	-	0000	\$	-	\$	-
773	14	-	17	-	228	-	024	-	0000	\$	188,479	\$	424,172
774	14	-	17	-	228	-	025	-	1001	\$	9,118	\$	20,520
775	14	-	17	-	228	-	025	-	1002	\$	9,118	\$	20,520
776	14	-	17	-	228	-	025	-	1003	\$	9,121	\$	20,527
777	14	-	17	-	228	-	026	-	1001	\$	11,654	\$	26,227
778	14	-	17	-	228	-	026	-	1002	\$	20,978	\$	47,211
779	14	-	17	-	228	-	026	-	1003	\$	21,755	\$	48,960
780	14	-	17	-	228	-	026	-	1004	\$	23,309	\$	52,457
781	14	-	17	-	229	-	001	-	0000	\$	67,221	\$	151,281
782	14	-	17	-	229	-	002	-	0000	\$	203,150	\$	457,189
783	14	-	17	-	229	-	003	-	0000		EX		EX
784	14	-	17	-	229	-	008	-	0000		EX		EX
785	14	-	17	-	229	-	009	-	0000	\$	84,875	\$	191,011
786	14	-	17	-	229	-	010	-	0000		EX		EX
787	14	-	17	-	229	-	011	-	0000	\$	159,929	\$	359,920
788	14	-	17	-	229	-	012	-	0000	\$	233,175	\$	524,760
789	14	-	17	-	229	-	013	-	0000	\$	71,060	\$	159,921
790	14	-	17	-	229	-	014	-	0000		EX		EX
791	14	-	17	-	229	-	015	-	0000		EX		EX
792	14	-	17	-	229	-	016	-	0000		EX		EX
793	14	-	17	-	229	-	017	-	0000		EX		EX
794	14	-	17	-	229	-	018	-	0000		EX		EX
795	14	-	17	-	229	-	019	-	0000		EX		EX
796	14	-	17	-	403	-	022	-	0000	\$	28,515	\$	64,173
797	14	-	17	-	403	-	023	-	0000	\$	16,868	\$	37,961
798	14	-	17	-	419	-	001	-	0000		EX		EX
799	14	-	17	-	500	-	002	-	8001		EX		EX

	PIN Number						Assessed Value 1999 (AV)	Equalized Assessed Value 1999 (EAV)
800	14	-	17	-	500	- 002 - 8002	\$ 5,653	\$ 12,722
801	14	-	17	-	500	- 002 - 8003	\$ 9,680	\$ 21,785
802	14	-	17	-	500	- 002 - 8004	\$ 12,820	\$ 28,851
803	14	-	17	-	500	- 002 - 8005	\$ 1,185	\$ 2,667
804	14	-	17	-	500	- 002 - 8006	\$ 13,743	\$ 30,929
805	14	-	17	-	500	- 002 - 8007	\$ 13,375	\$ 30,100
806	14	-	17	-	500	- 002 - 8008	\$ 20,763	\$ 46,727
807	14	-	17	-	500	- 002 - 8009	\$ 10,746	\$ 24,184
808	14	-	17	-	500	- 002 - 8010	\$ 4,449	\$ 10,012
809	14	-	17	-	500	- 002 - 8011	\$ 4,138	\$ 9,313
810	14	-	17	-	500	- 002 - 8012	\$ 6,418	\$ 14,444
811	14	-	17	-	500	- 002 - 8013	\$ 2,845	\$ 6,403
812	14	-	17	-	500	- 002 - 8014	\$ 43,126	\$ 97,055
813	14	-	17	-	500	- 002 - 8015	\$ 13,711	\$ 30,857
814	14	-	17	-	500	- 002 - 8016	\$ 1	\$ 2
815	14	-	17	-	500	- 002 - 8018	\$ 14,740	\$ 33,172
816	14	-	17	-	500	- 002 - 8019	\$ 11,655	\$ 26,230
817	14	-	17	-	500	- 002 - 8020	\$ 1,976	\$ 4,447
818	14	-	17	-	500	- 002 - 8021	\$ 1,976	\$ 4,447
819	14	-	17	-	500	- 002 - 8023	\$ 107,080	\$ 240,984
TOTAL							\$ 25,675,679	\$ 57,783,116

EX=Tax Exempt Parcels
1999 Equalization Factor

2.2505

**Wilson Yard Redevelopment Project Area
2001 Annual Report**

(2) AUDITED FINANCIALS - 65 ILCS 5/11-74.4-5(d)(2)

During 2001, no financial activity or cumulative deposits over \$100,000 occurred in the Project Area. Therefore, no audited statements were prepared pertaining to the Special Tax Allocation Fund for the Project Area.

**Wilson Yard Redevelopment Project Area
2001 Annual Report**

(3) MAYOR'S CERTIFICATION - 65 ILCS 5/11-74.4-5(d)(3)

Please see attached.

STATE OF ILLINOIS)
)
COUNTY OF COOK)

CERTIFICATION

TO:

Daniel W. Hynes
Comptroller of the State of Illinois
James R. Thompson Center
100 West Randolph Street, Suite 15-500
Chicago, Illinois 60601
Attention: Carol Reckamp, Director of Local
Government

Dolores Javier, Treasurer
City Colleges of Chicago
226 West Jackson Boulevard, Rm. 1149
Chicago, Illinois 60606

Gwendolyn Clemons, Director
Cook County Department of Planning &
Development
69 West Washington Street, Room 2900
Chicago, Illinois 60602
Attn: Kay Kosmal

Dean L. Viverito, Comptroller
Forest Preserve District of Cook County
536 North Harlem Avenue
River Forest, Illinois 60305
Attn: Barbara McKinzie

Michael Koldyke, Chairman
Chicago School Finance Authority
135 S. LaSalle Street, Suite 3800
Chicago, Illinois 60603

David Doig, General Superintendent & CEO
Chicago Park District
541 N. Fairbanks Court, 7th Floor
Chicago, Illinois 60611

Arne Duncan, Chief Executive Officer
Chicago Board of Education
125 South Clark Street, 5th Floor
Chicago, Illinois 60603
Attn: Linda Wrightsell

Mary West, Director of Finance
Metropolitan Water Reclamation District of
Greater Chicago
100 East Erie Street, Room 2429
Chicago, Illinois 60611

Lawrence Gulotta, Treasurer
South Cook County Mosquito Abatement
District
155th & Dixie Highway
P.O. Box 1030
Harvey, Illinois 60426
Attn: Dr. K. Lime, Manager

I, RICHARD M. DALEY, in connection with the annual report (the "Report") of information required by Section 11-74.4-5(d) of the Tax Increment Allocation Redevelopment Act, 65 ILCS5/11-74.4-1 et seq., (the "Act") with regard to the Wilson Yard Redevelopment Project Area (the "Redevelopment Project Area"), do hereby certify as follows:

1. I am the duly qualified and acting Mayor of the City of Chicago, Illinois (the "City") and, as such, I am the City's Chief Executive Officer. This Certification is being given by me in such capacity.

2. During the preceding fiscal year of the City, being January 1 through December 31, 2001, the City complied, in all material respects, with the requirements of the Act, as applicable from time to time, regarding the Redevelopment Project Area.

3. In giving this Certification, I have relied on the opinion of the Corporation Counsel of the City furnished in connection with the Report.

4. This Certification may be relied upon only by the addressees hereof.

IN WITNESS WHEREOF, I have hereunto affixed my official signature as of this 28th day of June, 2002.


Richard M. Daley, Mayor
City of Chicago, Illinois

**Wilson Yard Redevelopment Project Area
2001 Annual Report**

(4) OPINION OF LEGAL COUNSEL - 65 ILCS 5/11-74.4-5(d)(4)

Please see attached.



City of Chicago
Richard M. Daley, Mayor

Department of Law

Mara S. Georges
Corporation Counsel

City Hall, Room 600
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-6900
(312) 744-8538 (FAX)
(312) 744-2963 (TTY)

<http://www.ci.chi.il.us>

June 28, 2002

Daniel W. Hynes
Comptroller of the State of Illinois
James R. Thompson Center
100 West Randolph Street, Suite 15-500
Chicago, Illinois 60601
Attention: Carol Reckamp, Director of Local
Government

Dolores Javier, Treasurer
City Colleges of Chicago
226 West Jackson Boulevard, Rm. 1149
Chicago, Illinois 60606

Gwendolyn Clemons, Director
Cook County Department of Planning &
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69 West Washington Street, Room 2900
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Lawrence Gulotta, Treasurer
South Cook County Mosquito Abatement
District
155th & Dixie Highway
P.O. Box 1030
Harvey, Illinois 60426
Attn: Dr. K. Lime, Manager

Re: Wilson Yard Redevelopment Project Area (the "Redevelopment
Project Area")

Dear Addressees:

I am Corporation Counsel of the City of Chicago, Illinois (the "City"). In such capacity, I am providing the opinion required by Section 11-74.4-5(d)(4) of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (the "Act"), in connection with the submission of the report (the "Report") in accordance with, and containing the information required by, Section 11-74.4-5(d) of the Act for the Redevelopment Project Area.



June 28, 2002

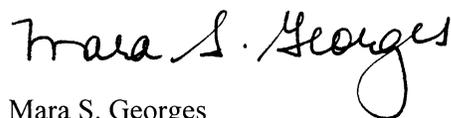
Attorneys, past and present, in the Law Department of the City familiar with the requirements of the Act have had general involvement in the proceedings affecting the Redevelopment Project Area, including the preparation of ordinances adopted by the City Council of the City with respect to the following matters: approval of the redevelopment plan and project for the Redevelopment Project Area, designation of the Redevelopment Project Area as a redevelopment project area and adoption of tax increment allocation financing for the Redevelopment Project Area, all in accordance with the then applicable provisions of the Act. Various departments of the City, including, if applicable, the Law Department, Department of Planning and Development, Department of Housing, Department of Finance and Office of Budget and Management, have personnel responsible for and familiar with the activities in the Redevelopment Project Area affecting such Department(s) and with the requirements of the Act in connection therewith. Such personnel are encouraged to seek and obtain, and do seek and obtain, the legal guidance of the Law Department with respect to issues that may arise from time to time regarding the requirements of, and compliance with, the Act.

In my capacity as Corporation Counsel, I have relied on the general knowledge and actions of the appropriately designated and trained staff of the Law Department and other applicable City Departments involved with the activities affecting the Redevelopment Project Area. In addition, I have caused to be examined or reviewed by members of the Law Department of the City the certified audit report, to the extent required to be obtained by Section 11-74.4-5(d)(9) of the Act and submitted as part of the Report, which is required to review compliance with the Act in certain respects, to determine if such audit report contains information that might affect my opinion. I have also caused to be examined or reviewed such other documents and records as were deemed necessary to enable me to render this opinion. Nothing has come to my attention that would result in my need to qualify the opinion hereinafter expressed, subject to the limitations hereinafter set forth, unless and except to the extent set forth in an Exception Schedule attached hereto as Schedule 1.

Based on the foregoing, I am of the opinion that, in all material respects, the City is in compliance with the provisions and requirements of the Act in effect and then applicable at the time actions were taken from time to time with respect to the Redevelopment Project Area.

This opinion is given in an official capacity and not personally and no personal liability shall derive herefrom. Furthermore, the only opinion that is expressed is the opinion specifically set forth herein, and no opinion is implied or should be inferred as to any other matter. Further, this opinion may be relied upon only by the addressees hereof and the Mayor of the City in providing his required certification in connection with the Report, and not by any other party.

Very truly yours,



Mara S. Georges
Corporation Counsel

SCHEDULE 1

(Exception Schedule)

No Exceptions

Note the following Exceptions:

**Wilson Yard Redevelopment Project Area
2001 Annual Report**

(5) ANALYSIS OF SPECIAL TAX ALLOCATION FUND - 65 ILCS 5/11-74.4-5(d)(5)

During 2001, there was no financial activity in the Special Tax Allocation Fund.

**Wilson Yard Redevelopment Project Area
2001 Annual Report**

(6) DESCRIPTION OF PROPERTY - 65 ILCS 5/11-74.4-5(d)(6)

During 2001, the City did not purchase any property in the Project Area.

Wilson Yard Redevelopment Project Area 2001 Annual Report

(7) STATEMENT OF ACTIVITIES - 65 ILCS 5/11-74.4-5(d)(7)

- (A)** Projects implemented in the preceding fiscal year.
- (B)** A description of the redevelopment activities undertaken.
- (C)** Agreements entered into by the City with regard to disposition or redevelopment of any property within the Project Area.
- (D)** Additional information on the use of all Funds received by the Project Area and steps taken by the City to achieve the objectives of the Redevelopment Plan.
- (E)** Information on contracts that the City's consultants have entered into with parties that have received, or are receiving, payments financed by tax increment revenues produced by the Project Area.
- (F)** Joint Review Board reports submitted to the City.
- (G)** Project-by-project review of public and private investment undertaken from 11/1/00 to 12/31/01, and of such investments expected to be undertaken in Year 2002; also, a project-by-project ratio of private investment to public investment from 11/1/00 to 12/31/01, and an estimated ratio of such investments as of the completion of each project and as estimated to the completion of the redevelopment project.

SEE TABLES AND/OR DISCUSSIONS ON FOLLOWING PAGES.

Wilson Yard Redevelopment Project Area 2001 Annual Report

(7)(A) - 65 ILCS 5/11-74.4-5(d)(7)(A)

During 2001, no projects were implemented.

(7)(B) - 65 ILCS 5/11-74.4-5(d)(7)(B)

Redevelopment activities undertaken within this Project Area during the year 2001, if any, have been made pursuant to i) the Redevelopment Plan for the Project Area, and ii) any Redevelopment Agreements affecting the Project Area, and are set forth on Table 5 herein by TIF-eligible expenditure category.

(7)(C) - 65 ILCS 5/11-74.4-5(d)(7)(C)

During 2001, no agreements were entered into with regard to the disposition or redevelopment of any property within the Project Area.

Wilson Yard Redevelopment Project Area 2001 Annual Report

(7)(D) - 65 ILCS 5/11-74.4-5(d)(7)(D)

The Project Area has not yet received any increment.

(7)(E) - 65 ILCS 5/11-74.4-5(d)(7)(E)

During 2001, no contracts were entered into by the City's tax increment advisors or consultants with entities or persons that have received, or are receiving, payments financed by tax increment revenues produced by the Project Area.

Wilson Yard Redevelopment Project Area 2001 Annual Report

(7)(F) - 65 ILCS 5/11-74.4-5(d)(7)(F)

Joint Review Board Reports were submitted to the City. See attached.

(7)(G) - 65 ILCS 5/11-74.4-5(d)(7)(G)

During 2001, no public investment was undertaken in the Project Area. As of December 31, 2001, no public investment is estimated to be undertaken for 2002.

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CITY OF CHICAGO
JOINT REVIEW BOARD

Report of proceedings of a hearing
before the City of Chicago, Joint Review
Board held on October 27, 2000, at 11:00 a.m.
City Hall, Room 1003, Conference Room,
Chicago, Illinois, and presided over by
Mr. John McCormick, Chairman.

PRESENT:

- MR. JOHN MCCORMICK, CHAIRMAN
- MS. KAY KOSMAL
- MS. MELINDA MOLLOY
- MR. SCOTT STEIN
- MS. SUSAN MAREK
- MS. BERNICE PERKINS

REPORTED BY: Accurate Reporting Service
200 N. LaSalle Street
Chicago, Illinois
By: Jack Artstein, C.S.R.

1 CHAIRMAN McCORMICK: Okay. I'd like to
2 open the meeting, deal with the introduction of the
3 Joint Review Board members.

4 MS. KOSMAL: Kay Kosmal, representing
5 Gwendolyn Clemmons, Cook County.

6 CHAIRMAN McCORMICK: John McCormick
7 representing the City of Chicago.

8 MS. MOLLOY: Melinda Molloy, representing
9 the Chicago Park District for Barry Gordon.

10 CHAIRMAN McCORMICK: Okay. For the record
11 my name is John McCormick, I'm the representative
12 of the City of Chicago, which under section 11-
13 74.4-5 of the Tax Increment Allocation
14 Redevelopment Act is one of the statutorily
15 designated members of the Joint Review Board to
16 election of a Chairperson, I will moderate Joint
17 Review Board meetings.

18 For the record there will be two
19 meetings of the Joint Review Board. One to review
20 the Proposed Wilson Yard Tax Increment Financing
21 District and one to review the River West Tax
22 Increment Financing District. The date of this
23 meeting was announced at and set by the Community
24 Development Commission of the City of Chicago at

1 its September 26th and October 10th, 2000 meetings.

2 Notice of these meetings of the Joint
3 Review Board was also provided by Certified Mail to
4 each taxing district represented on the Board which
5 includes the Chicago Board of Education, the
6 Chicago Community College's District 508, the
7 Chicago Park District, Cook County, and the City of
8 Chicago, and the Public Member.

9 Public notice of these meetings was
10 also posted as of Wednesday, October 25th, 2000, in
11 various locations throughout City Hall. When a
12 Proposed Redevelopment Plan would result in the
13 displacement of residents of ten or more inhabited
14 residential units or would include 75 or more
15 inhabited residential units, the TIF Act requires
16 that the Public Member of the Joint Review Board
17 must reside in the Proposed Redevelopment Project
18 Area.

19 In addition if a Municipality Housing
20 Impact Study determines that the majority of
21 residential units in the Proposed Redevelopment
22 Project Area are occupied by very low, low, or
23 moderate income households as defined in Section 3
24 of the Illinois Affordable Housing Act, the Public

1 Member must be a person who resides in very low,
2 low, or moderate income housing with the Proposed
3 Redevelopment Area.

4 Although the City of Chicago's
5 Proposed Redevelopment Plans for the Wilson Yard
6 River West Districts do not include the Housing
7 Impact Studies because the Plan certified that no
8 displacement of inhabited residential units will
9 occur.

10 The City has attempted to find a
11 resident of each of these areas to fill the
12 position of the Public Member. With us today is
13 Bernice Perkins. Are you familiar with the
14 boundaries of the proposed Wilson Yard Tax
15 Increment Financing Project Area?

16 MS. PERKINS: Yes.

17 CHAIRMAN McCORMICK: Okay. What is the
18 address of your primary residence?

19 MS. PERKINS: 4645 North Sheridan Road.

20 CHAIRMAN McCORMICK: Thank you. Is such
21 address within the boundaries of the Proposed
22 Wilson Yard Tax Increment Financing Redevelopment
23 Project Area?

24 MS. PERKINS: Yes.

1 CHAIRMAN McCORMICK: Have you provided
2 representatives of the City's Department of
3 Planning and Development with accurate information
4 concerning your income and income of any members of
5 the household residing at such address?

6 MS. PERKINS: Have I, one more time.

7 CHAIRMAN McCORMICK: Okay, yeah. Have you
8 provided representatives of the City's Department
9 of Planning and Development with accurate
10 information concerning your income or income of any
11 members of the household residing at such address?

12 MS. PERKINS: No, I haven't.

13 CHAIRMAN McCORMICK: Okay.

14 MS. WAYNE: She provided the Alderman.

15 CHAIRMAN McCORMICK: Oh, the Alderman has,
16 okay, and they provided it to the City. Okay.
17 Based on information provided to you by the
18 Department of Planning and Development regarding
19 applicable income level for low, very low, or
20 moderate income household, do you qualify as a
21 member of a low, very low, or moderate income
22 household? Did the Alderman?

23 MS. PERKINS: Most likely very low.

24 CHAIRMAN McCORMICK: Okay, that's fine,

1 thank you. Ms. Perkins, are you willing to serve
2 as the Public Member for the Joint Review Board for
3 the Wilson Yard Tax Increment Financing
4 Redevelopment Project Area?

5 MS. PERKINS: Yes.

6 CHAIRMAN McCORMICK: I will entertain a
7 motion that Barbara Perkins be selected as a Public
8 Member. Before I entertain this motion I, we have
9 the representative of the Chicago Board of
10 Education here.

11 MS. MAREK: Susan Marek.

12 CHAIRMAN McCORMICK: I will entertain a
13 motion that Barbara Perkins --

14 MS. PERKINS: Bernice --

15 CHAIRMAN McCORMICK: Bernice, I'm sorry.
16 My mistake. Be selected as the Public Member. Is
17 there a motion?

18 MS. MAREK: So moved.

19 CHAIRMAN McCORMICK: Is there a second?

20 MS. KOSMAL: Seconded.

21 CHAIRMAN McCORMICK: All in favor please
22 vote by saying aye.

23 (Chorus of ayes.)

24 All opposed, please vote by saying no.

1 Let the record reflect that Bernice Perkins has
2 been selected as the Public Member for the Wilson
3 Yard Tax Increment Financing Redevelopment Project
4 Area.

5 Our next order of business is to
6 select a Chairperson for this Joint Review Board.
7 Are there any nominations?

8 MS. MAREK: I'd like to nominate John
9 McCormick.

10 CHAIRMAN McCORMICK: Is there a second for
11 the nomination?

12 MS. KOSMAL: Second.

13 CHAIRMAN McCORMICK: Are there any other
14 nominations? Let the record reflect that there are
15 no other nominations. All in favor of the
16 nomination please vote by saying aye.

17 (Chorus of ayes.)

18 All opposed vote by saying no. Let
19 the record reflect that John McCormick has been
20 elected as Chairperson and will now serve as the
21 Chairperson for the remainder of the meeting. As I
22 mentioned at this meeting, we will be reviewing a
23 plan for the Wilson Yard TIF District proposed by
24 the City of Chicago.

1 Staff of the City's Department of
2 Planning and Development and Law and other
3 Departments have reviewed this Plan, which was
4 introduced to the City's Department, the City's
5 Community Development Commission on October 10th,
6 2000.

7 We will listen to a presentation by
8 the consultant on the Plan. Following the
9 presentation we can address any questions that the
10 members have for the consultant or City Staff. The
11 recent Amendment to the TIF Act requires us to base
12 our recommendation to approve or disapprove the
13 Wilson Yard Plan and the Designation of the Wilson
14 Yard TIF Area on the basis of the Area and the Plan
15 satisfying the Plan Requirements, the Eligibility
16 Criteria defined in the TIF Area and the objectives
17 of the TIF Act.

18 If the Board approves the Plan and the
19 designation of the Area, the Board will then issue
20 an advisory, non-binding recommendation by vote of
21 the majority of those members present and voting.
22 Such recommendation will be submitted to the City
23 of Chicago within 30 days after the Board meeting.

24 Failure to submit such recommendation

1 shall be deemed to constitute approval by the
2 Board. If the Board disapproves the Plan and the
3 Designation of the Area, the Board must issue a
4 written report describing why the Plan and the Area
5 failed to meet one or more of the Objectives of the
6 TIF Act, and both Plan Requirements and the
7 Eligibility Criteria of the TIF Act.

8 The City will then have 30 days to
9 resubmit a revised plan. The Board and the City
10 must also confer during this time to try and
11 resolve the issues that led to the Board's
12 disapproval.

13 If such issues cannot be resolved, or
14 if the revised Plan is disapproved, the City may
15 proceed with the Plan, but the Plan can be approved
16 only with three fifths vote of the City Council,
17 excluding positions of members that are vacant and
18 those members that are ineligible to vote because
19 of conflicts of interest.

20 Before I introduce the presentation on
21 the Wilson Yard Redevelopment Project Plan, the
22 following language, I'd like to announce that the
23 following language changes will be made to the
24 Wilson Yard Redevelopment Project Area Tax

1 Incremental Financing District Eligibility Study.

2 Redevelopment Plan and Project dated
3 October 6th, 2000. Objective 6 as shown on Page 2
4 and 29 support the preservation and rehabilitation
5 of existing multi-family and affordable housing
6 throughout the RPA in support of the development of
7 the old language mixed income new housing excluding
8 for sale and rental units for low and very low
9 income households consistent with this Act.

10 New language will be, new for sale
11 rental housing that could include a mixture of
12 market rate units and units affordable to low to
13 moderate low and very low income households.

14 Number 2, third sentence of Strategy 5
15 as shown on Pages 4 and 33. TIF assistance may be
16 used independently or with other housing programs.
17 The old language, to lower the cost of rental and
18 for sale housing to a level that is affordable to
19 very low, low, and moderate income households.

20 The new language will be, to support
21 new and rehabilitated rental and for sale housing
22 that could include a mixture of market rate units
23 and units affordable to moderate, low, and very low
24 income households.

1 The presentations on the Wilson Yard
2 District will be done by the consult S.B. Friedman
3 and Associates.

4 MR. FRIEDMAN: Okay, thank you John. I'm
5 Steve Friedman, President of S.B. Friedman Company,
6 and our firm is the consulting firm that prepared
7 the Eligibility Study and Plan and Project for the
8 Proposed Wilson Yard's TIF.

9 With me today are Jill Steen, Project
10 Manager who is the Project Manager for the project
11 and also Jennifer Tammen who is the associate who
12 is responsible for much of the data gathering and
13 analysis as well.

14 Jill is going to be part of the
15 presentation and Jennifer is available to answer
16 any questions that may be a little more specific
17 than Jill or I can handle and she has additional
18 information on.

19 The proposed district is on the north
20 side. It starts at Montrose Avenue and Great --
21 Cemetery on the west proceeding over to Clarendon
22 and up in a zigzaggy way past Leeland to include
23 some land up toward Lawrence, and it's heart is
24 Broadway and it's namesake is the CTA yard at

1 Wilson Avenue which has over the last several years
2 been basically decommissioned for CTA use as an
3 active yard. It was replaced with yards in Skokie.

4 There are still a few CTA activities
5 there, but essentially it is a major chunk of
6 nearly vacant land in the midst of this area and it
7 constitutes -- an opportunity to redevelop in the
8 area in ways that we will discuss as we go through
9 the presentation.

10 What I would like to do first is have
11 Jill talk about the eligibility factors involved,
12 and then we'll come back and I'll talk about the
13 redevelopment objectives and strategies that are
14 intrinsic to, and the nature of the plan and that
15 are driving the shape of the District.

16 By just brief way of introduction,
17 however, one of the concepts that shaped this
18 District was the concept from the beginning that we
19 had the opportunity here to link commercial
20 redevelopment which could generate increment, and
21 some housing redevelopment generating increment
22 potentially that might occur.

23 To also use that to help support the
24 inclusion and retention of affordable housing

1 within this District as a bound and linked
2 strategy. The District is one that has
3 traditionally included a good deal of affordable
4 housing and part of the over arching consideration
5 as we thought, as this district was conceived was
6 to maintain a balance over time and to make it
7 possible to use the tax benefits, the tax increment
8 coming from commercial redevelopment or other
9 redevelopment, whatever redevelopment it is that
10 will occur on this site, which is the subject of a
11 separate planning process.

12 To make sure that that could be linked
13 in to the needs to help retain some affordable
14 housing within this District as a result that might
15 occur. And that was part of the overarching
16 concept in setting and thinking about the scope of
17 the boundaries.

18 With that as background Jill, would
19 you go through the Eligibility.

20 MS. STEEM: Okay, as Steve said, my name is
21 Jill Steem and I'm a Project Manager as S.B.
22 Friedman and Company. To determine whether or not
23 the Wilson Yard Study Area qualified for TIF
24 Designation under the Illinois TIF Statute, S.B.

1 Friedman and Company went out and surveyed every
2 property and every building within the boundaries
3 of the study area which was originally presented to
4 us as basically Lawrence Avenue on the north,
5 Montrose Avenue on the south, Moulden Avenue on the
6 west and Clarendon Avenue on the east.

7 That's the area that we surveyed. In
8 that area we visited every structure, every
9 property and inventoried the Eligibility Factors
10 that we found distributed throughout the proposed
11 RPA.

12 In addition we collected data from the
13 City and County related to Code Violations, the
14 condition of underground sewer and water lines,
15 building permits and histories of assessed values
16 of all the property within the boundaries of the
17 Districts.

18 We then compiled all that data and
19 mapped it on a building by building and block by
20 block basis, so we could see what the distribution
21 of all the factors were. Based on this area we
22 found that the area shown in this first board
23 qualified for TIF Designation under the law.

24 This area qualified as a Conservation

1 Area because we found that at least 50 percent of
2 the buildings were 50 years of age or older, and
3 because four out of a possible 13 eligibility
4 factors were present and reasonably distributed
5 throughout the boundaries of the RPA.

6 The specific factors that were found
7 to be present are outlined in the Eligibility Study
8 portion of the Plan and these factors included age,
9 deterioration, structures below minimum code,
10 inadequate utilities, and lack of growth and
11 Equalized Assessed Value.

12 In terms of age we found that 85
13 percent of the buildings on 82 percent of the
14 blocks within the RPA were 35 years of age or
15 older. In terms of deterioration we found that
16 approximately one in every three properties were
17 negatively affected by deterioration either due to
18 deteriorated buildings or deteriorated
19 infrastructure.

20 In terms of structures below minimum
21 code we found that 65 percent of the buildings on
22 74 percent of the blocks had, have had some sort of
23 Code Violations over the last five years.

24 Inadequate utilities, we found that 75

1 percent of the property, of the PINs on 71 percent
2 of the blocks were negatively affected by
3 inadequate utilities due to the age and antiquated
4 nature on the water lines in the proposed RPA.
5 Most of the water lines are over 100 years old in
6 this area.

7 In terms of lack of growth in assessed
8 value, we found that the RPA as a whole has fallen
9 behind the growth and Equalized Assessed Value of
10 the City for four of the last five years.

11 As a result of these findings we
12 recommend that the Area shown on the first board be
13 designated a Tax Increment Financing District.
14 This Area contains approximately 819 Property
15 Identification Numbers, or PINs, 425 properties and
16 properties are defined as if you take out the
17 condominium units it would be the land and any
18 improvement on it.

19 So there's 425 properties. There's
20 289 buildings and approximately 144 acres of land.
21 The existing land use within the RPA is shown here
22 on the second board. The area contains a mix of
23 land uses, commercial is shown with a red and white
24 striped pattern, and commercial development is

1 located primarily along Broadway Avenue as well as
2 along Wilson and somewhat on Sheridan Road.

3 Public and institutional uses are
4 shown in, with a blue and white striped pattern and
5 the public institutional uses within the boundaries
6 of the RPA include the CTA owned Wilson Yard site,
7 Arian Stuart Public School (phonetic).

8 There's two Chicago Park District play
9 lots, the Chicago Fire, one of the Chicago Fire
10 Stations. A parking structure from Wise Memorial
11 Hospital, which is located across the street, and a
12 Children's Hospital, Columbus Marigold Children's
13 Hospital (phonetic).

14 There is also several churches located
15 and interspersed throughout the RPA. Light
16 industrial, there's only one light industrial
17 building located within the RPA and it's along
18 Clifton Avenue and it's currently vacant and not
19 being used.

20 And the mixed use areas are shown with
21 an orange and white checkered pattern. These areas
22 contain more than one land use and, because of the
23 scale of the map we basically just show predominant
24 land uses. So the Area contains a mix of all the

1 other uses.

2 In terms of residential, residential
3 is scattered throughout the RPA and it consists of
4 condominium units, apartments, scattered site CHA
5 Housing, SROs, and a mix of market rate, just like
6 a handful of single-family homes, I think there was
7 like ten single-family housing units. Most of it's
8 multi-family.

9 Last year as you know the TIF Act was
10 revised to require that any new TIF Districts
11 containing 75 or more occupied housing units
12 complete a Housing Impact Study or to certify that
13 no residential displacement will occur as a result
14 of the TIF.

15 The Proposed Wilson Yard RPA contains
16 well over 75 occupied housing units and therefore
17 must meet this requirement. It contains 4300
18 housing units, of which 4100 are occupied.
19 However, the City will certify that no residential
20 displacement will occur as a result of this TIF,
21 meaning that no TIF funds will be used on any
22 project that would cause displacement of residents
23 within the boundaries of the RPA.

24 As discussed, as Steve mentioned at

1 the beginning of his presentation, part of those
2 are, was working on the Redevelopment Plan. The
3 overall purpose of the TIF District is to provide
4 resources for, to improve physical conditions in
5 the area to leverage private investment, for new
6 investment within the RPA in order to preserve
7 diversity and create a cohesive and vibrant mixed
8 use community.

9 The Redevelopment Plan portion of our
10 Report outlines how this will be accomplished and
11 it consists of three components, the Goals and
12 Objectives, the Future Land Use Plan and a
13 Preliminary Budget.

14 In terms of the Future Land Use Plan,
15 as shown here in this third board, the strategy
16 that we took in dividing the Future Land Use Plan
17 is because the TIF District will be in place for
18 over 23 years, we tried to be general enough to
19 accommodate all the different ideas that we've
20 heard through the community planning process.

21 Throughout creation of the Plan we
22 worked closely with Alderman Shiller and Alderman
23 Shiller has worked closely with the community for
24 the last year and a half conducting design charades

1 for the Wilson Yard site itself and we've presented
2 and had community meetings where we've heard what
3 concerns that the community had about housing in
4 the Area and the types of uses they would like to
5 see within the proposed RPA.

6 So therefore we kept the Plan general
7 enough to accommodate changing market conditions
8 over the future life of the TIF District as well as
9 to accommodate all the different ideas that we've
10 heard. The area that is shown with the orange and
11 the white checked pattern is mixed-use and those
12 areas can consist of residential, commercial,
13 public institutional, parks and open space or
14 potentially light industrial.

15 We kept all of the public
16 institutional buildings such as the two schools and
17 the Fire Station public institutional in the Future
18 Land Use Plan, cause those will stay, along with
19 all the residential. So anything that was shown as
20 residential in the Existing Land Use is shown as
21 residential in the Future Land Use Plan.

22 Steve will go over the Goals and
23 Objectives and Strategies and Budget.

24 MR. FRIEDMAN: Thank you. Thank you Jill.

1 We should also note that Truman College is right at
2 the edge of the RPA and some of their future
3 facilities relate also potentially to what as we
4 said is a separate planning process, it will relate
5 to some of the issues related to Wilson Yard as the
6 implementation of the TIF proceeds.

7 The first goal that was set, and I
8 think is worth dwelling on just a second is to
9 retain the economic and cultural diversity of the
10 population of the RPA and support the preservation
11 of existing community residences and businesses by
12 -- potential negative impacts including
13 displacement that new development may have on
14 existing residences and businesses.

15 Built into this whole set of goals is
16 an attempt to balance the impacts and take
17 advantage of new opportunities, strengthen this
18 community, but balance that with trying to
19 ameliorate some of the impacts of gentrification.

20 And I imagine that all of you saw the,
21 it was a very good article really that was in the
22 Chicago Tribune about what's happening on Damon
23 Avenue, and, which I think brings further back into
24 the public awareness the issue of the impact of

1 redevelopment on existing communities.

2 One of the things that's intrinsic in
3 this plan is trying to include in it everything
4 that everybody wants but not exclude from it other
5 things, and that includes retaining a lot of the
6 community fabric. And so that's one of the key
7 goals.

8 In doing that, or in still then going
9 on with the, some of the goals, the other goals and
10 objectives, we need to be involved in dealing with
11 vacant underutilized land, so we have that
12 objective of facilitating assembly and preparation.
13 Facilitating redevelopment of the Wilson Yard site
14 specifically, key opportunity for the City, for the
15 neighborhood, and the separate planning process
16 that is focusing on coming to a consensus, uses
17 regarding that site.

18 Included in the goals of this plan
19 though is to make sure that it is architecturally
20 consistent with the Broadway Street frontage, that
21 it's pedestrian in orientation and that it is
22 consistent with the -- which is one of the
23 architecturally distinctive buildings along
24 Broadway in terms of height scale and setback.

1 To help support the relocation of the
2 CTA facilities, now most of that will be supported
3 by other funds, and then TIF funds however, it is
4 desired that TIF funds be able to used to
5 supplement other funds if necessary to carry out
6 some of the relocation of CTA facilities so that we
7 get done.

8 And there may, there's also
9 demolition, a very extensive project, there's old
10 track that needs to come down, and would be
11 potentially part of this, and so TIF may be used as
12 a supplement to other funds, mostly though CTA has
13 got funds for this.

14 Encouraging improvement of the general
15 physical conditions along Broadway, again we have a
16 commercial core to this, which is through here and
17 will retain, will remain commercial in its
18 orientation although also mixed-use, but commercial
19 orientation. We want to encourage the improvement
20 of those conditions.

21 To support the preservation and this
22 is the objective where we've changed the language a
23 little bit to support the preservation,
24 rehabilitation of existing multi-family and

1 affordable housing throughout the RPA, and support
2 the development of new for sale and rental housing
3 that can include a mixture of market rate units and
4 units affordable to moderate, low, and very low
5 income households.

6 As you know the new Act allows TIF
7 funds to be specifically used in certain ways for
8 housing for low and very low income households is
9 defined by the State's Affordable Housing Act.
10 What we're trying to do here is to create a
11 framework that allows the use of some of the TIF
12 funds for that purpose, but also to allow that to
13 be integrated in a dispersed mixed way within the
14 community so that we're not encouraging
15 concentrations of lower cost housing, but we are
16 preserving lower cost housing and maintaining
17 opportunities within the District in a way.

18 We're trying to make clear in this
19 changing of the language trying to clarify that it
20 is for a mix of market rate and affordable kinds of
21 units and also to try to mix that in throughout the
22 District wherever housing's occurring.

23 MS. MAREK: So are you saying that TIF
24 money can be used for market rate housing?

1 MR. FRIEDMAN: No. We're not saying it
2 will be used for market rate housing, we're saying
3 that the mix, that we can use the money for the
4 moderate, low, and very low, which is what TIF
5 money has traditionally been used for, to, and is
6 provided in the Act, but it can be done within a
7 mixed income housing context.

8 We have a market rate development
9 essentially, but we're going to try to be able to
10 support lower income units within that development,
11 as a mix.

12 MS. MAREK: Can you give me an example of
13 what that --

14 MR. FRIEDMAN: 20, yes, 20 percent of
15 trying to support, let's say 20 percent of units
16 for low and very low income has condition to a
17 development that's going on within a District.

18 MS. MAREK: 20 units building and 20
19 percent of them will be --

20 MR. FRIEDMAN: Right, will be four units.
21 Right. Something like that.

22 Now, underneath this, underlying this,
23 if there are environmental cleanup issues, for
24 example, or site assembly issues, then you might

1 see TIF money used for environmental clean up to
2 create a site that was in fact developed for market
3 rate housing. But within that market rate housing
4 there would also be these other requirements of a
5 mix of affordable housing within it.

6 In other words the distinction, we're
7 not using TIF money for market rate housing per se,
8 but we might use it as we have elsewhere to clean
9 up an environmental condition or another land
10 condition that is preventing development, whether
11 it's a market rate development or an affordable
12 development.

13 That stays within, but the TIF money
14 specifically used for housing would be for
15 affordable housing, moderate, low, and very low,
16 with the Caprini Model being an example. And there
17 there are special requirements from CHA and from
18 the Courts.

19 But here we -- but the idea is to
20 build that housing into the fabric of other housing
21 that is being developed throughout the
22 neighborhood. So we're going to be looking for
23 opportunities to work with the developer who wants
24 to do something, and say okay, you've got to do

1 something, you've got to plug in the affordable
2 housing and that's what we will provide potentially
3 help for, we're not going to put our help to your
4 market rate deal, but we're going to provide help
5 to affordable housing, we want it in your market
6 rate project.

7 My feeling is that we're trying to
8 clarify that, it's why we changed the language that
9 I changed, trying to make that clearer. I'm sure
10 not still totally clear, but that's where we're
11 going is trying to support dispersion of retention
12 of moderate, low, and very low, but also keep it
13 dispersed throughout the community rather than
14 concentrated.

15 MS. MAREK: But did I hear her presentation
16 that they're not, there's not going to be any
17 demolition to residential --

18 MR. FRIEDMAN: Right, we're not going to
19 displace using TIF funds any of the existing
20 residential units.

21 MS. MAREK: But that doesn't say that
22 they're not going to be, there isn't going to be
23 some displacement of a low income.

24 MS. STEEM: Not with --

1 MR. FRIEDMAN: Not with the direct, with
2 the use of TIF funds. Now there's still a
3 discussion out there about direct, where direct
4 impact stops and there, I don't think it has been
5 totally clarified to define what happens if there
6 are indirect impacts, and I'm not certain that some
7 day down the road there will not be some litigation
8 regarding defining where other TIF related
9 expenditures have caused indirect displacement.

10 But so far the City's defining that as
11 direct. So that we're, just because we changed the
12 market characteristics or changed the
13 characteristics because this is redeveloped the
14 community becomes more attractive. That doesn't
15 constitute TIF funded displacement of housing as we
16 understand the law at this time.

17 However, I think we're conscious of
18 the fact that changing this condition could cause
19 pressure to the neighborhood which is part of why
20 we're trying to captor the increment to be able to
21 fund affordable housing within the neighborhood so
22 that we are able to try to ameliorate that.

23 So that's the balancing act that's
24 built into this Plan. That's the, to set a

1 balancing of objectives, it's built in here. Okay.
2 Going on, conditionally an objective to preserve
3 and rehabilitate retail and commercial businesses,
4 institutional uses and architecturally historically
5 significant buildings.

6 Trying to also retain and support the
7 commercial structure within the neighborhood and
8 have the ability to enhance that. In support of
9 all this, streetscaping, landscaping, and those
10 kinds of things are expected to be part of the
11 Plan.

12 Infrastructure replacement as we noted
13 in the Eligibility, the infrastructure is 100 years
14 old for the most part underneath and will reach the
15 end of its useful life if it hasn't already during
16 the life of the TIF. And we want to be able to use
17 TIF funds to supplement other funds in support of
18 that kind of infrastructure improvement.

19 We would like to see TIF funds used to
20 help support the improvement of the schools and the
21 parks as they need to be, as it comes up over time.
22 There is a goal to coordinate with other plans.
23 There has of course been a long history of planning
24 in this Area.

1 We also want to specifically make sure
2 that there is improvements made to enhance
3 accessibility, and promote opportunities for women
4 owned minority owned and locally owned businesses.
5 There are obviously, the City, both legal and
6 standpoint can, has requirements related to City
7 owned businesses having certain shares at work.

8 That, those cannot be extended legally
9 to specifically restrict the locally owned
10 businesses, but it is a goal of the Plan to try to
11 cooperate with locally owned businesses to enhance
12 their participation and also to support job
13 training programs and to increase employment
14 opportunities throughout the RPA and the Welfare to
15 Work Program.

16 The major strategies which parallel
17 the goals or public improvements, development of
18 vacant, underutilized sites of which this is
19 obviously the most glaring example. The
20 encouragement of private sector activities and
21 support of new development through a wide range of
22 activities that we would expect to be undertaken to
23 create public/private partnerships.

24 Working on property assembly and

1 demolition site preparation. Again largely focused
2 on Wilson Yard where the biggest issue of
3 opportunity and problem is. And to provide
4 assistance to existing businesses and residents
5 where again we seek to clarify through the change
6 in language the support again of a broad range of
7 moderate, low, and low income households mixed into
8 a market rate context.

9 There are a couple of sites that are
10 designated for acquisition as shown in this area
11 along Broadway and they relate to primarily being,
12 making sure that we are able to carry out what
13 might have to happen in order to make this a
14 workable development.

15 There have been discussions with the
16 property owners. They are not necessarily opposed
17 to being acquired, but they have not necessarily
18 agreed to be acquired either. But they are aware
19 of the proposal that they, and they are aware of
20 the fact that they have been put on the acquisition
21 map.

22 MS. STEEM: It includes a vacant lot and an
23 Aldi's Grocery Store and a parking lot associated
24 with Aldi's.

1 MR. FRIEDMAN: With the Aldi's, right. And
2 they have been contacted by the City and they're
3 aware of the Plan and the issue involved. The
4 Budget for this TIF is --

5 MS. MAREK: Can I ask one other question --

6 MR. FRIEDMAN: Sure. Go ahead.

7 MS. MAREK: Why you converted like the,
8 what you, I think you said it was a parking lot on
9 the upper right hand corner and then what's
10 Columbus Merryville in the lower right hand corner.
11 Now you converted them from public use to mixed
12 use?

13 MS. STEEM: They're institutional uses and
14 we just have the schools and the City of Chicago
15 facilities the same. Any other institutional use
16 we chose to allow in case something happens in the
17 future, if market conditions change. We show those
18 as mixed us to accommodate a variety which includes
19 institutional uses. So it's --

20 MR. MAREK: Okay.

21 MS. STEEM: It's not planning changes --

22 MS. MAREK: You're not saying that they're
23 planning on moving out.

24 MS. STEEM: No.

1 MR. FRIEDMAN: No. But we're not also
2 interfering in that way with their future
3 institutional decision making. They commentated
4 you know, we have a, we as an institution, our
5 goals require that we dispose of this facility or
6 our situation. They would be able to work with a
7 developer on the reuse that included any
8 associates. But we don't know of any plan on any
9 of their part to do so.

10 But that's been our general strategy
11 given the length of time of these plans to create
12 flexibility when, as it regards particularly to
13 private --

14 The Budget that we have incorporated
15 in the Plan it's a total of \$58 million. And it's
16 pretty distributed. A lot, the single biggest item
17 is Public Works or Improvements. Because again we
18 have in this, it's quite likely they were going to
19 have to build streets through here and other
20 facilities in order to make this site usable.

21 So in addition to rehabilitation of
22 infrastructure and replacement over time, we're
23 trying to allow for the funds to be focused on work
24 in this area. The second largest is

1 Rehabilitation, both commercial and residential.
2 And so in that area we're hoping that we will
3 stimulate property owners to come forward and work
4 on rehabilitating their properties and have
5 provided resources in that regard.

6 There is some allocated to eligible
7 construction costs which includes both, would
8 include only basically affordable housing, because
9 that's all that is eligible for direct expenditure
10 and construction. There is also a provision for
11 interest costs which is the other way in which new
12 construction can be assisted, and there's money
13 for, as well for property assembly because we think
14 we may have to get involved in some of that related
15 to this project, at the edges of this project.

16 And then a fairly significant amount
17 relative to other plans that we've seen for job
18 training and day care representing and reflecting
19 an interest in pushing those two issues
20 particularly in this community so that somebody
21 will take secondary benefits of the commercial
22 redevelopment and be retained through this
23 population.

24 As you know, the expenditures between

1 categories can be shifted without further approval
2 of the plan, so that this is a concept, but if we
3 find that we need to spend more money in one
4 category or another, that is something that can be
5 done, but this represents the current thinking of
6 the direction of the plan.

7 And with that I think I'll turn to
8 answer questions.

9 CHAIRMAN McCORMICK: Okay. Are there any
10 additional questions?

11 MS. MAREK: Is this contiguous to any other
12 TIFs --

13 MR. FRIEDMAN: Jill, do you want to explain
14 that?

15 MS. STEEM: Just north of the proposal is
16 an RPA, it is another TIF District and they are a
17 little bit behind us in the approval process.
18 They've finished their field work and they're just
19 now finalizing their boundaries. But it will be
20 adjacent to the Wilson Yard TIF District and this
21 northern portion.

22 MS. MAREK: That hasn't been approved yet
23 or --

24 MS. STEEM: No.

1 MR. FRIEDMAN: I don't think it's been
2 introduced yet.

3 MS. MAREK: No.

4 MS. STEEM: No. They're finalizing the
5 boundary.

6 MS. KOSMAL: Are there still plans to
7 relocate the Wilson -- CTA station to the Yard? I
8 remember reading that in our plans.

9 MR. FRIEDMAN: Yes. That's part of the
10 CTA's Budget to pay those costs and that's part of
11 the plan, that's part of the conceptual plan --
12 been going on as a separate process. We keep
13 emphasizing that because we don't want the, we want
14 to emphasize and we've emphasized with the
15 community that a TIF is a financing tool.

16 We're not over-riding any other
17 planning process in creation of the TIF. So, but
18 yes, in that discussion of what happens here the
19 Wilson Yard's Wilson Station moves across the
20 street.

21 CHAIRMAN McCORMICK: Any other questions?
22 If there are no further questions, I'll entertain a
23 motion that this Joint Review Board finds that the
24 Proposed Redevelopment Plan Wilson Yard Tax

1 Increment Financing Redevelopment Project Area
2 satisfies the Redevelopment Plan Requirements under
3 the TIF Act, the Eligibility Criteria defined in
4 Section 17, or 11-74.4-3 of the TIF Act and the
5 Objectives of the TIF Act and are based, and that
6 based on such findings, approval of such plan and
7 designation of such area as a Redevelopment Project
8 Area under the TIF Act. Is there a motion?

9 MS. MAREK: So moved.

10 CHAIRMAN McCORMICK: IS there a second to
11 the motion?

12 MS. KOSMAL: Second.

13 CHAIRMAN McCORMICK: Is there any further
14 discussion? If not, all in favor, please vote by
15 saying aye.

16 (Chorus of ayes.)

17 All opposed, nay. I'd like to thank
18 our, the participation today of Bernice Perkins,
19 it's been most helpful getting involved, and the
20 City thanks you and the Board thanks you. And
21 also, I notice Alderman Shiller is in attendance, I
22 think this is one of the better thought out plans
23 that we've had here in a long time and I think it
24 will work very well.

1 Let the record reflect the Joint
2 Review Board's approval of the Proposed Wilson Yard
3 Redevelopment Plan and Designation of the Wilson
4 Yard Tax Increment Financing Redevelopment Project
5 Area as a Redevelopment Project Area under the TIF
6 Act. Okay.

7 MS. PERKINS: Thank you everyone and have a
8 good day.

9 CHAIRMAN McCORMICK: Thank you. Okay.
10 Let's move on to the River West Tax Increment
11 Financing District. For the record my name is John
12 McCormick, I'm a representative of the City of
13 Chicago, which under Section 11-74.4-5 of the Tax
14 Increment Allocation Redevelopment Act is one of
15 the statutorily designated Members of the Joint
16 Review Board for the River West Tax Increment
17 Financing District.

18 The date of the first meeting of this
19 Joint Review Board was announced at and set by the
20 Community Development Commission of the City of
21 Chicago at its September 26, 2000 meetings. Notice
22 of the first meeting of the Joint Review Board was
23 also provided by Certified Mail to each Taxing
24 District represented on the Board which includes

1 the Chicago Board of Education, the Chicago
2 Community College's District 508, the Chicago Park
3 District, Cook County, and the City of Chicago, and
4 the Public Member.

5 Public notice of this reconvened
6 meeting was also posted as of Wednesday October 25th
7 in various locations throughout City Hall. Go
8 back, the Joint Review Board was convened and had
9 its first meeting October 13th, 2000. At such time
10 I was elected Chairman of the Joint Review Board.

11 In addition the Joint Review Board
12 elected Scott Stein to serve as the Public Member
13 for the Joint Review Board. However, because Mr.
14 Stein was unable to attend the October 13th meeting
15 the Joint Review Board adjourned its meeting and
16 agreed to reconvene on October 27th, 2000.

17 Today's meeting therefore constitutes
18 a reconvening of the Joint Review Board. As stated
19 at the first meeting, when a Proposed Redevelopment
20 Plan would result in displacement of residents of
21 ten or more inhabited residential units or it
22 includes 75 or more inhabited residential units,
23 the TIF Act requires that the Public Member of the
24 Joint Review Board reside in the Proposed

1 Redevelopment Project Area.

2 In addition if a municipality's
3 Housing Impact Study determines that the majority
4 of the residential units in the Proposed
5 Redevelopment Project Area are occupied by very
6 low, low, or moderate income households, as defined
7 in Section 3 in the Illinois Affordable Housing
8 Act, the Public Member must be a person who resides
9 in very low, low, or moderate income housing within
10 the Proposed Redevelopment Project Area.

11 Although the City of Chicago's
12 Proposed Redevelopment Plan for the River West
13 District does not include the Housing Impact Study,
14 because the Plan certifies that no displacement of
15 the inhabited residential units will occur, the
16 City has found a resident of the River West Area to
17 fill the position of Public Member. This resident
18 is Mr. Scott Stein who is elected as such Public
19 Member at the first meeting of the Joint Review
20 Board and is with us today.

21 Mr. Stein, just to confirm your
22 eligibility to serve as the Public Member, I have a
23 few questions. Are you familiar with the
24 boundaries of the Proposed River West Tax Increment

1 Financing Redevelopment Project Area?

2 MR. STEIN: Yes

3 CHAIRMAN McCORMICK: What is the address of
4 your primary residence?

5 MR. STEIN: 525 North Halsted.

6 CHAIRMAN McCORMICK: Is such address within
7 the boundaries of the Proposed River West Tax
8 Increment Financing Redevelopment Project Area?

9 MR. STEIN: Yes.

10 CHAIRMAN McCORMICK: And have you provided
11 representatives of the City of Chicago's Department
12 of Planning and Development with accurate
13 information concerning your income and income of
14 other members of the household residing at such
15 address?

16 MR. STEIN: Yes.

17 CHAIRMAN McCORMICK: Based on the
18 information provided to the Department of Planning
19 and Development by Mr. Stein, does he qualify as
20 low or very low, or moderate income household?

21 MS. WAYNE: No.

22 CHAIRMAN McCORMICK: No evidence. Yeah --

23 MS. WAYNE: No, evidence was given by the
24 consultant for the majority of residents in the

1 proposed area are low, very low, or moderate
2 income. However, we worked closely with the
3 Alderman and weren't able to find a candidate who
4 was willing to serve within those income
5 categories. So Mr. Stein though, did express his
6 willingness to.

7 CHAIRMAN McCORMICK: Okay. Mr. Stein, are
8 you willing to serve as the Public Member of the
9 Joint Review Board for the River West Tax Increment
10 Financing Redevelopment Project Area?

11 MR. STEIN: Yes.

12 CHAIRMAN McCORMICK: Although the Joint
13 Review Board in Mr. Stein's absence elected him as
14 Public Member, I would like to reaffirm that action
15 with Mr. Stein present. So I will entertain a
16 motion as, reaffirming Mr. Stein's prior election
17 as Public Member. Is there a motion?

18 MS. MAREK: So moved.

19 CHAIRMAN McCORMICK: Is there a second?

20 MS. KOSMAL: Second.

21 CHAIRMAN McCORMICK: All in favor please
22 vote by saying aye.

23 (Chorus of ayes.)

24 All opposed, please vote by saying no.

1 Let the record reflect that Scott Stein will serve
2 as the Public Member for the River West Tax
3 Increment Financing Redevelopment Project Area.
4 Okay, now we'll have presentations by the River
5 West Consultant Teska Associates Incorporated.

6 MR. BROWN: Good afternoon ladies and
7 gentlemen, my name is Lee Brown, and I'm the
8 President of Teska Associates, we act as a
9 consultant to the City in preparation of the
10 Eligibility and Plan.

11 With me is Jodie Siu, an associate --
12 investigator, and I'll ask Jodie to present the
13 Eligibility findings.

14 MS. SIU: This is the Proposed River West
15 Tax Increment Financing District. Consists of 323
16 tax parcels and 103 buildings in this area, it
17 occupies about 124 acres. The Area is located just
18 northwest of the Loop, which would be down in this
19 area here.

20 Basically we have Canal on the east,
21 this major spine through the center is Halsted, out
22 on the west we extend all the way up to Carpenter.
23 On the north is Fry Street and it runs all the way
24 down to Madison on the south.

1 As you can see there's a mix of uses
2 in this District. Industrial, Commercial, there
3 are some residential units, there are actually 157
4 occupied units in this District. About two thirds
5 of those are in multi-family buildings, and the
6 other third are in units above commercial uses.

7 The hatched lines that you can see are
8 railroad properties. There are a number of
9 railroad lines that run through here, primarily the
10 Metra line. In addition the blue here is the
11 Salvation Army's Men's Service Center.

12 There are no parks in this District
13 and there are also no schools in the District. The
14 other thing to know about the District is the fact
15 that the Chicago River runs right along here and
16 this is the Kennedy Expressway here, so that should
17 help orient us.

18 As I mentioned this District is just
19 northwest of the Loop. It's part of the outer ray
20 of uses that surround and support the Loop. The
21 northern area consists primarily, you can see under
22 this purple with existing industrial uses.

23 Now you may be aware that the City's
24 policy has been to try and conserve existing

1 Industrial Areas that do exist already. The
2 infrastructure is in place, there are businesses
3 and buildings in place.

4 And so because those facilities are
5 already there, the City has chosen areas to try and
6 conserve. This is one such Area. However, you are
7 probably also aware that there's been tremendous
8 residential development that has occurred both in
9 and around the Loop.

10 And those sorts of pressures are
11 starting to impinge upon this Area. There have
12 been a number of residential developments around
13 the District. Residential and non-residential,
14 specifically industrial uses are inherently
15 incompatible.

16 Residents complained about noise,
17 about truck traffic and vibration and all sorts of
18 activities. At the same time, residential
19 developers can bid out the price of properties.
20 This increases property taxes and it makes it
21 difficult for industrial users to stay in the
22 location where they are.

23 Now as I said the City intends to
24 conserve this Area. So they've taken a few steps.

1 The first one was to establish a Planned
2 Manufacturing District. It runs primarily on the
3 properties that are right next to the River, and
4 also some of the properties that are included in
5 this TIF District.

6 Now a Planned Manufacturing District
7 is a Zoning Designation that will not allow
8 residential uses and is intended to strengthen and
9 conserve the industry that is there already. This
10 Tax Increment Financing District then is primarily
11 geared towards providing a financing mechanism to
12 implement the goals of that PMD to try and conserve
13 and maintain the non-residential uses that are in
14 this District.

15 In regards to Eligibility, we did find
16 that this District is eligible as a Conservation
17 Area under the State Statutes. We do have a
18 booklet of conditions in the Project Area so you
19 can flip through that as I speak and get an idea of
20 the conditions that I'm talking about.

21 As you are aware, in a Conservation
22 Area we need to find at least 50 percent of the
23 buildings in the Project Area are more than 35
24 years of age. In this District we actually found

1 that 88 percent met that age criteria. 91 of the
2 103 buildings were more than 35 years of age, and
3 in fact many of them were much older than.

4 Having met that threshold, we also
5 needed to find that at least three of the blighting
6 factors in the State Statute are present to a
7 reasonable extent and meaningfully distributed
8 throughout the District.

9 We actually found that there were five
10 criteria that could be met. The first criteria was
11 deterioration, both of buildings and of site
12 improvements, roads and sidewalks and so forth. 42
13 percent of the structures in this District are
14 deteriorated, and those occur on 53 percent of the
15 blocks.

16 With regard to site improvements, 47
17 percent of the parcels are deteriorated. The
18 second factor is the presence of structures that
19 are below minimum code standards. 68 percent of
20 the buildings in this District have been cited for
21 Code Violations within the last five years. That's
22 nearly seven out of 10 buildings.

23 And that does occur on 67 percent of
24 the blocks in this District. The third factor was

1 excessive vacancies. We found that 17 percent of
2 the buildings in this District are vacant. Those
3 occur on 28 percent of the blocks. The fourth
4 factor is lack of community planning.

5 Now of course the entire City of
6 Chicago developed without a Community Development
7 Plan. But in this case there are some highly
8 visible negative consequences that occurred because
9 of that. The most important is the inappropriate
10 mix of uses as I've mentioned.

11 There are some residential uses in
12 here, and a couple of projects that are ongoing at
13 the moment. And not incompatible with the existing
14 industries that the City is trying to maintain in
15 the Area.

16 As I said the City is intending to
17 enhance and maintain these, and so it's difficult
18 to do so if there's a residential project right
19 across the street. These are the kinds of planning
20 issues that the City is now trying to address, both
21 with the PMD, the Planned Manufacturing District
22 and with this TIF Designation.

23 The final Eligibility Factor that we
24 found in this District was a lag in the growth of

1 the Equalized Assessed Valuation of the District.
2 As you know we need to find a decline or a lag in
3 the grown in the total Equalized Assessed Value of
4 the entire Project Area in three of the last five
5 calendar years.

6 Although this District did grow in its
7 property values, it did not grown at an appropriate
8 rate. It grew slower than the rest of the City of
9 Chicago as a whole. In 1997 and 1998. And what's
10 significant about that is that 1997 was actually a
11 Reassessment Year.

12 You may be aware that the assessor
13 only assesses a property once every three years in
14 the absence of a property sale or some other
15 activity. And so in 1997 the assessor came back to
16 this District, reassessed everything and still
17 could not find that property values were increasing
18 at the same rate as the City as a whole.

19 We also found that in examining the
20 property value data, that it did lack the Consumer
21 Price Index which represents inflation. In 1995,
22 1996 and 1998, that represents three of the last
23 five calendar years and so that is an Eligible
24 Factor.

1 As I mentioned, then we have found
2 that this District is eligible as a Conservation
3 Area due to the extent of the number of properties
4 that are more than 35 years of age. And the
5 presence and extent of five of the blighted factors
6 we have.

7 You may also be aware that the City
8 needs to make a finding that the Area has not been
9 subject to growth and development. The blighting
10 factors that I just mentioned are significant
11 evidence of that. The deterioration, the excessive
12 Code Violations, and the excessive vacancies.

13 I also mentioned that the growth of
14 property values has been lagging -- the City in
15 some years and also inflation. So that's another
16 sign that investment has not been ongoing in this
17 District.

18 In addition we examined building
19 permit data. We found that although there's been
20 over \$1 million worth of building permits issued in
21 this District in the last five years, a third of
22 that value in building permits was spent on
23 properties that have been cited for Code
24 Violations, which means that a majority of that

1 money was probably issued or probably spent in
2 order to address citations from the Building
3 Department. It doesn't represent voluntary private
4 investment.

5 Fifty-five percent of that money for
6 building permits value was spent on only three
7 properties, which shows that there is not a
8 distribution of investment in this property. And
9 in fact one of those three properties was the
10 conversion of an industrial property to a
11 residential use, and that points out exactly what
12 it is that the City is trying to avoid in this
13 Area, and that is residential right adjacent to
14 industrial uses.

15 Having subtracted out the building
16 permits that represent repairs for Code Violations,
17 and repairs that are only directed at three
18 properties, we see that there's only been \$157,000
19 in building permit value over the last five years,
20 and that's not very much for over 300 parcels in
21 this District.

22 We'll talk about the Plan next, the
23 Redevelopment Plan that we've prepared with the
24 assistance of the City and Community Groups and the

1 Alderman. The overarching goal as I've mentioned,
2 this District was really the maintenance and the
3 expansion of the existing industries and the
4 existing commercial businesses in the Area.

5 The second primary goal is to upgrade
6 the infrastructure. A lot of the roads and the
7 sidewalks, particularly underground utilities, the
8 railroad bolts and viaducts are all in terrible
9 shape. And that's one of the primary goals again
10 of the District.

11 A third goal is the screening and
12 amelioration of the incompatibilities between uses.
13 As you can see there's a lot of residential, all
14 these orange represent mixed use. There's already
15 residential in the District, and so one of the
16 primary goals here is to try and insure that both
17 the residents and the industries that exist there
18 can exist, co-exist with one another in the future.

19 The Future Land Use Map, this one.
20 Future Land Use Map. There are several primary
21 categories, the most important thing to know is
22 that the categories have been designed so that all
23 existing uses can remain, including the residential
24 units that are there. As I mentioned there's 157

1 residential units in this District at the moment,
2 and all of those can remain given the categories as
3 we have designed them.

4 The City has also certified in the
5 River West Plan that no units will be displaced as
6 a result of this Redevelopment Plan. The fuschia
7 is industrial commercial. These are the areas that
8 are, primarily contain the industries in the, in
9 large intense commercial uses that exist right now.

10 The properties that are included in
11 the Planned Manufacturing Development are in this
12 category because it excludes residential and so
13 it's consistent with that PMD designation.

14 The red properties are intended for
15 commercial uses. There are some underutilized
16 properties down here right across the River from
17 the main part of the Loop, and so those have been
18 designated for commercial redevelopment. You'll
19 see that there are some properties that still show
20 the railroad tracks in addition to a color.

21 This is actually the Metra's train
22 shed for the Northwestern Station, and if you've
23 ever been down there, there's a big heavily, very
24 underutilized parking lot that the Metra employees

1 do use underneath here.

2 And the City and the property owners
3 have identified that there may be opportunities to
4 redevelop that for commercial use. But as you can
5 imagine there's extensive infrastructure costs that
6 would be associated with that.

7 There is also a commercial property
8 here at Halsted and Kinzie which is a highly
9 traveled arterial road and so the City has
10 designated this currently vacant property for
11 commercial redevelopment.

12 There is, you know, the one
13 institutional use right here, again that's the
14 Salvation Army Men's Service Center. The City has
15 been in discussion with the Service Center and they
16 have no intention of leaving. In fact they're
17 interested in expansion. And so they are shown in
18 their existing use here.

19 And finally the orange categories are
20 sort of what's left. That's residential and
21 commercial mixed-use. They include all of the
22 properties which have existing residential uses and
23 buildings on them. So again, everything on here
24 would allow for a continuation of existing uses.

1 The Plan contains a number of public
2 improvements that are intended to implement the
3 goals of the Plan. First off repair to streets and
4 sidewalks, to viaducts and sub-grade vaults.
5 There's a tremendous need for that.

6 Installation of -- and streetscaping
7 improvements. These are intended to make the
8 District more attractive, make it more comfortable
9 for the residents who are already there, and make
10 it a more attractive place to invest for business
11 owners.

12 And finally the public improvements
13 include assistance to industrial property owners
14 for the ability to provide them with adequate
15 loading areas. You may have noticed in some of
16 those photos that several of the industry in the
17 area are having to load their trucks out on the
18 right-of-way, they'll block traffic, block the
19 sidewalks and so on.

20 And so one of the activities in the
21 Plan is going to be trying to provide them with
22 adequate on-site loading areas. The Acquisition
23 Map which is not up here, shows one parcel, right
24 here, which is intended for acquisition and it's

1 exactly what I've spoken about, trying to provide
2 adequate loading and parking areas for the existing
3 business.

4 The Budget has a total Estimated
5 Redevelopment Cost of \$150 million. It's quite
6 significant. There are two line items which are
7 most significant in here. The first is the
8 rehabilitation and reconstruction or repair and
9 remodeling of existing buildings.

10 Here you see the primary goal of
11 maintaining and enhancing the industrial users that
12 are already in place. And so the Budget allocates
13 approximately 37 million to that line item. The
14 very most significant expenditure in the Budget is
15 for public works and improvements.

16 These again are the issues that I
17 mentioned with regards to fixing up the streets and
18 the sewers and the viaducts and so on. All the
19 sorts of infrastructure needs that are necessary to
20 make this District more functional and to enhance
21 redevelopment.

22 For example these areas here, which
23 are currently either vacant or used for parking,
24 are also filled with abandoned railway lines. Now

1 there has been a developer who's identified this
2 site as a potential redevelopment site, but the
3 infrastructure costs associated with that are too
4 significant, so it has not yet gone forward.

5 With TIF assistance it may be
6 possible. And so those are the sorts of costs that
7 are included in the Budget here. The end result is
8 that we hope to see the property values of course
9 increase in the area, and enhance the tax base.

10 Currently the total Equalized Assessed
11 Value of the District is about 50 million and our
12 projection is that that will increase about six
13 fold to approximately 300 million. And we hope
14 that that will make this District not only a good
15 place for industry, but also a good support for the
16 Loop.

17 That concludes the presentation.
18 Dinah Wayne from the TIF Division is here as well
19 as Lee Brown and I, we can also --

20 CHAIRMAN McCORMICK: Thank you. That was
21 an excellent presentation, by the way. I've got a
22 question. I don't know whether you have the answer
23 or Dinah, and I'm trying to, as far as contiguous
24 TIFs, now I've got, you've got Kinzie, and you've

1 got, I've got the Near West, I don't know whether.

2 MR. BROWN: There is a graphic in the --

3 CHAIRMAN McCORMICK: Yeah, I didn't bring
4 my, I left it downstairs, I'm sorry. Could you
5 just --

6 MS. SIU: Yeah, there are several TIF
7 District in the vicinity.

8 CHAIRMAN McCORMICK: Yeah.

9 MS. SIU: Kinzie Industrial Corridor TIF --

10 CHAIRMAN McCORMICK: Yeah, I know that
11 touches up there.

12 MS. SIU: -- is contiguous, and the North
13 Branch South TIF is contiguous.

14 CHAIRMAN McCORMICK: North Branch South,
15 okay.

16 MS. SIU: The other TIFs are simply shown
17 on here --

18 CHAIRMAN McCORMICK: Okay, Kinzie's the
19 major one that I was looking at, cause that's
20 kicking up a lot of increment now. Okay. Thank
21 you. Any other questions?

22 MS. MAREK: Yeah. For the areas that are
23 going to be future housing, is there developer
24 money available for market rate housing or just for

1 the low income housing?

2 MR. BROWN: Only for low income housing.

3 MS. MAREK: Okay. It just doesn't say that
4 here, it just.

5 CHAIRMAN McCORMICK: Yeah, generally I
6 think --

7 MR. BROWN: There are site remediation
8 issues, clean-up issues we've had, but not for a
9 direct construction of market rate housing.

10 CHAIRMAN McCORMICK: Generally in the,
11 just, we had a little discussion about market rate
12 versus low and moderate income. Yeah, under the
13 TIF law, you can do either, you know. Planning and
14 Development has some you know, limitations that
15 they superimpose. You know.

16 MS. MAREK: Yeah, well it doesn't
17 specifically say that here.

18 CHAIRMAN McCORMICK: Yeah, I know, I'm just
19 trying to.

20 MS. MAREK: So.

21 CHAIRMAN McCORMICK: So --

22 MS. MAREK: The intent of the Plan is not
23 to --

24 CHAIRMAN McCORMICK: Yeah.

1 MR. BROWN: The intent of the Plan is not
2 to generate additional demand for housing, or to
3 support it. In fact it's to really encourage the
4 maintenance of the existing industrial uses to make
5 it a modern industrial environment.

6 MS. MAREK: Well am I misinterpreting your
7 chart then, that all those orange areas are not --

8 MR. BROWN: The orange areas are not really
9 intended for residential, but they do allow it for
10 residential.

11 MS. MAREK: Oh, okay.

12 MR. BROWN: The principal redevelopment of
13 those or additional development is for commercial.
14 But it's a mixed use District.

15 MS. MAREK: Mixed use, so it's not intended
16 to put --

17 MR. BROWN: It's really not --

18 MS. SIU: You know, most of the orange
19 properties in here have existing residential units
20 which is neither shown in that category.

21 MS. MAREK: Well it says here up to 1,800
22 new residents may be anticipated for the Area. So
23 where, what's that?

24 MS. SIU: The primary redevelopment as I

1 mentioned would be this area south of Kinzie
2 Street. There have been developer interests in the
3 City for that area that as we understand it would
4 be mixed use, commercial, and some residential.
5 That's where that 1,800 new persons comes from.
6 It's important to note that the City has undertaken
7 some studies with, by Tracy Cross & Associates that
8 found that it's extremely unlikely that units in
9 this location would have school children in them.
10 So there shouldn't be any significant increases in
11 demand for the school district.

12 MS. KOSMAL: What industrial use will be
13 lost on the far right there, on the existing land
14 use, that's industrial? That one right there. And
15 you've got that for mixed use.

16 MS. SIU: Yeah.

17 MS. KOSMAL: So what is current, what is
18 currently there?

19 MS. SIU: This property is currently owned
20 by a building, you may have seen it, it's sort of
21 an arch shaped building, owned by Braun Bottles.

22 MR. BROWN: It's was really part of a round
23 house.

24 MS. KOSMAL: Oh, okay.

1 MS. SIU: Yeah, and there's significant
2 environmental contamination on that site. This is
3 the Cassidy Tire Building. Both of those can be
4 continued under this land use category, but if they
5 are redeveloped then they're designated for a
6 residential commercial mixed use.

7 CHAIRMAN McCORMICK: Okay, yeah, I have a
8 question. Is there, do you foresee much, oh, is
9 there a lot of, is there vacant land now for, I
10 mean there's probably some site remediation
11 problems, for new industrial to come in. Do you,
12 you know, for, or do you see that coming in doing
13 demolition on old sites or kind of a combination of
14 both?

15 MR. BROWN: To some extent it's going to be
16 modest expansion.

17 CHAIRMAN McCORMICK: Yeah. Existing
18 mainly. Yeah, there's.

19 MR. BROWN: There's not large areas of
20 vacant land at all.

21 CHAIRMAN McCORMICK: Okay, fine. I just
22 wanted to get a sense of that, thank you. Any
23 other questions? If there are no further
24 questions, I will entertain a motion that this

1 Joint Review Board finds that the Proposed
2 Redevelopment Plan River West Tax Increment
3 Financing Redevelopment Project Area satisfies the
4 Redevelopment Plan Requirements under the TIF Act,
5 the Eligibility Criteria defined in Section 11-
6 74.4-3 of the TIF Act and the Objectives of the TIF
7 Act, and that based on such findings approve such a
8 Plan, such Proposed Plan and the Designation of
9 such Area as a Redevelopment Project Area under the
10 TIF Act.

11 Is there a motion?

12 MS. KOSMAL: So moved.

13 CHAIRMAN McCORMICK: Is there a second for
14 the motion?

15 MR. STEIN: Second.

16 CHAIRMAN McCORMICK: Is there any further
17 discussion? If not, all in favor please vote by
18 saying aye.

19 (Chorus of ayes.)

20 All opposed, please vote by saying no.
21 I'd like to thank Teska and Associates. It was an
22 excellent presentation. Let the record, I would
23 also like to thank our Public Member Scott Stein
24 for his participation. Let the record reflect the

1 Joint Review Board's approval of the Proposed River
2 West Redevelopment Plan and Designation of the
3 River West Tax Increment Financing Redevelopment
4 Project Area as a Redevelopment Project Area under
5 the Act.

6 Do I hear a move for adjournment?

7 MS. MAREK: So moved.

8 CHAIRMAN McCORMICK: Second?

9 MR. STEIN: Second.

10 CHAIRMAN McCORMICK: Adjourned.

11 (Whereupon the meeting
12 adjourned at 12:20 a.m.)

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STATE OF ILLINOIS)
) SS.
COUNTY OF C O O K)

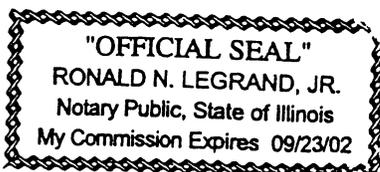
I, JACK ARTSTEIN, depose and say
that I am a verbatim court reporter doing business
in the County of Cook and City of Chicago; that
I caused to be transcribed the proceedings
heretofore identified and that the foregoing is
a true and correct transcript of the aforesaid
hearing.

Jack Artstein

JACK ARTSTEIN

SUBSCRIBED AND SWORN TO
BEFORE ME THIS 21st DAY
OF October,
A.D. 2000.

Ronald N. Legrand, Jr.



**Wilson Yard Redevelopment Project Area
2001 Annual Report**

**(8) DOCUMENTS RELATING TO OBLIGATIONS ISSUED BY THE
MUNICIPALITY - 65 ILCS 5/11-74.4-5(d)(8)(A)**

During 2001, there were no obligations issued for this Project Area.

**Wilson Yard Redevelopment Project Area
2001 Annual Report**

(9) ANALYSIS OF DEBT SERVICE - 65 ILCS 5/11-74.4-5(d)(8)(B)

During 2001, there were no obligations issued for the Project Area.

**Wilson Yard Redevelopment Project Area
2001 Annual Report**

(10) CERTIFIED AUDIT REPORTS - 65 ILCS 5/11-74.4-5(d)(9)

During 2001, there were no tax increment expenditures or cumulative deposits over \$100,000 within the Project Area. Therefore, no compliance statement was prepared.

Wilson Yard Redevelopment Project Area 2001 Annual Report

(11) GENERAL DESCRIPTION AND MAP

The Wilson Yard Redevelopment Project Area is generally bounded by West Lawrence and West Leland Avenues on the north; Clarendon Avenue on the east; Montrose Avenue on the south; and Racine and Magnolia Avenues on the west. The map below illustrates the location and general boundaries of the Project Area. For precise boundaries, please consult the legal description in the Redevelopment Plan.

