
2002 Annual Report

Roseland/Michigan Redevelopment Project Area



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

JUNE 30, 2003

June 30, 2003

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 Roseland/Michigan 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

**Roseland/Michigan Redevelopment Project Area
2002 Annual Report**

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COMPLIANCE WITH SECTION (d) OF 65 ILCS 5/11-74.4-5.**

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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, 2003

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
Roseland/Michigan Redevelopment Project Area (Report) pursuant
to 65 ILCS 5/11-74.4-5(d).

Sincerely,

Alicia Mazur Berg
Commissioner



Roseland/Michigan Redevelopment Project Area 2002 Annual Report

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

The Project Area was designated on January 16, 2002. The Project Area may be terminated no later than January 16, 2025.

Note: Incremental tax revenues levied in the 23rd tax year are collected in the 24th tax year. Although the Project Area will expire in Year 23 in accordance with 65 ILCS 5/11-74.4-3(n)(J)(3), the incremental taxes received in the 24th tax year will be deposited into the Special Tax Allocation Fund.

**ROSELAND-MICHIGAN AVENUE
TAX INCREMENT FINANCING
REDEVELOPMENT AREA PROJECT AND PLAN**

**City of Chicago, Illinois
Department of Planning and Development**

**This Redevelopment Plan is subject to review
and comment and may be revised
after public hearing.**

**Prepared by:
Trkla, Pettigrew, Allen & Payne, Inc.**

July 3, 2001

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- EXHIBIT II:** ESTIMATED REDEVELOPMENT PROJECT COSTS
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- EXHIBIT IV:** ROSELAND-MICHIGAN AVENUE REDEVELOPMENT PROJECT AREA
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TAX INCREMENT FINANCING HOUSING IMPACT STUDY

I. INTRODUCTION

This document is to serve as a redevelopment plan (the “Redevelopment Plan”) for an area that is located on the far south side of the City of Chicago (the “City”) and generally includes the Michigan Avenue frontage bounded by 100th Street on the north and 120th Street Avenue on the south; 103rd Street frontage from Wentworth Avenue on the west to Indiana Avenue on the east; and also includes the area from 110th Street to the Metra Rail Line from State Street to the aforementioned Michigan Avenue frontage. This area is subsequently referred to in this document as the Roseland-Michigan Avenue Tax Increment Financing Redevelopment Project Area, (the “Project Area”). The Project Area is illustrated in *Figure 1. Project Area Boundary* and legally described in *Section II*.

As part of the City’s strategy to encourage managed growth and stimulate private investment within the Project Area, Trkla, Pettigrew, Allen & Payne, Inc. (“TPAP”) was engaged to study whether the Project Area of approximately 175.7 acres qualifies as a “blighted area” under the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as amended (the “Act”). The Project Area, described in more detail below as well as in the accompanying Eligibility Study, has not been subject to growth and development through investment by private enterprise and is not reasonably expected to be developed without the adoption of the Plan.

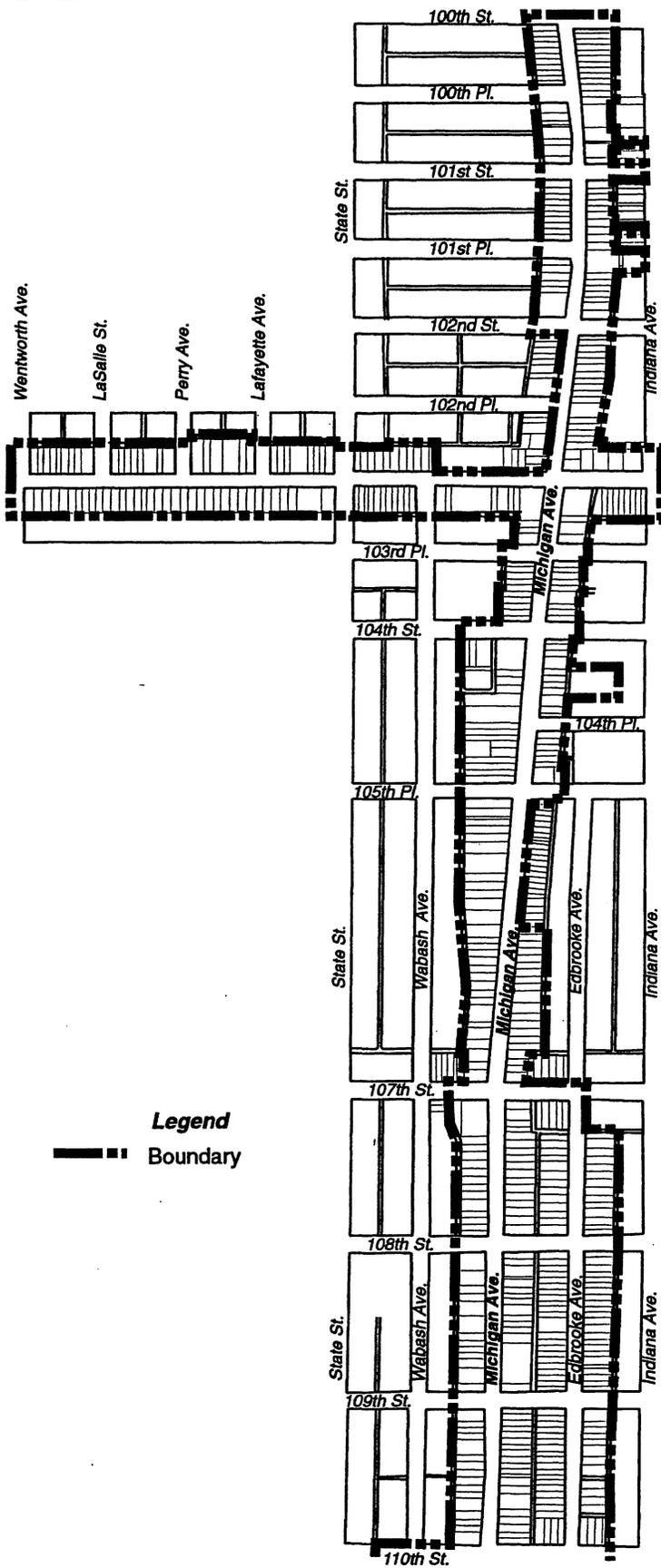
Small scale or piecemeal redevelopment efforts may have occurred or may occur in the future in limited portions of the Project Area. However, the extensive vacancies, obsolete buildings and platting, deterioration and other blight factors throughout the Project Area are likely to preclude the revitalization of the Project Area on a scale sufficient to return it to a sound, sustainable condition without the intervention of the City.

A. Roseland-Michigan Avenue Tax Increment Financing Redevelopment Project Area

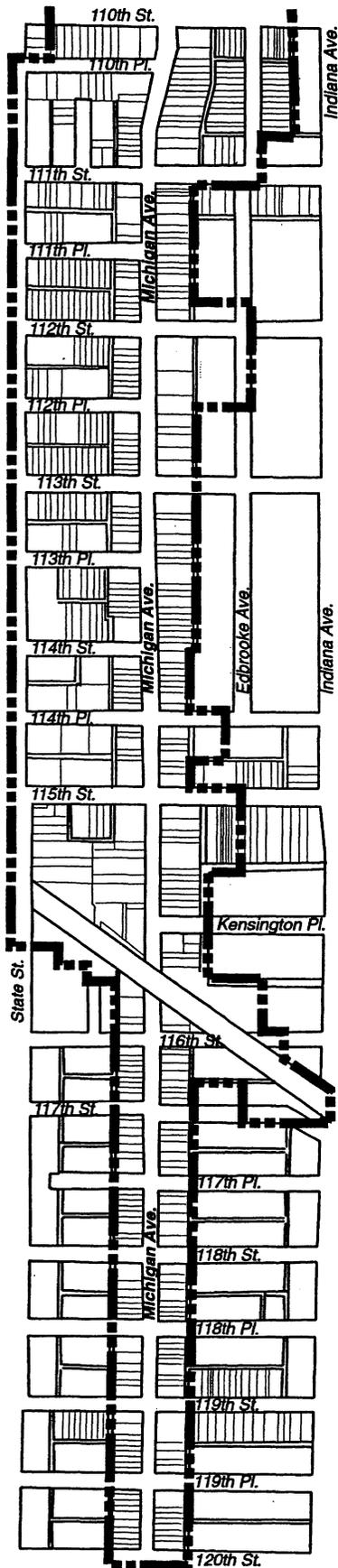
The Project Area contains 484 buildings and consists of 65 full and partial blocks. The Project Area encompasses a total of approximately 175.7 acres including alley, street and rail rights-of-way. For a map depicting the boundaries and legal description of the Project Area, see *Section II, Legal Description and Project Boundary*.

The Project Area is located in the two community areas of Roseland and West Pullman. The area was settled as early as 1848 by Dutch immigrants working on the construction of the Rock Island and Illinois Central railroads. Industrialization of the region brought population surges and commercial development to the Roseland and West Pullman communities. Michigan Avenue emerged as the local business district. Population grew significantly during the 1920s and again in the 1940s. Although Roseland and West Pullman boasted their highest population counts in 1980, both of these communities have been experiencing decline of the business district and other neighborhood ills since the mid-1970s.

The suburbanization trends of the 1950s and 1960s had a significant effect on Roseland and West Pullman communities. A number of businesses and industries relocated to the south suburbs to take advantage of the growing populations and markets in the suburbs. As the economic decline of the



Continues from lower left



Continue at upper right

Figure 1
 Project Area Boundary



business district continued, larger neighborhood businesses such as Sears & Roebuck, Robert Hall, and Gately's Peoples Store closed leaving behind smaller and more marginal businesses. The closing of steel and manufacturing industries in the 1970s and 80s compounded conditions with decreased employment opportunities.

The Project Area along Michigan Avenue as well as 103rd Street can be described as "mixed-use" corridors that include commercial, office, residential, and institutional uses. Where Michigan Avenue once served as the main business district, the corridor is characterized now by scattered commercial buildings housing small independently-owned retail stores, several storefront churches that have been converted from older commercial buildings, and substantial vacancies within buildings. Numerous buildings that suffered from years of vacancy and neglect have been razed leaving vacant lots scattered throughout the Project Area. The majority of the buildings remaining continue to exhibit signs of disinvestment and deterioration. The Project Area also includes a residential area along Edbrooke primarily made up of single-family and two-flat buildings. This area is characterized by aging and deteriorating buildings and includes a substantial number of vacant lots.

A number of structures with historical or architectural interest are still standing today, serving as historical markers of the past and examples of quality construction and unique design. Twenty-four buildings in the Project Area have been identified in the Chicago Historical Resources Survey, which is administered by the Landmarks Division of the City Department of Planning and Development. This Redevelopment Plan recognizes the historic importance of these buildings as contributing to the interest and integrity of the Project Area. These properties are listed in Table 1 and illustrated in Figure 2.

Table 1. Buildings With Architectural or Historical Interest

Address	Date	Architect	PIN
10842 S. Edbrooke Av.	1890s		25-15-310-033
10057 S. Michigan Av.	1869		25-10-310-032
10512 S. Michigan Av.	1880s		25-15-119-045
10700 S. Michigan Av.	1887		25-15-301-021
10834 S. Michigan Av.	1920s		25-15-309-025
11015 S. Michigan Av.	1890s		25-15-322-003
11044 S. Michigan Av.	1900s		25-15-321-031
11108 S. Michigan Av.	1915	Carnegie, William	25-22-100-024
11206 S. Michigan Av.	1901		25-22-105-029
11314 S. Michigan Av.	1899		25-22-109-030
11331 S. Michigan Av.	1914	Newhouse, Henry	25-22-112-008
11332 S. Michigan Av.	1903		25-22-110-022
11338 S. Michigan Av.	1905		25-22-110-023
11343 S. Michigan Av.	1928	Halperin & Braun	25-22-112-011
11349 S. Michigan Av.	1895		25-22-112-012
11355 S. Michigan Av.	1910		25-22-112-014
11405 S. Michigan Av.	1908		25-22-112-020
11433 S. Michigan Av.	1897		25-22-119-001
11436 S. Michigan Av.	1926	Hughes, Andrew	25-22-118-015
11437 S. Michigan Av.	1906		25-22-119-002
11439 S. Michigan Av.	1906		25-22-119-003

Address	Date	Architect	PIN
11441 S. Michigan Av.	1914	Huel, Schmid & H	25-22-119-004
11445 S. Michigan Av.	1903		25-22-119-039
11451 S. Michigan Av.	1928		25-22-119-006

Despite the problem conditions that exist, there are a number of amenities to be found in the Project Area.

- Roseland is well served by public transportation with Metra having four stations stops between 103rd Street and 115th Street.
- The CTA Red Line operates between the Loop and 95th Street. Connections can be made to several buses traveling into Roseland and West Pullman.
- Community shopping is available at Kensington and Michigan Avenue and at Halsted and 115th Streets.
- Recreational opportunities are easily accessible at Palmer, Fernwood, Abbott, Smith and Block Parks.

The Project Area as a whole has not been subject to growth and development through investment by the private sector. Evidence of this lack of growth and development is detailed in *Section VI* and summarized below.

- Of the 484 buildings in the Project Area, 420 (86.4%) are classified as deteriorating.
- Over the eight-year period from January 1993 to February 2001, 308 building code violations were issued to 303 properties within the Project Area, which represents 62.4% of the buildings in the Project Area.
- There are 252 vacant lots within the Project Area.
- Twenty six percent of the properties in the Project Area were tax delinquent in 1999.
- Between 1994 and 1999, the total Equalized Assessed Valuation (the "EAV") of the Project Area has decreased in *three* of the last five calendar years for which data is available;
- Between 1994 and 1999, the EAV of the Project Area has lagged behind that of the balance of the City for *four* of the last five calendar years and has lagged behind the Consumer Price Index for All Urban Consumers (CPI-U) for the United States in *three* of the last five calendar years.¹
- Between 1994 and 1999, the EAV of the Project Area increased at an average annual rate of 1.9%, going from \$25,999,901 to \$28,521,041, an increase of \$2.5 million (9.8%). Over the same period, the EAV for the balance of the City as a whole increased by an average annual rate of 3.31 percent.

¹ The Consumer Price Index (CPI) is a measure of the average change over time in the prices paid by urban consumers for a fixed market basket of consumer goods and services. The broadest, most comprehensive CPI is the "CPI for All Urban Consumers for the U.S. City Average for All Items, 1982-84=100" (CPI-U) and is based on the expenditures reported by almost all urban residents and represents about 80 percent of the total U.S. population. The CPI data are also published for metropolitan areas, which measure how much prices have changed over time for a given area. The CPI is the most widely used measure of price change for application in escalation agreements for payments such as rental contracts, collective bargaining agreements, alimony, child support payments, etc.

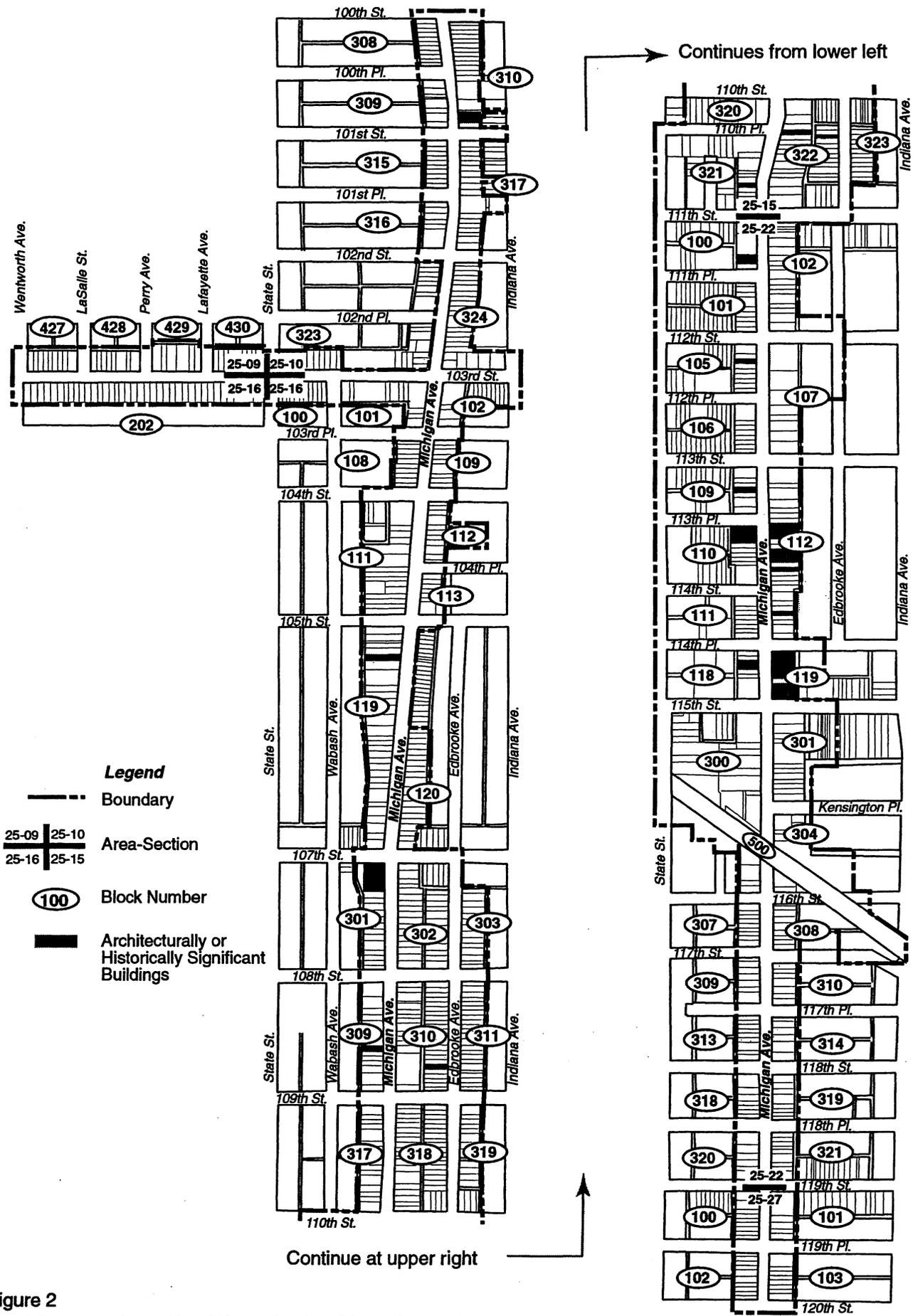


Figure 2
Architectural and/or Historically Significant Buildings

The Project Area is characterized by dilapidation, obsolescence, deterioration, structures below minimum code standards, excessive vacancies, excessive land coverage and overcrowding of structures and community facilities, deleterious land use or layout, declining EAV and an overall lack of community planning. These declining physical and economic conditions continue to impede growth and development through private investment. Without the intervention of the City and the adoption of Tax Increment Financing and this Redevelopment Plan, the Project Area would not reasonably be expected to be redeveloped.

B. Tax Increment Financing

In January 1977, Tax Increment Financing (“TIF”) was authorized by the Illinois General Assembly through passage of the Act. The Act provides a means for municipalities, after the approval of a redevelopment plan and project, to redevelop blighted, conservation, or industrial park conservation areas and to finance eligible “redevelopment project costs” with incremental property tax revenues. “Incremental Property Tax” or “Incremental Property Taxes” are derived from the increase in the current EAV of real property within the redevelopment project area over and above the “Certified Initial EAV” of such real property. Any increase in EAV is then multiplied by the current tax rate that results in Incremental Property Taxes. A decline in current EAV does not result in a negative Incremental Property Tax.

To finance redevelopment project costs, a municipality may issue obligations secured by Incremental Property Taxes to be generated within the redevelopment project area. In addition, a municipality may pledge towards payment of such obligations any part or any combination of the following: (a) net revenues of all or part of any redevelopment project; (b) taxes levied and collected on any or all property in the municipality; (c) the full faith and credit of the municipality; (d) a mortgage on part or all of the redevelopment project; or (e) any other taxes or anticipated receipts that the municipality may lawfully pledge.

Tax increment financing does not generate tax revenues. This financing mechanism allows the municipality to capture, for a certain number of years, the new tax revenues produced by the enhanced valuation of properties resulting from the municipality's redevelopment program, improvements and activities, various redevelopment projects, and the reassessment of properties. This revenue is then reinvested in the area through rehabilitation, developer subsidies, public improvements and other eligible redevelopment activities. Under TIF, all taxing districts continue to receive property taxes levied on the initial valuation of properties within the redevelopment project area. Additionally, taxing districts can receive distributions of excess Incremental Property Taxes when annual Incremental Property Taxes received exceed principal and interest obligations for that year and redevelopment project costs necessary to implement the redevelopment plan have been paid. Taxing districts also benefit from the increased property tax base after redevelopment project costs and obligations are paid.

C. The Redevelopment Plan for the Roseland-Michigan Avenue Tax Increment Financing Redevelopment Project Area

As evidenced in *Section VI*, the Project Area as a whole has not been subject to growth and development through private investment. Furthermore, it is not reasonable to expect that the Project Area as a whole will be redeveloped without the use of TIF.

TPAP has prepared the Redevelopment Plan and the related Eligibility Study with the understanding that the City would rely on (i) the findings and conclusions of the Redevelopment Plan and the related Eligibility Study in proceeding with the designation of the Redevelopment Plan, and (ii) the fact that TPAP has obtained the necessary information so that the Redevelopment Plan and the related Eligibility Study will comply with the Act.

This Redevelopment Plan has been formulated in accordance with the provisions of the Act and is intended to guide improvements and activities within the Project Area to stimulate private investment in the Project Area. The goal of the City, through implementation of this Redevelopment Plan, is that the entire Project Area be revitalized on a comprehensive and planned basis to ensure that private investment in rehabilitation and new development occurs:

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

Redevelopment of the Project Area will constitute a complex endeavor. The success of this redevelopment effort will depend to a large extent on the cooperation between the private sector and agencies of local government. Adoption of this Redevelopment Plan will make possible the implementation of a comprehensive program for redevelopment of the Project Area. By means of public investment, the Project Area can become a stable environment that will attract new private investment. Public investment will set the stage for redevelopment by the private sector. Through this Redevelopment Plan, the City will provide a basis for directing the assets and energies of the private sector to ensure a unified and cooperative public-private redevelopment effort.

This Redevelopment Plan sets forth the overall "Redevelopment Project" to be undertaken to accomplish the City's above-stated goals. During implementation of the Redevelopment Project, the City may, from time to time: (i) undertake or cause to be undertaken public improvements and other redevelopment project activities authorized under the Act; and (ii) enter into redevelopment agreements and intergovernmental agreements with private or public entities to construct, rehabilitate, renovate or restore private improvements on one or several parcels (items (i) and (ii) are collectively referred to as "Redevelopment Projects").

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

Successful implementation of this Redevelopment Plan requires that the City utilize Incremental Property Taxes and other resources in accordance with the Act to stimulate the comprehensive and coordinated development of the Project Area. Only through the utilization of TIF will the Project Area develop on a comprehensive and coordinated basis, thereby eliminating the existing and threatened blight and conservation area conditions which have limited development of the Project Area by the private sector.

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

- Elimination of problem conditions and negative influences in the Project Area as well as a general physical improvement and upgrading of properties and infrastructure;
- A concentration of complementary and similar commercial uses at key locations along the Michigan Avenue and 103rd Street corridors;
- Increased opportunities for affordable rental and for sale housing within the Project Area;
- An increase in construction, business, retail, commercial, and other full-time employment opportunities for existing and future residents of the City;
- An enhanced economic base arising from new business and residential development, rehabilitation of existing buildings and returning vacant tax exempt properties to the tax roll; and
- The expansion and improvement of public facilities.

II. LEGAL DESCRIPTION AND PROJECT BOUNDARY

The boundaries of the Project Area have been drawn to include only those contiguous parcels of real property and improvements substantially benefited by the proposed Redevelopment Project to be undertaken as part of this Redevelopment Plan. The boundaries of the Project Area are shown in Figure 1, *Project Area Boundary*, and are generally described below:

The Project Area generally includes the Michigan Avenue frontage bounded by 100th Street on the north and 120th Street Avenue on the south; 103rd Street frontage from Wentworth Avenue on the west to Indiana Avenue on the east; and also includes the area from 110th Street to the Metra Rail Line from State Street to the aforementioned Michigan Avenue frontage.

The legal description of the Project Area is found in Exhibit I at the end of this report.

III. ELIGIBILITY CONDITIONS

The results summarized in this section are more fully described in a separate report that presents the definition, application and extent of the blight factors in the Project Area. The report, prepared by TPAP is entitled "Roseland-Michigan Avenue Redevelopment Project Area Tax Increment Financing Eligibility Study," (the "Eligibility Study") and is attached as Exhibit IV to this Redevelopment Plan.

A. Summary of Project Area Eligibility

Based upon surveys, inspections and analyses of the Project Area, the Project Area qualifies as a "blighted area" within the requirements of the Act. The Project Area is characterized by the presence of a combination of five or more of the blight factors listed in the Act, rendering the Project Area detrimental to the public safety, health and welfare of the citizens of the City. Specifically, the Eligibility Study finds that:

- Of the 13 factors set forth in the Act for blighted areas, 9 factors are found to be present.
- Of the 9 factors present, all are present to a major extent and reasonably distributed throughout the Project Area. These factors include: dilapidation, obsolescence; deterioration; structures below minimum code standards; excessive vacancies; excessive land coverage and overcrowding of structures and community facilities; deleterious land use or layout; lack of community planning; and a declining rate of growth of total EAV.
- The Project Area includes only real property and improvements thereon substantially benefited by the proposed redevelopment project improvements.

B. Surveys and Analyses Conducted

The blight factors documented in the Project Area are based upon surveys and analyses conducted by TPAP. The surveys and analyses conducted for the Project Area include:

1. Exterior survey of the condition and use of each building;
2. Field survey of conditions covering streets, sidewalks, curbs and gutters, lighting, traffic, parking facilities, landscaping, fences, and general property maintenance;
3. Analysis of existing uses within the Project Area and their relationships to surroundings;
4. Comparison of current land use to current zoning ordinance and the current zoning map;
5. Analysis of original and current platting and building size and layout;
6. Analysis of vacant portions of the site and buildings;
7. Analysis of building floor area and site coverage;
8. Review of previously prepared plans, studies and data;
9. Review of City of Chicago sewer and water maps;
10. Analysis of City of Chicago building code violation data from 1993 to 2001; and
11. Analysis of Cook County Assessor records for assessed valuations and equalization factors for tax parcels in the Project Area for assessment years 1994 to 1999.

IV. REDEVELOPMENT GOALS AND OBJECTIVES

Comprehensive and coordinated investment in new public and private improvements and facilities is essential for the successful redevelopment of the Project Area and the elimination of conditions that have impeded redevelopment of the Project Area in the past. Redevelopment of the Project Area will benefit the City through improvements in the physical environment, an increased tax base, and additional employment opportunities.

This section identifies the general goals and objectives adopted by the City for redevelopment of the Project Area. *Section V* presents more specific objectives for development and design within the Project Area and the redevelopment activities that the City plans to undertake to achieve the goals and objectives presented in this section.

A. General Goals

Listed below are the general goals adopted by the City for redevelopment of the Project Area. These goals provide overall focus and direction for this Redevelopment Plan.

1. An improved quality of life in the Project Area and the surrounding community.
2. The elimination of the influences and manifestations of physical and economic deterioration and obsolescence within the Project Area.
3. An improved transportation system that provides for the safe and efficient movement of vehicles and pedestrians while enhancing and reinforcing development patterns along the major corridors.
4. An environment which will contribute more positively to the health, safety and general welfare for residents in the Project Area and the surrounding community.
5. The establishment of the Project Area as a commercial, retail, and residential destination location for living, shopping, entertainment, and employment.
6. A mix of housing styles, rental costs and sale prices, and densities that meets the needs of the Roseland and West Pullman communities, including rental and ownership opportunities for very low-, low- and moderate-income residents.
7. The retention and enhancement of economically sound and viable existing businesses within the Project Area.
8. The attraction of complementary new commercial and business development to supplement existing businesses and create new job opportunities within the Project Area.
9. An environment which will preserve or enhance the value of properties within and adjacent to the Project Area, improving the real estate and sales tax base for the City and other taxing districts having jurisdiction over the Project Area.
10. The attraction of employers to the Project Area that provide living wage salaries and employment of residents within and surrounding the Project Area.
11. The preservation and enhancement of historic or architecturally significant buildings in the Project Area.

B. Redevelopment Objectives

Listed below are the redevelopment objectives which will guide planning decisions regarding redevelopment within the Project Area.

1. Reduce or eliminate those conditions that qualify the Project Area as a blighted area.
2. Strengthen the economic well being of the Project Area by returning vacant and underutilized properties to the tax rolls.
3. Create an environment that stimulates private investment in the upgrading and expansion of existing businesses and the construction of complementary new businesses and commercial enterprises that serve the needs of the community.
4. Provide needed incentives to encourage a broad range of improvements in business retention, rehabilitation and new development utilizing available tools, particularly those designed to assist small businesses.
5. Support the development of new housing, including rental and for-sale units for low- and very low-income households, consistent with the Act.
6. Encourage the rehabilitation and re-use of historic and/or architecturally significant buildings.
7. Promote cooperative parking arrangements that would permit the use of parking lots during off-peak periods.
8. Assemble or encourage the assembly of land into parcels of appropriate shape and sufficient size for redevelopment in accordance with this Redevelopment Plan.
9. Encourage visually attractive buildings, rights-of-way and open spaces and encourage high standards of design.
10. Upgrade public utilities, infrastructure and streets, including streetscape and beautification projects, improvements to parks and schools.
11. Establish job readiness and job training programs to provide residents within and surrounding the Project Area with the skills necessary to secure living wage jobs in the Project Area and in adjacent redevelopment project areas.
12. Create new job opportunities for City residents utilizing the most current hiring programs and appropriate job training programs.
13. Provide opportunities for women-owned, minority-owned and local businesses and local residents to share in the redevelopment of the Project Area, including employment and construction opportunities.
14. Encourage improvements in accessibility for people with disabilities.

V. REDEVELOPMENT PROJECT

This section presents the Redevelopment Project anticipated to be undertaken by the City and by private entities on behalf of the City in furtherance of this Redevelopment Plan. Several previous plans, reports and policies have been reviewed and form the basis for some of the recommendations presented in this Redevelopment Plan including: *The Roseland-Michigan Avenue Strategic Plan; Roseland-Michigan Avenue Redevelopment Area Plan and Designation Report; Roseland's Plan for the 1990s: A Vision for a Thriving Community; Michigan Avenue Commercial District Community Assistance Panel Report; and Market Study of Roseland Commercial Corridor.*

The Redevelopment Project described in this Redevelopment Plan and pursuant to the Act includes: a) the overall redevelopment concept; b) the land use plan; c) development and design objectives; d) a description of redevelopment improvements and activities; e) estimated redevelopment project costs; f) a description of sources of funds to pay estimated redevelopment project costs; g) a description of obligations that may be issued; and h) identification of the most recent EAV of properties in the Project Area and an estimate of future EAV.

A. Overall Redevelopment Concept

The Project Area should be redeveloped as a cohesive and distinctive mixed-use district. It should consist of residential and commercial uses offering a range of development opportunities; commercial uses that serve and support surrounding neighborhoods and employment centers; and a range of public facilities, open spaces and pedestrian amenities.

The Project Area should be redeveloped on a planned and coordinated basis. Within the Project Area, opportunities for high quality, in-fill residential development should be promoted, viable existing businesses should be retained and enhanced, and new business, institutional, government, transportation, entertainment, and retail development should be undertaken in appropriate locations on existing vacant or underutilized properties within the Project Area. New residential development should be compatible in design, scale, density, and setback with the existing residential uses.

The entire Project Area should be marked by general physical improvements and upgrading of properties and infrastructure, upgrading and stabilizing residential neighborhoods, job retention and creation, improvement and expansion of existing businesses, new business development, and enhancement of the area's overall image and appearance. Improvement projects should include: the rehabilitation and reuse of existing sound residential and commercial buildings; new residential and commercial construction; street and infrastructure improvements; creation and enhancement of open space, landscaping and other appearance improvements; and the provision of new recreational and cultural community facilities and amenities which both residents and businesses find beneficial in a contemporary mixed-use urban neighborhood.

The Project Area should maintain good accessibility and should continue to be served by a street system and public transportation facilities that provide safe and convenient access to and circulation within the Project Area.

The Project Area should have a coherent overall design and character. Individual developments should be visually distinctive and compatible. The Project Area should respect the City's traditional

form characterized by a grid pattern of streets in which buildings face the street, residential properties are developed with consistent setbacks and commercial developments are situated at or very near the front property line.

B. Land Use Plan

Figure 3 presents the Land Use Plan that will be in effect upon adoption of this Redevelopment Plan. Generally, the Project Area should be redeveloped as a planned and cohesive urban neighborhood providing sites for a range of housing types, concentrations of commercial development, and parks and open space. The various land uses should be arranged and located so that there is a sensitive transition between residential and non-residential developments in order to minimize conflicts between different land uses.

Residential, commercial, mixed-use, and related community uses, such as public and private institutional uses, should be encouraged within the Roseland-Michigan Avenue Redevelopment Project Area as shown in *Figure 3, Land Use Plan*. Residential uses may include single-family and multi-unit developments. All development should comply with the Redevelopment Plan objectives set forth in *Section IV* above, the Chicago Zoning Ordinance, and all other relevant City ordinances and development guidelines.

The Land Use Plan identifies the land use to be in effect upon adoption of this Redevelopment Plan. The Project Area will continue to reflect the primarily mixed-use nature of the Michigan Avenue corridor. The Land Use Plan designates two general land use categories within the Project Area, as described below:

Residential – The Plan identifies the existing residential neighborhood along Edbrooke Avenue between 107th Street and 111th Streets for Residential Use. This area is largely made up of single-family residential buildings with one multi-family building, a limited number of institutional uses and a good number of vacant lots. In-fill development of new single-family housing will be promoted on these vacant sites and rehabilitation and improvement of existing homes will be encouraged. New residential development should be compatible with existing residential development in design, scale and density.

Mixed-Use – Mixed-use areas comprise the large majority of the Project Area and are generally situated along Michigan Avenue and 103rd Street. While the mixed-use category encompasses a variety of uses, Mixed-Use Subareas have been identified to promote distinct concentrations and intensities of land uses. These Mixed-Use Subareas are illustrated in *Figure 3, Land Use Plan* and discussed below.

Mixed-Use Subarea A

103rd Street from Wentworth Avenue to Wabash Avenue currently includes a variety of residential buildings, marginal commercial uses and several vacant buildings and sites. The emphasis of this subarea should be on redevelopment as a Mixed-Use area with a residential focus. Secondary and auto-oriented commercial uses should be located near the intersection of 103rd and Wentworth while residential uses of varying densities should be encouraged elsewhere within this subarea. As one of the entryways into the Roseland Community Area, incompatible uses, such as open storage and motels in a residential area, should be discouraged.

Mixed-Use Subarea B

Michigan Avenue from 100th Street to 105th Street should be targeted for new infill residential development and limited neighborhood commercial uses. This subarea contains a significant number of vacant lots, is surrounded by stable residential neighborhoods, and is not as heavily trafficked as the southern portion of the Project Area. A variety of residential developments should be encouraged including single-family, townhomes, senior housing, and multiple-family rental. With the long established Root Brothers Hardware Store near the 103rd Street and Michigan Avenue intersection as an anchor, neighborhood convenience commercial uses are encouraged between 102nd Place and 105th Street. Emphasis should be given to improving and enhancing viable existing buildings. Similar and complementary uses should be concentrated to encourage multi-stop shopping and pedestrian traffic.

The intersection of 103rd and Michigan represents a minor gateway to the community and should be given distinctive streetscaping and signage treatment to identify and direct traffic into and through the Project Area.

Mixed-Use Subarea C

Michigan Avenue from 105th Street to 110th Street is characterized by large amounts of vacant land with lots of varying depths and shapes due to the high ridge. Located between a low-intensity area of residential and neighborhood commercial uses to the north, and a more intensive commercial area to the south, this subarea is appropriate as a transitional mixed-use area. Generally, residential uses should be encouraged north of 107th Street while institutional, commercial service and related uses are more appropriately located south of 108th Street. Commercial service and some retail uses would be appropriate closer to 110th Street. A small neighborhood commercial node near 107th Street would also be appropriate to provide convenient commercial goods and services to nearby residential uses and serve as a transitional buffer between residential and institutional or commercial service uses.

Mixed-Use Subarea D

Michigan Avenue from 110th Street to the Metra Railroad should serve as the Mixed-Use Commercial Core of the Project Area. The subarea should be promoted as the “Heart of Roseland,” or activity center of the community. Several architecturally and historically significant structures from the area’s heyday including the Roseland Theater near 113th and Michigan, the adjacent banquet hall and other commercial buildings should be restored and reused to revive the character and history of the community. A critical mass of commercial uses including retail, entertainment and restaurant uses should be complemented by offices, medical clinics, institutional uses, and banking establishments to create a vibrant day and evening activity center. Commercial land uses should be diverse to meet the needs of the surrounding community. Residential uses are appropriate along side streets where infill housing is needed or as part of planned mixed-use developments along Michigan Avenue.

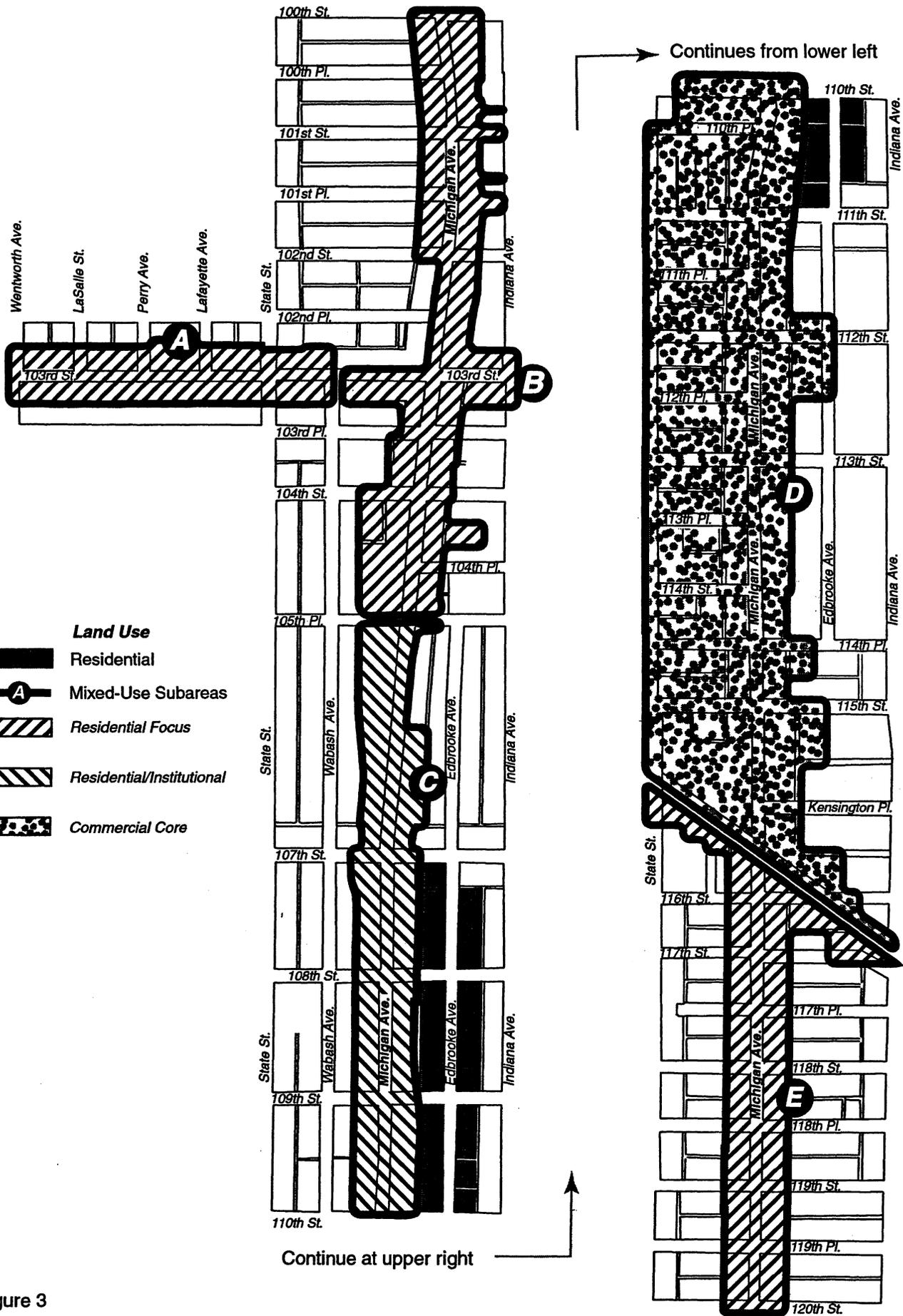


Figure 3
Land Use Plan

As a gateway to the commercial core, special streetscaping, landscaping and signage should be established at the 111th Street intersection to announce the “Heart of Roseland” and direct traffic to this activity area. New development should be oriented to Michigan Avenue to continue the traditional streetwall effect already established. To give roots to new developments, emphasis should be given to preservation and rehabilitation of architecturally and historically significant structures. Façade and building rehabilitation should be promoted to restore the overall appearance of the area.

Mixed-Use Subarea E

Michigan Avenue from the Metra Railroad to 120th Street will continue to reflect its current role as Mixed Use Subarea with a Residential focus. The Metra viaduct serves as a buffer between the more intense and active commercial core and the less intense residential and scattered commercial uses at the south end of the Project Area. Neighborhood convenience commercial should be considered at the 118th Street intersection to provide local products and services to neighboring residential properties. Residential redevelopment of marginal commercial properties and infill development should be encouraged north and south of 118th Street within this subarea. Limit new non-residential developments to lower traffic generating uses to establish the quiet, lower intensity character of the subarea.

C. Development And Design Objectives

Listed below are the specific Development and Design Objectives which will assist the City in directing and coordinating public and private improvements and investment within the Project Area in order to achieve the general goals and objectives identified in *Section IV* of this Redevelopment Plan.

The Development and Design Objectives are intended to enhance and attract a variety of desirable uses such as new commercial and residential redevelopment; foster a consistent and coordinated development pattern; and revitalize the urban identity of the Project Area.

a) Land Use

- Promote the Michigan Avenue and 103rd Street corridors as planned mixed-use districts, which provides a range and complementary mix of retail, commercial, business, residential, institutional, open space and entertainment uses.
- Foster the physical upgrade and improvement of the residential portion of the Project Area along Edbrooke.
- Encourage a critical mass of similar and supporting commercial uses to promote cumulative attraction at key locations in the commercial core.
- Encourage compatible new housing development within selected blocks.
- Establish neighborhood commercial nodes at key locations along the corridor to serve the day-to-day needs of residents, employees, and businesses.

- Encourage retail, entertainment, and restaurants uses on the ground floors of mixed-use buildings, where feasible and appropriate, to maintain and enhance a pedestrian-oriented environment.

b) Building and Site Development

- Reinforce Chicago's traditional commercial development pattern in which buildings are oriented to the street and situated at or near the sidewalk line.
- Repair and rehabilitate existing buildings in poor condition.
- Reuse vacant and underutilized buildings in serviceable condition for new businesses, residential uses, or mixed-use development.
- Promote coordinated and consistent design and appearance of commercial storefronts through attention to facade treatment, lighting, color, materials, awnings and canopies, and commercial signage.
- Ensure that private development and redevelopment improvements to site and streetscapes are consistent with public improvements goals and plans.
- Maintain and preserve older commercial buildings with historic and architectural interest.
- Locate building service and loading areas away from front entrances and major streets where possible.
- Encourage parking, service, loading and support facilities that can be shared by multiple businesses and/or residential buildings with no on-site parking.

c) Transportation and Infrastructure

- Ensure safe and convenient access and circulation within the Project Area for pedestrians.
- Minimize or alleviate traffic impacts of Project Area uses through strategic location of, or improvements to, loading, service, passenger drop-off or bus stop areas.
- Improve the street surface conditions, street lighting, and traffic signalization.
- Upgrade public utilities and infrastructure as required.
- Maintain curb parking within the Project Area to serve the retail and commercial businesses.
- Ensure that the provision of off-street parking meets the minimum requirements of the City in new development and redevelopment projects.
- Encourage the development of shared, off-street parking areas to maximize commercial parking opportunities.

d) Urban Design

- Promote high quality and harmonious architectural, landscape and streetscape design that contributes to and complements the historic and architectural character of the Project Area.

- Provide new pedestrian-scale lighting, where appropriate.
- Enhance streetscape features of the Project Area, including benches, kiosks, trash receptacles and street trees.
- Provide distinctive design features, including landscaping, signage, public art, or identifiers such as banners or historic markers, at gateway locations within the Project Area.
- Promote sharing and creative uses of open space within the Project Area, which could include courtyards, eating areas, etc.
- Ensure that all streetscaping, landscaping and design materials comply with the City of Chicago Landscape Ordinance.

D. Redevelopment Improvements and Activities

The City proposes to achieve its redevelopment goals and objectives for the Project Area through the use of public financing techniques including, but not limited to, tax increment financing, to undertake some or all of the activities and improvements authorized under the Act, including the activities and improvements described below. The City also maintains the flexibility to undertake additional activities and improvements authorized under the Act, if the need for activities or improvements change as redevelopment occurs in the Project Area.

The City may enter into redevelopment agreements or intergovernmental agreements with public or private entities for the furtherance of this Redevelopment Plan to construct, rehabilitate, renovate or restore improvements for public or private facilities on one or several parcels or any other lawful purpose. Redevelopment agreements may contain terms and provisions that are more specific than the general principles set forth in this Redevelopment Plan and which include affordable housing requirements as described below.

Developers who receive TIF assistance for market-rate housing are to set aside 20 percent of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means the affordable for-sale units should be priced at a level that is affordable to persons earning no more than 120 percent of the area median income, and affordable rental units should be affordable to persons earning no more than 80 percent of the area median income.

1. Property Assembly

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

No acquisition plan has been prepared for this Plan. By adoption of the *Roseland-Michigan Avenue Redevelopment Plan, Amendment No. 1 to the Redevelopment Plan* dated July 13, 1999 ("Underlying Redevelopment Area Plan"), the City has established authority to acquire and assemble property. Properties to be acquired as identified on the Underlying Redevelopment Area Plan have been carefully selected to cause minimal residential and business relocation. Sites that may be acquired include predominantly vacant lots and abandoned, boarded, dilapidated and deteriorated structures. A more detailed list and accompanying map of the sites is included as an attachment to the Housing Impact Study, which is included in this document as Exhibit V.

For properties identified in the Underlying Redevelopment Area Plan acquisition map the acquisition of occupied properties by the City shall commence within four years from the date of the publication of the ordinance approving the Underlying Redevelopment Area 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 Plan under the Act according to its customary procedures as described in the following paragraph.

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

The City or a private developer may (a) acquire any historic structure (whether a designated City or State landmark or on, or eligible for, nomination to the National Register of Historic Places); (b) demolish any non-historic feature of such structure; (c) demolish portions, as allowed by laws, of historic structures, if necessary, to implement a project that meets the goals and objectives of the Redevelopment Plan; and (d) incorporate any historic structure or historic feature into a development on the subject property or adjoining property.

2. Relocation

Relocation assistance may be provided to facilitate redevelopment of portions of the Project Area and to meet other City objectives. Business or households legally occupying properties to be acquired by the City subsequent to this Plan may be provided with relocation advisory and financial assistance as determined by the City. In the event that the implementation of the Redevelopment Plan results in the removal of residential housing units in the Project Area occupied by low-income households or very low-income households, or the displacement of low-income households or very low-income households from such residential housing units, such households shall be provided affordable housing and relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. Affordable

housing may be either existing or newly constructed housing. The City shall make a good faith effort to ensure that this affordable housing is located in or near the Project Area.

As used in the above paragraph “low-income households”, “very low-income households” and “affordable housing” shall have the meanings set forth in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 65/3. As of the date of this Redevelopment Plan, these statutory terms are defined as follows: (i) “low-income household” means a single person, family or unrelated persons living together whose adjusted income is more than 50 percent but less than 80 percent of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the United States Department of Housing and Urban Development (“HUD”) for purposes of Section 8 of the United States Housing Act of 1937; (ii) “very low-income household” means a single person, family or unrelated persons living together whose adjusted income is not more than 50 percent of the median income of the area of residence, adjusted for family size, as so determined by HUD; and (iii) “affordable housing” means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30 percent of the maximum allowable income for such households, as applicable.

3. Provision of Public Works or Improvements

The City may provide public improvements and facilities that are necessary to service the Project Area in accordance with this Redevelopment Plan and the comprehensive plan for development of the City as a whole. Public improvements and facilities may include, but are not limited to, the following:

a) *Streets and Utilities*

A range of roadway, utility and related improvement projects, from repair and resurfacing to major construction or reconstruction, may be undertaken.

b) *Parks and Open Space*

Improvements to existing or future open spaces and public plazas may be provided, including the construction of pedestrian walkways, lighting, landscaping and general beautification improvements that may be provided for the use of the general public.

c) *Transportation Facilities*

Improvements to and/or relocation of the CTA bus transfer and turnaround from 118th and Michigan Avenue may be undertaken to enhance safety, efficiency, and appearance.

4. Rehabilitation of Existing Buildings

The City will encourage the rehabilitation of buildings that are basically sound and/or historically or architecturally significant.

5. Job Training and Related Educational Programs

Programs designed to increase the skills of the labor force that would take advantage of the employment opportunities within the Project Area may be implemented.

6. Day Care Services

Incremental Property Taxes may be used to cover the cost of day care services and centers within the Project Area for children of low-income employees of Project Area businesses.

7. Taxing Districts Capital Costs

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

8. Interest Subsidies

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

- (a) such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
- (b) such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the redeveloper with respect to the redevelopment project during that year;
- (c) if there are not sufficient funds available in the special tax allocation fund to make an interest payment, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
- (d) the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the: (i) total costs paid or incurred by a redeveloper for a redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act; and
- (e) Up to 75 percent of interest costs 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.

9. Affordable Housing

Funds may be provided to developers for up to 50 percent of the cost of construction, renovation and-or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low-and very low-income households, only the low- and very low-income units shall be eligible for benefits under the Act.

10. Analysis, Administration, Studies, Surveys, Legal, etc.

Under contracts that will run for three years or less (excluding contracts for architectural and engineering services which are not subject to such time limits) the City and/or private

developers may undertake or engage professional consultants, engineers, architects, attorneys, etc. to conduct various analyses, studies, surveys, administration or legal services to establish, implement and manage this Redevelopment Plan.

E. Redevelopment Project Costs

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

1. Eligible Redevelopment Project Costs

Redevelopment project costs include the sum total of all reasonable or necessary costs incurred, estimated to be incurred, or incidental to this Redevelopment Plan pursuant to the Act. Such costs may include, without limitation, the following:

- a) Costs of studies, surveys, development of plans and specifications, implementation and administration of the redevelopment plan including but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected;
- b) The cost of marketing sites within the area to prospective businesses, developers and investors;
- c) Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
- d) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
- e) Costs of the construction of public works or improvements subject to the limitations in Section 11-74.4-3(q)(4) of the Act;
- f) Costs of job training and retraining projects including the cost of "welfare to work" programs implemented by businesses located within the redevelopment project area and such proposals feature a community-based training program which ensures maximum reasonable opportunities for residents of the Roseland and West Pullman Community Areas with particular attention to the needs of those residents who have previously experienced inadequate employment opportunities and development of

job-related skills including residents of public and other subsidized housing and people with disabilities;

- g) Financing costs including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued thereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months following completion and including reasonable reserves related thereto;
- h) To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;
- i) Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law or by Section 74.4-3(n)(7) of the Act (see Section V.D.2 above);
- j) Payment in lieu of taxes, as defined in the Act;
- k) Costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs: (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a 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 the taxing district or taxing districts, which agreement describes the program to be undertaken including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40, and 3-40.1 of the Public Community College Act, 110 ILCS 805/3-37, 805/3-38, 805/3-40 and 805/3-40.1, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, 105 ILCS 5/10-22.20a and 5/10-23.3a;
- l) Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - 1. such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;

2. such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 3. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 4. the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total: (i) cost paid or incurred by the redeveloper for such redevelopment project, plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act; and
 5. Up to 75 percent of the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.
- m) Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost;
 - n) An elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;
 - o) Up to 50 percent of the cost of construction, renovation and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for benefits under the Act; and
 - p) The cost of daycare services for children of employees from low-income families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80 percent of the City, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development.

If a special service area has been established pursuant to the Special Service Area Tax Act, 35 ILCS 235/0.01 *et. seq.* then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the redevelopment project area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

2. Estimated Redevelopment Project Costs

A range of redevelopment activities and improvements will be required to implement this Redevelopment Plan. The activities and improvements and their estimated costs are set forth in Exhibit II of this Redevelopment Plan. All estimates are based on 2000 dollars. Funds may be moved from one line item to another or to an eligible cost category described in this Plan.

Redevelopment Project Costs described in this Redevelopment Plan are intended to provide an upper estimate of expenditures. Within this upper estimate, adjustments may be made in line items without amending this Redevelopment Plan.

In the event the Act is amended after the date of the approval of this Redevelopment Plan by the City Council of Chicago to (a) include new eligible redevelopment project costs, or (b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as, for example, by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5/1-74.4-3(q)(11)), this Redevelopment Plan shall be deemed to incorporate such additional, expanded or increased eligible costs Redevelopment Project Costs under the Redevelopment Plan to the extent permitted by the Act. In no instance, however, shall such additions or adjustments result in any increase in the total redevelopment project costs without a further amendment to this Redevelopment Plan.

F. Sources of Funds to Pay Redevelopment Project Costs

Funds necessary to pay for Redevelopment Project Costs and secure municipal obligations issued for such costs are to be derived primarily from Incremental Property Taxes. Other sources of funds which may be used to pay for Redevelopment Project Costs or secure municipal obligations are land disposition proceeds, state and federal grants, investment income, private financing and other legally permissible funds the City may deem appropriate. The City may incur redevelopment project costs which are paid for from funds of the City other than incremental taxes, and the City may then be reimbursed from such costs from incremental taxes. Also, the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers. Additionally, the City may utilize revenues, other than State sales tax increment revenues, received under the Act from one redevelopment project area for eligible costs in another redevelopment project area that is either contiguous to, or is separated only by a public right-of-way from, the redevelopment project area from which the revenues are received.

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

The Project Area may become contiguous to, or be separated only by a public right-of-way from, redevelopment project areas created under the Industrial Jobs Recovery Law (65 ILCS 5/11-74.6-1, et seq.). If the City finds that the goals, objectives and financial success of such contiguous redevelopment project areas or those separated only by a public right-of-way are interdependent with those of the Project Area, the City may determine that it is in the best interests of the City and in furtherance of the purposes of the Redevelopment Plan that net revenues from the Project Area be made available to support any such redevelopment project areas. The City therefore proposes to utilize net incremental revenues received from the Project Area to pay eligible redevelopment project costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas and vice versa. Such revenues may be transferred or loaned between the Project Area and such areas. The amount of revenue from the Project Area so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Project Area or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Exhibit II of this Redevelopment Plan.

G. Issuance of Obligations

The City may issue obligations secured by Incremental Property Taxes pursuant to Section 11-74.4-7 of the Act. To enhance the security of a municipal obligation, the City may pledge its full faith and credit through the issuance of general obligation bonds. Additionally, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

The redevelopment project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Project Area is adopted (i.e., assuming City Council approval of the Project Area and Redevelopment Plan in 2001), by December 31, 2025. Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more series of obligations may be sold at one or more times in order to implement this Redevelopment Plan. Obligations may be issued on a parity or subordinated basis.

In addition to paying Redevelopment Project Costs, Incremental Property Taxes may be used for the scheduled retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves and bond sinking funds. To the extent that Incremental Property Taxes are not needed for these purposes, and are not otherwise required, pledged, earmarked or otherwise designated for the payment of Redevelopment Project Costs, any excess Incremental Property Taxes shall then become available for distribution annually to taxing districts having jurisdiction over the Project Area in the manner provided by the Act.

H. Valuation of the Project Area

1. Most Recent EAV of Properties in the Project Area

The purpose of identifying the most recent equalized assessed valuation (“EAV”) of the Project Area is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental

property taxes of the Project Area. The 1999 EAV of all taxable parcels in the Project Area is approximately \$28,521,041. This total EAV amount by PIN is summarized in Exhibit III. The EAV is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the Project Area will be calculated by Cook County.

2. Anticipated Equalized Assessed Valuation

By the tax year 2024 (collection year 2025) and following roadway and utility improvements, installation of additional and upgraded lighting, improved signage and landscaping, etc. and substantial completion of potential Redevelopment Projects, the EAV of the Project Area is estimated to range between \$71.6 and \$94.6 million. The estimated range is based on several key assumptions, including: 1) redevelopment of the Project Area will occur in a timely manner; 2) between 440,000 and 780,000 square feet of new commercial space will be constructed for retail/office/commercial uses in the Project Area and occupied by 2011; 3) between 90 and 130 new multiple family units will be constructed in the Project Area and occupied by 2010; 4) Between 190 and 220 new single-family units will be constructed and occupied by 2011; 5) approximately 20 new townhome/rowhouse developments will be constructed and occupied by 2004; 6) an estimated annual inflation in EAV of 2 percent will be realized through 2023; and 7) the five year average state equalization factor of 2.1711 (tax years 1995 through 1999) is used in all years to calculate estimated EAV.

VI. LACK OF GROWTH AND DEVELOPMENT THROUGH INVESTMENT BY PRIVATE ENTERPRISE

As described in *Section III* of this Redevelopment Plan, the Project Area as a whole is adversely impacted by the presence of numerous conservation and blight factors, and these factors are reasonably distributed throughout the Project Area. Blight factors within the Project Area represent major impediments to sound growth and development.

The decline of and the lack of private investment in the Project Area are evidenced by the following:

Physical Condition of the Project Area

- Nine blight factors are present to a major extent and reasonably distributed throughout the Project Area. These factors include: dilapidation, obsolescence; deterioration; structures below minimum code standards; excessive vacancies; excessive land coverage and overcrowding of structures and community facilities; deleterious land use or layout; lack of community planning; and a declining rate of growth of total equalized assessed valuation.
- Of the 484 buildings in the Project Area, 420 (86.4%) are classified as deteriorating.
- Over the eight-year period from January 1993 to February 2001, 308 building code violations were issued to 303 properties within the Project Area, which represents 62.4% of the buildings in the Project Area.
- There are 252 vacant lots within the Project Area.
- Twenty six percent of the properties in the Project Area were tax delinquent in 1999.

Lack of Investment and Growth by Private Enterprise

- Between 1994 and 1999, the total Equalized Assessed Valuation (the "EAV") of the Project Area has decreased in *three* of the last five calendar years for which data is available;
- Between 1994 and 1999, the EAV of the Project Area has lagged behind that of the balance of the City for *four* of the last five calendar years and has lagged behind the Consumer Price Index for All Urban Consumers (CPI-U) for the United States in *three* of the last five calendar years.²
- Between 1994 and 1999, the EAV of the Project Area increased at an average annual rate of 1.9%, going from \$25,999,901 to \$28,521,041, an increase of \$2.5 million (9.8%). Over the same period, the EAV for the balance of the City as a whole increased by an average annual rate of 3.31 percent.

² The Consumer Price Index (CPI) is a measure of the average change over time in the prices paid by urban consumers for a fixed market basket of consumer goods and services. The broadest, most comprehensive CPI is the "CPI for All Urban Consumers for the U.S. City Average for All Items, 1982-84=100" (CPI-U) and is based on the expenditures reported by almost all urban residents and represents about 80 percent of the total U.S. population. The CPI data are also published for metropolitan areas, which measure how much prices have changed over time for a given area. The CPI is the most widely used measure of price change for application in escalation agreements for payments such as rental contracts, collective bargaining agreements, alimony, child support payments, etc.

- A significant number of buildings within the Project Area are vacant or underutilized. Of the 484 buildings in the Project Area, 62 buildings were entirely vacant and 44 buildings were partially vacant.

In summary, the Project Area qualifies under the Act as a blighted area, and is detrimental to the public safety, health, and welfare. The Project Area on the whole has not been subject to growth and development through investment by private enterprise. The Project Area would not reasonably be anticipated to be developed without the adoption of this Redevelopment Plan for the Project Area.

VII. FINANCIAL IMPACT

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

Section V of this Redevelopment Plan describes the comprehensive, area-wide Redevelopment Project proposed to be undertaken by the City to create an environment in which private investment can occur. The Redevelopment Project will be staged over a period of years consistent with local market conditions and available financial resources required to complete the various redevelopment improvements and activities as well as Redevelopment Projects set forth in this Redevelopment Plan. Successful implementation of this Redevelopment Plan is expected to result in new private investment in rehabilitation of buildings and potentially some new construction on a scale sufficient to eliminate problem conditions and to return the area to a long-term sound condition.

The Redevelopment Project is expected to have significant short- and long-term positive financial impacts on the taxing districts affected by this Redevelopment Plan. In the short-term, the City's effective use of TIF, through the encouragement of new development and redevelopment, can be expected to enhance the assessed value of existing properties in the Project Area, thereby enhancing the existing tax base for local taxing agencies. In the long-term, after the completion of all redevelopment improvements and activities, Redevelopment Projects and the payment of all Redevelopment Project Costs and municipal obligations, the taxing districts will benefit from the enhanced tax base that results from the increase in EAV caused by the Redevelopment Projects.

VIII. DEMAND ON TAXING DISTRICT SERVICES

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

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

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

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

South Cook County Mosquito Abatement District. The district provides mosquito abatement services to the City of Chicago and communities in southern Cook County.

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

Board of Education of the City of Chicago. General responsibilities of the Board of Education include the provision, maintenance and operations of educational facilities and the provision of educational services for kindergarten through twelfth grade. Curtis Elementary is the only Chicago public school facility located in the Project Area.

Chicago Park District. The Park District is responsible for the provision, maintenance and operation of park and recreational facilities throughout the City and for the provision of recreation programs. No public parks are located within the Project Area.

Chicago School Finance Authority. The Authority was created in 1980 to exercise oversight and control over the financial affairs of the Board of Education.

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

City of Chicago Library Fund. General responsibilities of the Library Fund include the provision, maintenance and operation of the City's library facilities. There are no libraries within the boundaries of the Project Area.

In 1994, the Act was amended to require an assessment of any financial impact of the Project Area on, or any increased demand for services from, any taxing district affected by the Redevelopment Plan and a description of any program to address such financial impacts or increased demand. The City intends to monitor development in the areas and with the cooperation of the other affected

taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development.

A. Impact of the Redevelopment Project

The rehabilitation or replacement of underutilized properties with business, retail, residential, and other development may cause increased demand for services and/or capital improvements to be provided by the Metropolitan Water Reclamation District, the City, the Board of Education and the Chicago Park District. The estimated nature of these increased demands for services on these taxing districts are described below.

Metropolitan Water Reclamation District of Greater Chicago. The rehabilitation of or replacement of underutilized properties with new development may cause increased demand for the services and/or capital improvements provided by the Metropolitan Water Reclamation District.

City of Chicago. The replacement or rehabilitation of underutilized properties with new development may increase the demand for services and programs provided by the City, including police protection, fire protection, sanitary collection, recycling, etc.

Board of Education. The replacement or rehabilitation of underutilized properties with new residential development is likely to increase the demand for services and programs provided by the City. One Chicago Public School, Curtis Elementary is located within the boundaries of the Project Area. Each of these public schools, as well as several parochial schools are identified in *Figure 4, Community Facilities*.

Chicago Park District. The replacement or rehabilitation of underutilized properties with residential, commercial, business and other development is likely to increase the demand for services, programs and capital improvements provided by the Chicago Park District within and adjacent to the Project Area. These public services or capital improvements may include, but are not necessarily limited to, the provision of additional open spaces and recreational facilities by the Chicago Park District. There are currently no public parks located within the Project Area. The nearest parks within approximately one-half mile are identified in *Figure 4, Community Facilities*.

City of Chicago Library Fund. The replacement or rehabilitation of underutilized properties with residential, commercial, business and other development is likely to increase the demand for services, programs and capital improvements provided by the City of Chicago Library Fund. The Pullman Branch library at 110th and Indiana is the nearest library facility.

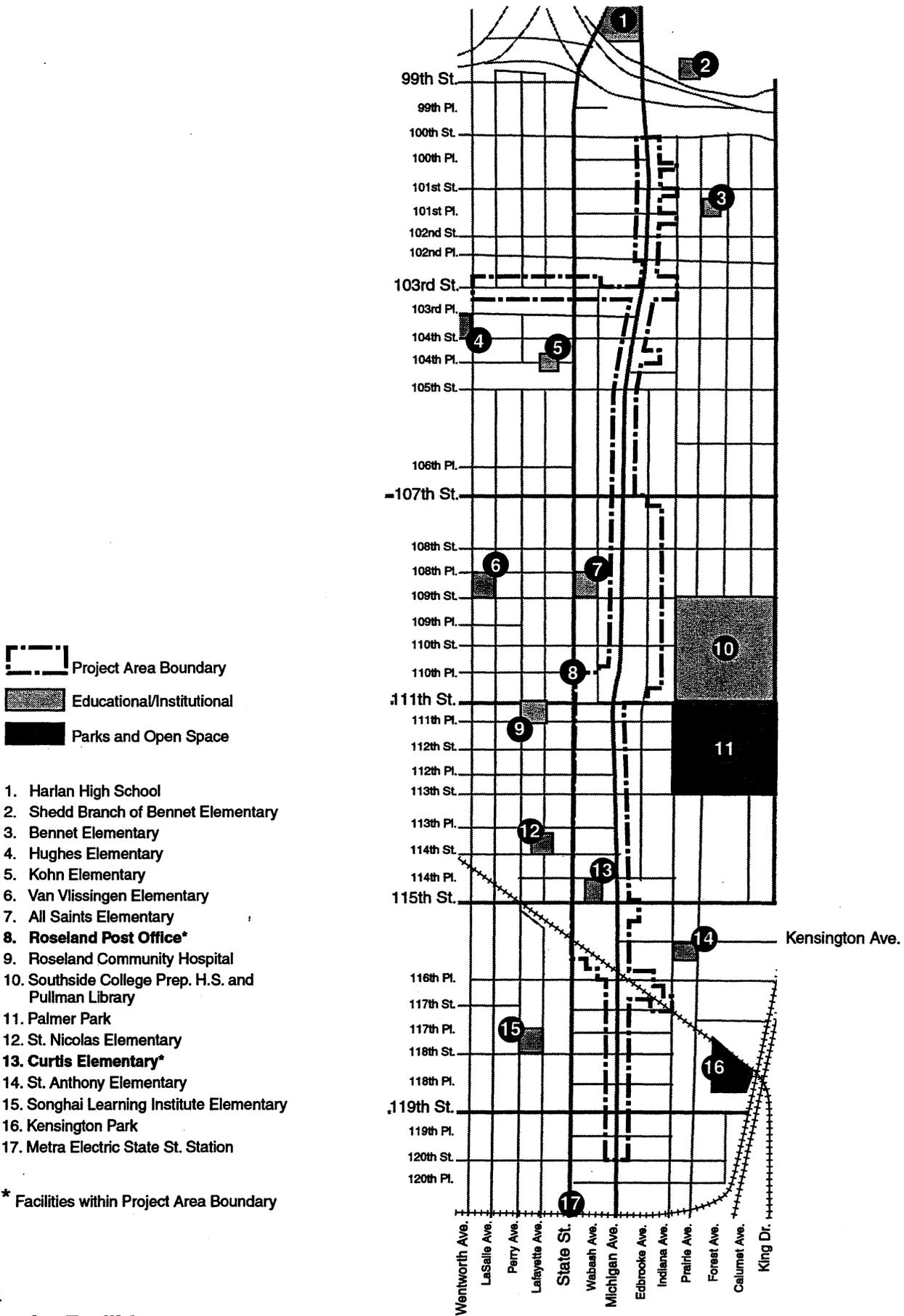


Figure 4
Community Facilities

B. Program to Address Increased Demand for Services or Capital Improvements

The following activities represent the City's program to address increased demand for services or capital improvements provided by the impacted taxing districts.

- It is expected that any increase in demand for treatment of sanitary and storm sewage associated with the Project Area can be adequately handled by existing treatment facilities maintained and operated by the Metropolitan Water Reclamation District. Therefore, no special program is proposed for the Metropolitan Water Reclamation District.
- It is expected that any increase in demand for City services and programs associated with the Project Area can be adequately handled by existing City, police, fire protection, sanitary collection and recycling services and programs maintained and operated by the City. Therefore, no special programs are proposed for the City.
- It is expected that new residential development and the redevelopment of vacant, underutilized or non-residential property to residential use will result in an increase in demand for services provided by the Board of Education. To determine this potential increase, the Ehlers & Associates' (formerly Illinois School Consulting Services) methodology for estimating school age children was utilized. Based on the Project Area's potential for the development of 90-130 new multiple family units, 190-220 new single-family units and approximately 20 new townhome/rowhouse units, an increase of between 115 and 175 elementary school age children and between 40 and 60 high school age children could result.

Curtis Elementary, the only public school located within the Project Area, is currently operating at 91% of capacity. Additional public elementary schools located outside of the Project Area but within approximately one-half mile include Shedd, Bennet, Hughes, Kohn and Van Vlissingen. Four of these five schools are operating between 85% and 96% capacity, while Van Vlissingen is operating over capacity. Remaining capacity among the five schools listed above could accommodate an additional 181 elementary school age children. The nearest public high schools serving the Project Area are South Side Prep, Harlan, and Corliss, all of which are operating well under capacity. Remaining capacity among these three high schools could accommodate more than 2,000 students.

It is expected that any increase in demand for Board of Education services and programs associated with the Project Area can be adequately handled by existing facilities. The City and 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 any particular residential development in the Project Area.

- It is expected that new development and the redevelopment of vacant, underutilized or non-residential property in the Project Area may generate additional demand for recreational services and programs and, therefore, would warrant additional open spaces and recreational facilities operated by the Chicago Park District. The *Land Policies Plan*, released by the Chicago Park District in 1990, established the goal of 2 acres of parkland per 1,000 residents for each community area. The *Parkland Needs Analysis*, released in 1993, indicates that both Roseland and West Pullman do not meet this standard. The City intends to monitor development in the Project Area and, with the cooperation of the Chicago Park District, will attempt to ensure that any increased demands for the services and capital improvements provided by the Chicago Park District are addressed in connection with any particular residential and business development.
- It is expected that new development and the redevelopment of vacant, underutilized or non-residential property in the Project Area may generate additional demand for library services and programs. The Pullman branch library was renovated in 1994 and the new West Pullman branch library is planned for development in the next five years. It is expected that any increased demand for services and programs provided by the library can be handled by the existing and planned library facilities.
- It is expected that any increase in demand for Cook County, Cook County Forest Preserve District, South Cook County Mosquito Abatement District and Chicago Community College District 508 services and programs associated with the Project Area can be adequately handled by services and programs maintained and operated by these taxing districts. Therefore, at this time, no special programs are proposed for these taxing districts. Should demand increase so that it exceeds existing service and program capabilities, the City will work with the affected taxing district to determine what, if any, program is necessary to provide adequate services.

IX. CONFORMITY OF THE REDEVELOPMENT PLAN FOR THE PROJECT AREA TO LAND USES APPROVED BY THE PLANNING COMMISSION OF THE CITY

This Redevelopment Plan and the Redevelopment Project described herein include land uses that will be approved by the Chicago Plan Commission prior to the adoption of the Redevelopment Plan.

X. PHASING AND SCHEDULING

A phased implementation strategy will be utilized to achieve comprehensive and coordinated redevelopment of the Project Area.

It is anticipated that City expenditures for Redevelopment Project Costs will be carefully staged on a reasonable and proportional basis to coincide with Redevelopment Project expenditures by private developers and the receipt of Incremental Property Taxes by the City.

The estimated date for completion of Redevelopment Projects is no later than December 31 of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Project Area is adopted (i.e., assuming City Council approval of the Project Area and Redevelopment Plan in 2001), by December 31, 2025.

XI. PROVISIONS FOR AMENDING THIS REDEVELOPMENT PLAN

This Redevelopment Plan may be amended pursuant to the Act.

XII. COMMITMENT TO FAIR EMPLOYMENT PRACTICES AND AFFIRMATIVE ACTION PLAN

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

- A) The assurance of equal opportunity in all personnel and employment actions, with respect to the Redevelopment Project, including, but not limited to hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, sex, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, source of income, or housing status.
- B) Redevelopers must meet the City's standards for participation of 25 percent Minority Business Enterprises and 5 percent Woman Business Enterprises and the City Resident Construction Worker Employment Requirement as required in redevelopment agreements.
- C) This commitment to affirmative action and nondiscrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
- D) Redevelopers will meet City standards for any applicable prevailing wage rate as ascertained by the Illinois Department of Labor to all project employees.

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

XIII. HOUSING IMPACT

As set forth in the Act, if the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and 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 Redevelopment Project Area contains 353 inhabited residential units. The Redevelopment Plan provides for the development or redevelopment of several portions of the Project Area that may contain occupied residential units. As a result, it is possible that by implementation of this Plan, the displacement of residents from 10 or more inhabited residential units could occur.

The results of the housing impact study section are described in a separate report which presents certain factual information required by the Act. The report, prepared by TPAP, is entitled "*Roseland-Michigan Avenue Redevelopment Project Area Tax Increment Financing Housing Impact Study*," and is attached as Exhibit V to this Redevelopment Plan.

EXHIBIT I:

Legal Description of Project Boundary

ROSELAND – MICHIGAN AVENUE TIF

ALL THAT PART OF SECTIONS 9, 10, 15, 16, 21, 22 AND 27, ALL NORTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF EAST 103RD STREET WITH THE WESTERLY LINE OF SOUTH MICHIGAN AVENUE;

THENCE NORTHERLY ALONG SAID ALONG SAID WESTERLY LINE OF SOUTH MICHIGAN AVENUE TO THE SOUTH LINE OF EAST 102ND STREET;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 102ND STREET TO THE NORTHEAST CORNER OF LOT 9 IN DE YOUNG'S RESUBDIVISION OF LOTS 102 TO 113, INCLUSIVE, IN ROSELAND HEIGHTS, SAID ROSELAND HEIGHTS BEING A SUBDIVISION OF ALL OF LOTS 2 AND 3 AND OF THAT PART OF THE SOUTH FIVE SEVENTHS OF LOT 4, LYING WEST OF MICHIGAN AVENUE IN PETER BOON AND OTHERS SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM A TRACT OF LAND BEING 63.19 FEET ON THE WEST LINE OF MICHIGAN AVENUE AND 81.42 FEET ON THE SOUTH LINE OF LOT 2 IN SAID PETER BOON AND OTHERS SUBDIVISION;

THENCE NORTHERLY ALONG A STRAIGHT LINE TO THE SOUTHEAST CORNER OF LOT 48 IN AFORESAID ROSELAND HEIGHTS;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 48 IN ROSELAND HEIGHTS AND ALONG THE NORTHERLY EXTENSION THEREOF, AND ALONG THE EAST LINE OF LOT 22 IN W. F. KAISER AND COMPANY'S 2ND MICHIGAN AVENUE SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TO THE NORTHEAST CORNER OF SAID LOT 22, SAID NORTHEAST CORNER OF LOT 22 BEING A POINT ON THE SOUTH LINE OF EAST 101ST PLACE, SAID EAST LINE OF LOT 48 IN ROSELAND HEIGHTS AND LOT 22 IN W. F. KAISER AND COMPANY'S 2ND MICHIGAN AVENUE SUBDIVISION LOT BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH MICHIGAN AVENUE;

THENCE NORTHERLY ALONG A STRAIGHT LINE TO THE SOUTHEAST CORNER OF LOT 11 IN BLOCK 2 OF W. F. KAISER AND COMPANY'S MICHIGAN AVENUE SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 11 IN BLOCK 2 OF W. F. KAISER AND COMPANY'S MICHIGAN AVENUE SUBDIVISION AND ALONG THE NORTHERLY EXTENSION THEREOF, AND ALONG THE EAST LINE OF LOT 64 IN SAID BLOCK 2 OF W. F. KAISER AND COMPANY'S MICHIGAN AVENUE SUBDIVISION TO THE

NORTHEAST CORNER OF SAID LOT 64, SAID NORTHEAST CORNER OF LOT 64 BEING A POINT ON THE SOUTH LINE OF EAST 101ST STREET, SAID EAST LINE OF LOTS 11 AND 64 IN BLOCK 2 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH MICHIGAN AVENUE;

THENCE NORTH ALONG A STRAIGHT LINE TO THE SOUTHEAST CORNER OF LOT 2 IN FRED M. LYON'S MICHIGAN AVENUE ADDITION TO ROSELAND, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 2 IN FRED M. LYON'S MICHIGAN AVENUE ADDITION TO ROSELAND AND ALONG THE NORTHERLY EXTENSION THEREOF, AND ALONG THE EAST LINE OF LOT 7 IN VAN VUUREN'S ADDITION TO PULLMAN, BEING A SUBDIVISION OF LOT 1 OF THE DIVISION OF PART OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE CHICAGO AND THORNTON ROAD, EXCEPTING THE NORTH 33 FEET AND THE SOUTH 66 FEET THEREOF, TO THE NORTHEAST CORNER OF SAID LOT 7, SAID NORTHEAST CORNER OF LOT 7 BEING A POINT ON THE SOUTH LINE OF EAST 100TH PLACE, SAID EAST LINE OF LOT 2 IN FRED M. LYON'S MICHIGAN AVENUE ADDITION TO ROSELAND AND OF LOT 7 IN VAN VUUREN'S ADDITION TO PULLMAN BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH MICHIGAN AVENUE;

THENCE NORTHERLY ALONG A STRAIGHT LINE TO THE SOUTHEAST CORNER OF LOT 12 IN BASS' 2ND ADDITION TO PULLMAN, A SUBDIVISION OF THAT PART OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (EXCEPTING THE NORTH 33 FEET THEREOF) LYING WEST OF THE CHICAGO AND THORNTON ROAD AND OF THAT PART OF THE NORTH 33 FEET OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER LYING WEST OF THE CHICAGO AND THORNTON ROAD, ALL IN SECTION 10, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 12 AND ALONG THE NORTHERLY EXTENSION THEREOF, AND ALONG THE EAST LINE OF LOT 71 IN SAID BASS'S 2ND ADDITION TO PULLMAN AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF EAST 100TH STREET, SAID EAST LINE OF LOTS 12 AND 71 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH MICHIGAN AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF EAST 100TH STREET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 1 IN WM. BIRNBAUM'S ADDITION TO PULLMAN, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID WEST LINE OF LOT 1 IN WM. BIRNBAUM'S ADDITION

TO PULLMAN BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH MICHIGAN AVENUE;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF THE ALLEY EAST OF SOUTH MICHIGAN AVENUE TO THE NORTH LINE OF LOT 2 IN THE COUNTY CLERK'S DIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID NORTH LINE OF LOT 2 IN THE COUNTY CLERK'S DIVISION TO A LINE 158.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTH ALONG SAID LINE 158.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 10 TO THE SOUTH LINE OF SAID LOT 2 IN THE COUNTY CLERK'S DIVISION;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 2 IN THE COUNTY CLERK'S DIVISION TO THE WEST LINE OF THE EAST 148 FEET OF LOT 3 IN SAID COUNTY CLERK'S DIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 148 FEET OF LOT 3 IN AFORESAID COUNTY CLERK'S DIVISION TO THE SOUTH LINE OF THE NORTH 100 FEET OF SAID LOT 3 IN THE COUNTY CLERK'S DIVISION;

THENCE EAST ALONG SAID SOUTH LINE OF THE NORTH 100 FEET OF LOT 3 IN THE COUNTY CLERK'S DIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TO THE WEST LINE OF THE EAST 125 FEET OF SAID LOT 3;

THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 125 FEET OF LOT 3 IN AFORESAID COUNTY CLERK'S DIVISION TO THE SOUTH LINE OF SAID LOT 3;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 3 IN AFORESAID COUNTY CLERK'S DIVISION TO THE WEST LINE OF SOUTH INDIANA AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF SOUTH INDIANA AVENUE TO THE SOUTH LINE OF THE NORTH 7.14 FEET OF LOT 4 IN AFORESAID COUNTY CLERK'S DIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 7.14 FEET OF LOT 4 IN AFORESAID COUNTY CLERK'S DIVISION TO THE WEST LINE OF THE EAST 123.6 FEET OF SAID LOT 4 IN THE COUNTY CLERK'S DIVISION;

THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 123.6 FEET OF LOT 4 IN THE COUNTY CLERK'S DIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TO THE SOUTH LINE OF THE NORTH 37.14 FEET OF SAID LOT 4 IN THE COUNTY CLERK'S DIVISION;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 37.14 FEET OF LOT 4 IN THE COUNTY CLERK'S DIVISION TO THE WEST LINE OF THE EAST 139.6 FEET OF SAID LOT 4 IN THE COUNTY CLERK'S DIVISION;

THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 139.6 FEET OF LOT 4 IN THE COUNTY CLERK'S DIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TO THE NORTH LINE OF LOT 5 IN SAID COUNTY CLERK'S DIVISION;

THENCE EAST ALONG SAID NORTH LINE OF LOT 5 IN THE COUNTY CLERK'S DIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TO THE WEST LINE OF THE EAST 123.4 FEET OF SAID LOT 5 IN THE COUNTY CLERK'S DIVISION;

THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 123.4 FEET OF LOT 5 IN AFORESAID COUNTY CLERK'S DIVISION TO THE SOUTH LINE OF SAID LOT 5, SAID SOUTH LINE OF LOT 5 BEING ALSO THE NORTH LINE OF EAST 101ST STREET;

THENCE EAST ALONG SAID NORTH LINE OF EAST 101ST STREET TO THE WEST LINE OF SOUTH INDIANA AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF SOUTH INDIANA AVENUE TO THE SOUTH LINE OF EAST 101ST STREET;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 101ST STREET TO THE WEST LINE OF LOT 1 IN BLOCK 1 OF W. F. KAISER'S AND COMPANY'S MICHIGAN AVENUE SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID WEST LINE OF LOT 1 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH MICHIGAN AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF SOUTH MICHIGAN AVENUE TO THE NORTH LINE OF LOT 1 IN HARK DE JONG'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID NORTH LINE OF LOT 1 IN HARK DE JONG'S SUBDIVISION TO THE WEST LINE OF THE EAST 153 FEET OF SAID LOT 1 IN HARK DE JONG'S SUBDIVISION;

THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 153 FEET OF LOT 1 IN HARK DE JONG'S SUBDIVISION TO THE NORTH LINE OF LOT 2 IN SAID HARK DE JONG'S SUBDIVISION;

THENCE EAST ALONG SAID NORTH LINE OF LOT 2 IN HARK DE JONG'S SUBDIVISION TO THE WEST LINE OF THE EAST HALF OF SAID LOT 2;

THENCE SOUTH ALONG SAID WEST LINE OF THE EAST HALF OF LOT 2 IN HARK DE JONG'S SUBDIVISION TO THE NORTH LINE OF LOT 3 IN SAID HARK DE JONG'S SUBDIVISION;

THENCE EAST ALONG SAID NORTH LINE OF LOT 3 IN HARK DE JONG'S SUBDIVISION TO THE WEST LINE OF SOUTH INDIANA AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF SOUTH INDIANA AVENUE TO THE NORTH LINE OF LOT 4 IN AFORESAID HARK DE JONG'S SUBDIVISION;

THENCE WEST ALONG SAID NORTH LINE OF LOT 4 IN HARK DE JONG'S SUBDIVISION TO THE WEST LINE OF THE EAST HALF OF SAID LOT 4;

THENCE SOUTH ALONG SAID WEST LINE OF THE EAST HALF OF LOT 4 IN HARK DE JONG'S SUBDIVISION TO THE NORTH LINE OF LOT 5 IN SAID HARK DE JONG'S SUBDIVISION;

THENCE EAST ALONG SAID NORTH LINE OF LOT 5 IN HARK DE JONG'S SUBDIVISION TO THE WEST LINE OF THE EAST 120 FEET OF SAID LOT 5;

THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 120 FEET OF LOT 5 IN HARK DE JONG'S SUBDIVISION TO THE SOUTH LINE OF SAID LOT 5;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 5 IN HARK DE JONG'S SUBDIVISION TO THE WEST LINE OF SOUTH INDIANA AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF SOUTH INDIANA AVENUE TO THE NORTH LINE OF LOT 9 (LABELED LOT 2 ON THE SIDWELL COMPANY MAP) IN THE SUBDIVISION OF THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EAST OF THE MICHIGAN CITY ROAD AND 2.5 CHAINS SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10;

THENCE WEST ALONG SAID NORTH LINE OF LOT 9 (Labeled Lot 2 on the Sidwell Company Map) in the subdivision of that part of the southwest quarter of the southwest quarter of section 10 to the west line of the east half of said lot 9;

THENCE SOUTH ALONG SAID WEST LINE OF THE EAST HALF OF LOT 9 IN AFORESAID SUBDIVISION OF THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TO THE SOUTH LINE OF SAID LOT 9;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 9 IN THE SUBDIVISION OF THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TO THE WEST LINE OF LOT 1 IN ANDERSON'S RESUBDIVISION OF PARTS OF LOTS 10, 11, 12, 13 AND 14 IN AFORESAID SUBDIVISION OF THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EAST OF THE MICHIGAN CITY ROAD AND 2.5 CHAINS SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, SAID WEST LINE OF LOT 1 BEING ALSO THE EAST LINE OF THE ALLEY WEST OF SOUTH INDIANA AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY WEST OF SOUTH INDIANA AVENUE AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF EAST 102ND STREET;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 102ND STREET TO THE CENTER LINE OF THE HERETOFORE VACATED PUBLIC ALLEY LYING WEST OF AND ADJOINING LOTS 3 THROUGH 21, BOTH INCLUSIVE, IN DE YOUNG'S RESUBDIVISION OF LOTS 102 TO 113, BOTH INCLUSIVE, IN ROSELAND HEIGHTS, SAID ROSELAND HEIGHTS BEING A SUBDIVISION OF ALL OF LOTS 2 AND 3 AND OF THAT PART OF THE SOUTH FIVE SEVENTHS OF LOT 4, LYING WEST OF MICHIGAN AVENUE IN PETER BOON AND OTHERS SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM A TRACT OF LAND BEING 63.19 FEET ON THE WEST LINE OF MICHIGAN AVENUE AND 81.42 FEET ON THE SOUTH LINE OF LOT 2 IN SAID PETER BOON AND OTHERS SUBDIVISION;

THENCE SOUTH ALONG SAID CENTER LINE OF THE HERETOFORE VACATED PUBLIC ALLEY LYING WEST OF AND ADJOINING LOTS 3 THROUGH 21, BOTH INCLUSIVE, IN DE YOUNG'S RESUBDIVISION TO THE NORTH LINE OF LOT 23 IN SAID DE YOUNG'S RESUBDIVISION;

THENCE EAST ALONG SAID NORTH LINE OF LOT 23 IN DE YOUNG'S RESUBDIVISION TO THE EAST LINE OF SAID LOT 23;

THENCE SOUTH ALONG SAID EAST LINE OF LOT 23 IN DE YOUNG'S RESUBDIVISION TO THE NORTH LINE OF LOT 4 IN THE SUBDIVISION OF THE SOUTH EIGHT RODS OF THE WEST EIGHTY RODS OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID NORTH LINE OF LOT 4 AND ALONG THE NORTH LINE OF LOTS 3 AND 2 IN SAID SUBDIVISION OF THE SOUTH EIGHT RODS OF THE WEST EIGHTY RODS OF THE SOUTHWEST QUARTER OF SECTION 10 AND ALONG THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF SOUTH INDIANA AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH INDIANA AVENUE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 29 IN KUYPER'S ADDITION TO PULLMAN, BEING A SUBDIVISION OF THE NORTH 7.50 CHAINS OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THE SCHOOL LOT, SAID NORTH LINE OF LOT 29 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF EAST 103RD STREET;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF THE ALLEY SOUTH OF EAST 103RD STREET TO THE WEST LINE OF LOT 20 IN SAID KUYPER'S ADDITION TO PULLMAN, SAID WEST LINE OF LOT 20 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH MICHIGAN AVENUE;

THENCE SOUTHERLY ALONG SAID WEST LINE OF LOT 20 IN KUYPER'S ADDITION TO THE NORTH LINE OF EAST 103RD PLACE;

THENCE SOUTH ALONG A STRAIGHT LINE, PERPENDICULAR TO SAID NORTH LINE OF EAST 103RD PLACE, TO THE SOUTH LINE OF SAID EAST 103RD PLACE;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 103RD PLACE TO THE WEST LINE OF LOT 40 IN AFORESAID KUYPER'S ADDITION TO PULLMAN, SAID WEST LINE OF LOT 40 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH MICHIGAN AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF LOT 40 IN KUYPER'S ADDITION TO PULLMAN AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE NORTH LINE OF LOT 12 IN BLOCK 1 OF THE SUBDIVISION OF LOT 1 IN THE SUBDIVISION OF LOTS 4 TO 8 OF THE ASSESSORS DIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN , SAID NORTH LINE OF LOT 12 BEING ALSO THE SOUTH LINE OF THE ALLEY NORTH OF 104TH STREET;

THENCE WEST ALONG SAID NORTH LINE OF LOT 12 IN BLOCK 1 OF THE SUBDIVISION OF LOT 1 IN THE SUBDIVISION OF LOTS 4 TO 8 OF THE ASSESSORS DIVISION TO THE NORTHWESTERLY LINE OF SAID LOT 12;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF LOT 12 IN BLOCK 1 OF THE SUBDIVISION OF LOT 1 IN THE SUBDIVISION OF LOTS 4 TO 8 OF THE ASSESSORS DIVISION TO THE WEST LINE OF SAID LOT 12, SAID WEST LINE OF LOT 12 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH MICHIGAN AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF LOT 12 IN BLOCK 1 OF THE SUBDIVISION OF LOT 1 IN THE SUBDIVISION OF LOTS 4 TO 8 OF THE ASSESSORS DIVISION AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF EAST 104TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 104TH STREET TO THE WEST LINE OF LOT 17 IN PENSCHORN'S ADDITION TO PULLMAN, A SUBDIVISION OF LOT 1 IN BLOCK 1 AND THE WEST 590.85 FEET OF LOT 1 IN BLOCK 2 IN THE SUBDIVISION OF LOT 1 IN THE SUBDIVISION OF LOTS 4 TO 8 OF AFORESAID ASSESSORS DIVISION, SAID WEST LINE OF LOT 17 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH MICHIGAN AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF LOT 17 IN PENSCHORN'S ADDITION TO PULLMAN TO THE SOUTHWESTERLY LINE OF SAID LOT 17;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF LOT 17 IN PENSCHORN'S ADDITION TO PULLMAN TO THE SOUTH LINE OF SAID LOT 17, SAID SOUTH LINE OF LOT 17 BEING ALSO THE NORTH LINE OF THE ALLEY SOUTH OF EAST 104TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY SOUTH OF EAST 104TH STREET AND ALONG THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF LOT 5 IN SAID PENSCHORN'S ADDITION TO PULLMAN, SAID WEST LINE OF LOT 5 BEING ALSO THE EAST LINE OF THE ALLEY WEST OF SOUTH INDIANA AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY WEST OF SOUTH INDIANA AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 12 IN BLOCK 3 OF BERRY'S SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 37' NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 12 BEING ALSO THE SOUTH LINE OF THE ALLEY NORTH OF EAST 104TH PLACE;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF THE ALLEY NORTH OF EAST 104TH PLACE TO THE WEST LINE OF LOT 5 IN SAID BLOCK 3 OF BERRY'S SUBDIVISION, SAID WEST LINE OF LOT 5 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH MICHIGAN AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF LOT 5 IN BLOCK 3 OF BERRY'S SUBDIVISION AND ALONG THE SOUTHERLY EXTENSION THEREOF, AND ALONG THE WEST LINE OF LOT 30 IN BLOCK 4 OF BERRY'S SUBDIVISION AND ALONG THE SOUTHERLY EXTENSION THEREOF, TO THE NORTHWEST CORNER OF LOT 7 IN SAID

BLOCK 4 OF BERRY'S SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE CONTINUING SOUTH ALONG THE NORTHERLY MOST WEST LINE OF SAID LOT 7 IN BLOCK 4 OF BERRY'S SUBDIVISION, A DISTANCE OF 25.73 FEET TO THE SOUTH LINE OF A PART OF SAID LOT 7;

THENCE EAST ALONG SAID SOUTH LINE OF A PART OF SAID LOT 7, A DISTANCE OF 16.73 FEET TO THE SOUTHERLY MOST WEST LINE OF SAID LOT 7 IN BLOCK 4 OF BERRY'S SUBDIVISION;

THENCE SOUTH ALONG SAID SOUTHERLY MOST WEST LINE OF LOT 7 IN BLOCK 4 OF BERRY'S SUBDIVISION AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF EAST 105TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 105TH STREET TO THE EAST LINE OF SOUTH MICHIGAN AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH MICHIGAN AVENUE TO THE NORTH LINE OF LOT 32 IN CORNELIUS KEIZER'S SECOND ADDITION TO PULLMAN, A SUBDIVISION IN THE SOUTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID NORTH LINE OF LOT 32 IN CORNELIUS KEIZER'S SECOND ADDITION TO PULLMAN AND ALONG THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF LOTS 22 AND 23 IN SAID CORNELIUS KEIZER'S SECOND ADDITION TO PULLMAN, SAID WEST LINE OF LOTS 22 AND 23 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH MICHIGAN AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF SOUTH MICHIGAN AVENUE AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE NORTH LINE OF LOT 20 IN DEKKER'S SUBDIVISION OF LOT 2 OF PETER DE JONG'S SUBDIVISION OF LOT 9 OF THE ASSESSOR'S DIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 20 BEING ALSO THE SOUTH LINE OF THE ALLEY NORTH OF EAST 107TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY NORTH OF EAST 107TH STREET TO THE WEST LINE OF LOT 18 IN SAID DEKKER'S SUBDIVISION;

THENCE SOUTH ALONG SAID WEST LINE OF LOT 18 IN DEKKER'S SUBDIVISION TO THE NORTH LINE OF EAST 107TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF EAST 107TH STREET TO THE NORTHERLY EXTENSION OF WEST LINE OF THE EAST 16.2 FEET OF LOT 9 IN HENGEVELD'S SUBDIVISION OF LOT 5 IN PETER DE JONG'S SUBDIVISION OF LOT 9 OF THE ASSESSOR'S DIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID WEST LINE OF THE EAST 16.2 FEET OF LOT 9 IN HENGEVELD'S SUBDIVISION BEING ALSO THE EAST LINE OF SOUTH EDBROOKE AVENUE;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF SOUTH EDBROOKE AVENUE TO THE SOUTH LINE OF AFORESAID LOT 9 IN HENGEVELD'S SUBDIVISION, SAID SOUTH LINE OF LOT 9 BEING ALSO THE NORTH LINE OF THE ALLEY SOUTH OF EAST 107TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY SOUTH OF EAST 107TH STREET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 1 IN CORNELIUS KEIZER'S FIRST ADDITION TO PULLMAN, A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID WEST LINE OF LOT 1 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH EDBROOKE AVENUE;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF THE ALLEY EAST OF SOUTH EDBROOKE AVENUE AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE NORTH LINE OF LOT 13 IN DALENBERG'S SUBDIVISION OF THAT PART LYING EAST OF THE ROAD OF LOT 21 IN THE ASSESSOR'S DIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 13 BEING ALSO THE SOUTH LINE OF THE ALLEY NORTH OF EAST 111TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY NORTH OF EAST 111TH STREET TO THE EAST LINE OF SOUTH EDBROOKE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH EDBROOKE AVENUE TO THE SOUTH LINE OF EAST 111TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 111TH STREET TO THE WEST LINE OF LOT 7 IN BLOCK 2 OF EGAN'S ADDITION TO ROSELAND, A SUBDIVISION OF PART OF LOT 1 OF THE ASSESSOR'S DIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID WEST LINE OF LOT 7 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH MICHIGAN AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF SOUTH MICHIGAN AVENUE TO THE SOUTH LINE OF THE NORTH HALF OF LOT 33 IN SAID BLOCK 2 OF EGAN'S ADDITION TO ROSELAND;

THENCE EAST ALONG SAID SOUTH LINE OF THE NORTH HALF OF LOT 33 IN BLOCK 2 OF EGAN'S ADDITION TO ROSELAND AND ALONG THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF SOUTH EDBROOKE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH EDBROOKE AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 10 FEET OF LOT 11 IN BLOCK 3 OF AFORESAID EGAN'S ADDITION TO ROSELAND;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF THE SOUTH 10 FEET OF LOT 11 IN BLOCK 3 OF AFORESAID EGAN'S ADDITION TO ROSELAND TO THE WEST LINE OF SAID LOT 11, SAID WEST LINE OF LOT 11 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH MICHIGAN AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF SOUTH MICHIGAN AVENUE TO THE NORTH LINE OF EAST 114TH PLACE;

THENCE EAST ALONG SAID NORTH LINE OF EAST 114TH PLACE TO THE NORTHERLY EXTENSION OF THE EAST LINE OF THE WEST 15 FEET OF LOT 49 IN BLOCK 2 OF E. STANWOOD'S SUBDIVISION OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF THE WEST 15 FEET OF LOT 49 IN BLOCK 2 OF E. STANWOOD'S SUBDIVISION AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE NORTH LINE OF LOT 17 IN SAID BLOCK 2 OF E. STANWOOD'S SUBDIVISION, SAID NORTH LINE OF LOT 17 BEING ALSO THE SOUTH LINE OF THE ALLEY NORTH OF EAST 115TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY NORTH OF EAST 115TH STREET TO THE WEST LINE OF LOT 12 IN SAID BLOCK 2 OF E. STANWOOD'S SUBDIVISION, SAID WEST LINE OF LOT 12 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH MICHIGAN AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF LOT 12 IN BLOCK 2 OF E. STANWOOD'S SUBDIVISION TO THE NORTH LINE OF EAST 115TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF EAST 115TH STREET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF THE WEST 27 FEET OF LOT 8 IN THE SUBDIVISION OF LOT 5 OF C. SANTEFORD'S SUBDIVISION OF 5 ACRES IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 22,

TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF THE WEST 27 FEET OF LOT 8 IN THE SUBDIVISION OF LOT 5 OF C. SANTEFORD'S SUBDIVISION AND ALONG THE SOUTHERLY EXTENSION THEREOF, TO THE NORTH LINE OF LOTS 27 AND 28 IN BLOCK 7 OF KENSINGTON, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND FRACTIONAL SOUTHEAST QUARTER OF FRACTIONAL SECTION 22, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, SAID NORTH LINE OF LOTS 27 AND 28 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF EAST 115TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF EAST 115TH STREET TO THE WEST LINE OF LOT 32 IN SAID BLOCK 7 OF KENSINGTON, SAID WEST LINE OF LOT 32 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH MICHIGAN AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF SOUTH MICHIGAN AVENUE TO THE SOUTH LINE OF LOT 32 IN BLOCK 8 OF SAID KENSINGTON, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND FRACTIONAL SOUTHEAST QUARTER OF FRACTIONAL SECTION 22, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 8 BEING ALSO THE NORTH LINE OF THE ALLEY SOUTH OF EAST KENSINGTON PLACE;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY SOUTH OF EAST KENSINGTON PLACE TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 24 IN BLOCK 9 OF KENSINGTON, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND FRACTIONAL SOUTHEAST QUARTER OF FRACTIONAL SECTION 22, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE WEST LINE OF LOT 24 IN BLOCK 9 OF SAID KENSINGTON TO THE SOUTH LINE OF SAID LOT 24, SAID SOUTH LINE OF LOT 24 BEING ALSO THE NORTH LINE OF EAST 116TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF EAST 116TH STREET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 37 IN BLOCK 1 OF SAWYER'S SUBDIVISION OF BLOCK 2 IN FIRST ADDITION TO KENSINGTON, A SUBDIVISION OF THE SOUTH 20 ACRES OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 22, EXCEPT THE NORTHEAST 4 ACRES THEREOF, AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 22, EXCEPT THE RAILROAD, AND THE FRACTIONAL WEST HALF OF FRACTIONAL SECTION 27, EXCEPT THE RAILROAD, ALL NORTH OF THE INDIAN BOUNDARY LINE, AND THE NORTH 21 ACRES OF THE FRACTIONAL NORTHEAST QUARTER OF FRACTIONAL SECTION 28 LYING SOUTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE WEST LINE OF LOT 37 IN BLOCK 1 OF SAWYER'S SUBDIVISION, TO THE SOUTHWESTERLY LINE OF SAID LOT 37, SAID SOUTHWESTERLY LINE OF SAID LOT 37 BEING ALSO THE NORTHEASTERLY LINE OF THE ALLEY LYING SOUTHWESTERLY OF AND ADJOINING LOTS 31 THROUGH 37, BOTH INCLUSIVE, IN SAID BLOCK 1 OF SAWYER'S SUBDIVISION;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF THE ALLEY LYING SOUTHWESTERLY OF AND ADJOINING LOTS 31 THROUGH 37, BOTH INCLUSIVE, IN BLOCK 1 OF SAWYER'S SUBDIVISION AND ALONG THE SOUTHEASTERLY EXTENSION THEREOF, TO THE CENTER LINE OF SOUTH INDIANA AVENUE, SAID CENTER LINE OF SOUTH INDIANA AVENUE BEING ALSO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN NORTH OF THE INDIAN BOUNDARY LINE;

THENCE SOUTH ALONG SAID CENTER LINE OF SOUTH INDIANA AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF BLOCK 2 OF AFORESAID SAWYER'S SUBDIVISION, SAID NORTH LINE OF BLOCK 2 BEING ALSO THE SOUTH LINE OF EAST 117TH STREET;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF BLOCK 2 OF SAWYER'S SUBDIVISION TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 20 IN BLOCK 1 OF SAID SAWYER'S SUBDIVISION;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE OF LOT 20 IN BLOCK 1 OF SAWYER'S SUBDIVISION TO THE NORTH LINE OF SAID LOT 20, SAID NORTH LINE OF LOT 20 BEING ALSO THE SOUTH LINE OF THE ALLEY NORTH OF EAST 117TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY NORTH OF EAST 117TH STREET TO THE WEST LINE OF LOT 1 IN THE RESUBDIVISION OF LOTS 13 AND 14 OF BLOCK 1 OF AFORESAID SAWYER'S SUBDIVISION, SAID WEST LINE OF LOT 1 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH MICHIGAN AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF SOUTH MICHIGAN AVENUE TO THE SOUTH LINE OF EAST 120TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 120TH STREET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 12 IN BLOCK 2 OF YOUNG AND CLARKSON'S SUBDIVISION OF BLOCK 9 OF FIRST ADDITION TO KENSINGTON, A SUBDIVISION OF THE SOUTH 20 ACRES OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 22, EXCEPT THE NORTHEAST 4 ACRES THEREOF, AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 22, EXCEPT THE RAILROAD, AND THE FRACTIONAL WEST HALF OF FRACTIONAL SECTION 27, EXCEPT THE RAILROAD, ALL NORTH OF THE INDIAN BOUNDARY LINE, AND THE

NORTH 21 ACRES OF THE FRACTIONAL NORTHEAST QUARTER OF FRACTIONAL SECTION 28 LYING SOUTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 12 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH MICHIGAN AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF THE ALLEY WEST OF SOUTH MICHIGAN AVENUE TO THE NORTH LINE OF EAST 116TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF EAST 116TH STREET TO THE EAST LINE OF LOT 22 IN BLOCK 1 OF THE RESUBDIVISION OF REES AND SAWYER'S SUBDIVISION OF BLOCK 12 OF KENSINGTON (EXCEPT LOT 1), A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND FRACTIONAL SOUTHEAST QUARTER OF FRACTIONAL SECTION 22, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, SAID EAST LINE OF LOT 22 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH MICHIGAN AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF SOUTH MICHIGAN AVENUE TO THE NORTH LINE OF LOT 27 IN SAID BLOCK 1 OF THE RESUBDIVISION OF REES AND SAWYER'S SUBDIVISION OF BLOCK 12 OF KENSINGTON (EXCEPT LOT 1);

THENCE WEST ALONG SAID NORTH LINE OF LOT 27 IN BLOCK 1 OF THE RESUBDIVISION OF REES AND SAWYER'S SUBDIVISION OF BLOCK 12 OF KENSINGTON (EXCEPT LOT 1) AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SOUTH WABASH AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH WABASH AVENUE TO THE NORTH LINE OF LOT 29 IN BLOCK 2 OF SAID RESUBDIVISION OF REES AND SAWYER'S SUBDIVISION OF BLOCK 12 OF KENSINGTON (EXCEPT LOT 1);

THENCE WEST ALONG SAID NORTH LINE OF LOT 29 IN BLOCK 2 OF THE RESUBDIVISION OF REES AND SAWYER'S SUBDIVISION OF BLOCK 12 OF KENSINGTON (EXCEPT LOT 1) AND ALONG THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF LOTS 8 AND 9 IN SAID BLOCK 2 OF THE RESUBDIVISION OF REES AND SAWYER'S SUBDIVISION OF BLOCK 12 OF KENSINGTON (EXCEPT LOT 1), SAID EAST LINE OF LOTS 8 AND 9 BEING ALSO THE WEST LINE OF THE ALLEY EAST OF SOUTH STATE STREET;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY EAST OF SOUTH STATE STREET TO THE NORTH LINE OF LOT 7 IN SAID BLOCK 2 OF THE RESUBDIVISION OF REES AND SAWYER'S SUBDIVISION OF BLOCK 12 OF KENSINGTON (EXCEPT LOT 1);

THENCE WEST ALONG SAID NORTH LINE OF LOT 7 IN BLOCK 2 OF THE RESUBDIVISION OF REES AND SAWYER'S SUBDIVISION OF BLOCK 12 OF KENSINGTON (EXCEPT LOT 1) AND ALONG THE WESTERLY EXTENSION THEREOF TO THE CENTER LINE

OF SOUTH STATE STREET, SAID CENTER LINE OF SOUTH STATE STREET BEING ALSO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN NORTH OF THE INDIAN BOUNDARY LINE;

THENCE NORTH ALONG SAID CENTER LINE OF SOUTH STATE STREET TO THE NORTHEASTERLY LINE OF THE CHICAGO AND WESTERN INDIANA RAILROAD RIGHT OF WAY;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF THE CHICAGO AND WESTERN INDIANA RAILROAD RIGHT OF WAY TO THE WEST LINE OF SOUTH STATE STREET;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH STATE STREET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 4 IN VANDERSYDE AND TON'S SUBDIVISION OF THAT PART OF THE FOLLOWING DESCRIBED LAND LYING WEST OF THE CHICAGO ROAD: COMMENCING 5 CHAINS NORTH OF THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE EAST 20 CHAINS, THENCE NORTH 5 CHAINS, THENCE WEST 20 CHAINS, THENCE SOUTH 5 CHAINS TO THE PLACE OF BEGINNING, SAID SOUTH LINE OF LOT 4 BEING ALSO THE NORTH LINE OF EAST 110TH PLACE;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF EAST 110TH PLACE TO THE EAST LINE OF THE WEST 106 FEET OF LOTS 2, 3 AND 4 IN SAID VANDERSYDE AND TON'S SUBDIVISION;

THENCE NORTH ALONG SAID WEST LINE OF THE EAST 106 FEET OF LOTS 2, 3 AND 4 IN SAID VANDERSYDE AND TON'S SUBDIVISION AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF EAST 110TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF EAST 110TH STREET TO THE EAST LINE OF LOT 11 IN BLOCK 2 OF THE SUBDIVISION OF THAT PART LYING WEST OF THE THORNTON ROAD OF LOT 17 IN THE ASSESSOR'S DIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 11 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH MICHIGAN AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF SOUTH MICHIGAN AVENUE TO THE NORTH LINE OF THE SUBDIVISION OF LOTS 3 AND 4 OF LOT 13 IN THE ASSESSOR'S DIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE CONTINUING NORTH ALONG A STRAIGHT LINE 121 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SOUTH WABASH AVENUE, A DISTANCE OF 66 FEET

TO THE NORTH LINE OF LOT 2 IN THE ASSESSOR'S SUBDIVISION OF THE 6 CHAINS NORTH OF AND ADJOINING THE SOUTH 22.5 CHAINS OF THE WEST HALF OF THE WEST HALF OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID NORTH LINE OF LOT 2 IN THE ASSESSOR'S SUBDIVISION, A DISTANCE OF 8 FEET TO A LINE 129 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SOUTH WABASH AVENUE;

THENCE NORTH ALONG SAID LINE 129 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SOUTH WABASH AVENUE TO THE SOUTH LINE OF EAST 108TH STREET;

THENCE CONTINUING NORTH ALONG A STRAIGHT LINE TO A POINT ON THE NORTH LINE OF SAID 108TH STREET WHICH IS 130.75 FEET WEST OF THE WEST LINE OF SOUTH MICHIGAN AVENUE;

THENCE CONTINUING NORTH ALONG A STRAIGHT LINE WHICH IS 130.75 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SOUTH MICHIGAN AVENUE, TO THE SOUTH LINE OF ROBERT E. L. BROOK'S TORRENS ADDITION TO ROSELAND, A SUBDIVISION IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE OF ROBERT E. L. BROOK'S TORRENS ADDITION TO ROSELAND TO THE EAST LINE OF LOT 5 IN SAID ROBERT E. L. BROOK'S TORRENS ADDITION TO ROSELAND, SAID EAST LINE OF LOT 5 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH MICHIGAN AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF SOUTH MICHIGAN AVENUE AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF EAST 107TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF EAST 107TH STREET TO THE SOUTHERLY MOST EAST LINE OF LOT 46 IN THE 107TH STREET ADDITION TO PULLMAN, A SUBDIVISION OF PART OF LOT 1 OF DEKKER'S SUBDIVISION OF LOT 2 OF PETER DE JONG'S SUBDIVISION OF LOT 9 OF THE ASSESSOR'S DIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTH ALONG SAID SOUTHERLY MOST EAST LINE OF LOT 46 IN THE 107TH STREET ADDITION TO PULLMAN, A DISTANCE OF 90.2 FEET TO THE NORTH LINE OF A PART OF SAID LOT 46 IN THE 107TH STREET ADDITION TO PULLMAN;

THENCE WEST ALONG SAID NORTH LINE OF A PART OF SAID LOT 46 IN THE 107TH STREET ADDITION TO PULLMAN, A DISTANCE OF 14.05 FEET TO THE NORTHERLY MOST EAST LINE OF SAID LOT 46 IN THE 107TH STREET ADDITION TO PULLMAN;

THENCE NORTH ALONG SAID NORTHERLY MOST EAST LINE OF LOT 46 IN THE 107TH STREET ADDITION TO PULLMAN TO THE NORTH MOST NORTH LINE OF SAID LOT 46 IN THE 107TH STREET ADDITION TO PULLMAN, SAID NORTH MOST NORTH LINE OF LOT 46 BEING ALSO THE SOUTH LINE OF THE ALLEY NORTH OF EAST 107TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY NORTH OF EAST 107TH STREET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOTS 31 THROUGH 40, BOTH INCLUSIVE, IN AFORESAID 107TH STREET ADDITION TO PULLMAN, SAID EAST LINE OF LOTS 31 THROUGH 40, BOTH INCLUSIVE, BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH MICHIGAN AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF SOUTH MICHIGAN AVENUE TO THE NORTH LINE OF EAST 104TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF EAST 104TH STREET TO THE EAST LINE OF LOT 22 IN BLOCK 2 OF THE SUBDIVISION OF LOT 1 OF THE SUBDIVISION OF LOTS 4 TO 8 OF THE ASSESSOR'S DIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 22 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH MICHIGAN AVENUE;

THENCE NORTH ALONG SAID EAST LINE OF LOT 22 IN BLOCK 2 OF THE SUBDIVISION OF LOT 1 OF THE SUBDIVISION OF LOTS 4 TO 8 OF AFORESAID ASSESSOR'S DIVISION AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE SOUTHEASTERLY LINE OF LOT 51 IN KUYPER'S ADDITION TO PULLMAN, BEING A SUBDIVISION OF THE NORTH 7.50 CHAINS OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THE SCHOOL LOT;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF LOT 51 IN KUYPER'S ADDITION TO PULLMAN TO THE EAST LINE OF SAID LOT 51, SAID EAST LINE OF LOT 51 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH MICHIGAN AVENUE;

THENCE NORTH ALONG SAID EAST LINE OF LOT 51 IN KUYPER'S ADDITION TO PULLMAN AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF EAST 103RD PLACE;

THENCE EAST ALONG SAID NORTH LINE OF EAST 103RD PLACE TO THE EAST LINE OF LOT 96 IN SAID KUYPER'S ADDITION TO PULLMAN, SAID EAST LINE OF LOT 96 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH MICHIGAN AVENUE;

THENCE NORTH ALONG SAID EAST LINE OF LOT 96 IN KUYPER'S ADDITION TO PULLMAN TO THE NORTH LINE OF SAID LOT 96, SAID NORTH LINE OF LOT 96 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF EAST 103RD STREET;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF EAST 103RD STREET AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SOUTH WENTWORTH AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH WENTWORTH AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 18 IN BLOCK 25 OF JOSEPH B. CHANDLER'S SUBDIVISION OF BLOCKS 5, 10, 19, 24 AND THE EAST HALF OF BLOCKS 6, 9, 20 AND THE WEST HALF OF BLOCKS 4, 11, 18 AND LOTS 1 AND 4 IN BLOCK 23 AND LOTS 2 AND 3 IN BLOCK 25, ALL IN FERNWOOD, BEING A RESUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN , SAID SOUTH LINE OF LOT 18 IN BLOCK 25 OF JOSEPH B. CHANDLER'S SUBDIVISION BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF WEST 103RD STREET;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF WEST 103RD STREET TO THE WEST LINE OF SOUTH PERRY AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH PERRY AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 16 IN BLOCK 4 OF COTTAGE ADDITION TO ROSELAND, BEING A SUBDIVISION OF BLOCK 16 AND THE EAST HALF OF BLOCK 17 AND LOT 1 AND THE EAST HALF OF LOT 3 OF BLOCK 26 OF AFORESAID FERNWOOD, SAID SOUTH LINE OF LOT 16 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF WEST 103RD STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF THE ALLEY NORTH OF WEST 103RD STREET AND ALONG THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF SOUTH LAFAYETTE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH LAFAYETTE AVENUE TO THE SOUTH LINE OF LOT 41 IN DE YOUNG'S SUBDIVISION OF BLOCK 15 OF AFORESAID FERNWOOD, SAID SOUTH LINE OF LOT 41 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF WEST 103RD STREET;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF WEST 103RD STREET TO THE WEST LINE OF SOUTH STATE STREET;

THENCE SOUTH ALONG SAID WEST LINE OF SOUTH STATE STREET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 152 IN ROSELAND HEIGHTS, SAID ROSELAND HEIGHTS BEING A SUBDIVISION OF ALL OF LOTS 2 AND 3 AND OF THAT PART OF THE SOUTH FIVE SEVENTHS OF LOT 4, LYING WEST OF MICHIGAN AVENUE IN PETER BOON AND OTHERS SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM A TRACT OF LAND BEING 63.19 FEET ON

THE WEST LINE OF MICHIGAN AVENUE AND 81.42 FEET ON THE SOUTH LINE OF LOT 2 IN SAID PETER BOON AND OTHERS SUBDIVISION;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 152 IN ROSELAND HEIGHTS TO THE EAST LINE OF SAID LOT 152;

THENCE NORTH ALONG SAID EAST LINE OF LOT 152 AND ALONG THE EAST LINE OF LOT 151 IN SAID ROSELAND HEIGHTS TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 153 IN SAID ROSELAND HEIGHTS, SAID SOUTH LINE OF LOT 153 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF EAST 103RD STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF THE ALLEY NORTH OF EAST 103RD STREET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 10 IN THE SUBDIVISION OF THE SOUTH 8 RODS OF THE WEST 80 RODS OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF LOT 10 IN THE SUBDIVISION OF THE SOUTH 8 RODS OF THE WEST 80 RODS OF THE SOUTHWEST QUARTER OF SAID SECTION 10 TO THE NORTH LINE OF EAST 103RD STREET;

THENCE EAST ALONG SAID NORTH LINE OF EAST 103RD STREET TO THE POINT OF BEGINNING AT THE WEST LINE OF SOUTH MICHIGAN AVENUE, ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

EXHIBIT II:

Roseland-Michigan Avenue Redevelopment Project Area

Estimated Redevelopment Project Costs

ELIGIBLE EXPENSE	ESTIMATED COST
Analysis, Administration, Studies, Surveys, Legal, Marketing etc.	\$ 1,500,000
Property Assembly including Acquisition, Site Prep and Demolition, Environmental Remediation	\$ 14,550,000
Rehabilitation of Existing Buildings, Fixtures and Leasehold Improvements, Affordable Housing Construction and Rehabilitation costs	\$ 12,620,000
Public Works & Improvements, including streets and utilities, parks and open space, public facilities (schools & other public facilities) ^[1]	\$ 18,100,000
Relocation Costs	\$ 1,630,000
Job Training, Retraining, Welfare-to-Work	\$ 4,000,000
Day Care Services	\$ 5,000,000
Interest Subsidy	<u>\$ 5,000,000</u>
TOTAL REDEVELOPMENT COSTS^{[2] [3]}	\$ 62,400,000^[4]

^[1] This category may also include paying for or reimbursing (i) an elementary, secondary or unit school district's increased costs attributed to assisted housing units, and (ii) capital costs of taxing districts impacted by the redevelopment of the Project Area. As permitted by the Act, to the extent the City by written agreement accepts and approves the same, the City may pay, or reimburse all, or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan.

^[2] Total Redevelopment Costs exclude any additional financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Project Costs.

^[3] The amount of the Total Redevelopment Costs that can be incurred in the Project Area will be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated from the Project Area only by a public right of way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the Project Area, but will not be reduced by the amount of redevelopment project costs incurred in the Project Area which are paid from incremental property taxes generated in contiguous redevelopment project areas or those separated from the Project Area only by a public right of way.

^[4] Increases in estimated total Redevelopment Costs of more than five percent, after adjustment for inflation from the date of Redevelopment Plan adoption, are subject to Redevelopment Plan amendment procedures as provided under the Act.

Additional funding from other sources such as federal, state, county, or local grant funds may be utilized to supplement the City's ability to finance Redevelopment Project Costs identified above.

EXHIBIT III:

1999 Equalized Assessed Valuation by Tax Parcel

EXHIBIT III: 1999 Equalized Assessed Valuation by Tax Parcel

PIN	1999 EAV	PIN	1999 EAV	PIN	1999 EAV
1.	25-09-427-033-0000	3,441	48.	25-10-309-057-0000	Exempt
2.	25-09-427-034-0000	2,784	49.	25-10-309-058-0000	10,087
3.	25-09-427-035-0000	21,567	50.	25-10-310-003-0000	5,556
4.	25-09-427-036-0000	21,515	51.	25-10-310-004-0000	5,692
5.	25-09-427-037-0000	21,515	52.	25-10-310-005-0000	17,264
6.	25-09-427-038-0000	24,708	53.	25-10-310-006-0000	36,267
7.	25-09-427-039-0000	2,784	54.	25-10-310-007-0000	22,759
8.	25-09-427-040-0000	27,897	55.	25-10-310-008-0000	6,416
9.	25-09-427-041-0000	7,305	56.	25-10-310-009-0000	2,887
10.	25-09-428-031-0000	9,103	57.	25-10-310-010-0000	2,881
11.	25-09-428-032-0000	2,784	58.	25-10-310-011-0000	2,869
12.	25-09-428-033-0000	20,002	59.	25-10-310-012-0000	2,869
13.	25-09-428-034-0000	5,935	60.	25-10-310-025-0000	86,250
14.	25-09-428-035-0000	6,011	61.	25-10-310-026-0000	6,873
15.	25-09-428-036-0000	56,163	62.	25-10-310-031-0000	1,589
16.	25-09-428-037-0000	2,784	63.	25-10-310-032-0000	12,916
17.	25-09-428-038-0000	15,128	64.	25-10-310-035-0000	3,700
18.	25-09-429-026-0000	Exempt	65.	25-10-310-037-0000	6,562
19.	25-09-429-028-0000	11,901	66.	25-10-310-038-0000	Exempt
20.	25-09-429-029-0000	5,034	67.	25-10-310-043-0000	3,911
21.	25-09-429-030-0000	5,122	68.	25-10-315-054-0000	4,303
22.	25-09-429-031-0000	6,184	69.	25-10-315-055-0000	3,308
23.	25-09-429-032-0000	Exempt	70.	25-10-315-056-0000	11,529
24.	25-09-430-027-0000	6,668	71.	25-10-315-057-0000	3,083
25.	25-09-430-028-0000	5,935	72.	25-10-315-058-0000	3,088
26.	25-09-430-029-0000	5,935	73.	25-10-315-059-0000	3,090
27.	25-09-430-030-0000	26,227	74.	25-10-315-060-0000	3,083
28.	25-09-430-031-0000	6,056	75.	25-10-315-061-0000	3,083
29.	25-09-430-032-0000	6,056	76.	25-10-315-062-0000	3,076
30.	25-09-430-033-0000	11,581	77.	25-10-315-063-0000	4,062
31.	25-09-430-034-0000	7,269	78.	25-10-316-049-0000	9,238
32.	25-10-308-054-0000	34,295	79.	25-10-316-050-0000	7,384
33.	25-10-308-055-0000	2,377	80.	25-10-316-051-0000	9,115
34.	25-10-308-056-0000	2,377	81.	25-10-316-052-0000	7,042
35.	25-10-308-057-0000	2,377	82.	25-10-316-053-0000	7,042
36.	25-10-308-058-0000	2,377	83.	25-10-316-054-0000	7,042
37.	25-10-308-059-0000	Exempt	84.	25-10-316-055-0000	7,042
38.	25-10-308-060-0000	Exempt	85.	25-10-316-056-0000	28,390
39.	25-10-308-061-0000	Exempt	86.	25-10-317-001-0000	3,767
40.	25-10-308-062-0000	Exempt	87.	25-10-317-002-0000	2,876
41.	25-10-308-063-0000	Exempt	88.	25-10-317-003-0000	2,876
42.	25-10-308-064-0000	Exempt	89.	25-10-317-004-0000	2,876
43.	25-10-309-051-0000	37,727	90.	25-10-317-005-0000	2,876
44.	25-10-309-052-0000	12,096	91.	25-10-317-012-0000	10,739
45.	25-10-309-053-0000	869	92.	25-10-317-015-0000	3,961
46.	25-10-309-054-0000	5,552	93.	25-10-317-016-0000	11,772
47.	25-10-309-056-0000	3,536	94.	25-10-317-017-0000	9,848
			95.	25-10-317-019-0000	4,193
			96.	25-10-317-020-0000	3,133
			97.	25-10-317-021-0000	6,270
			98.	25-10-317-022-0000	3,099
			99.	25-10-317-024-0000	3,675
			100.	25-10-317-025-0000	10,501
			101.	25-10-317-032-0000	3,225
			102.	25-10-317-034-0000	3,920
			103.	25-10-317-036-0000	4,078
			104.	25-10-317-038-0000	Exempt
			105.	25-10-317-040-0000	Exempt
			106.	25-10-317-041-0000	Exempt
			107.	25-10-323-023-0000	542
			108.	25-10-323-024-0000	576
			109.	25-10-323-025-0000	542
			110.	25-10-323-026-0000	542
			111.	25-10-323-027-0000	542
			112.	25-10-323-028-0000	542
			113.	25-10-323-029-0000	842
			114.	25-10-323-041-0000	53,524
			115.	25-10-323-042-0000	41,898
			116.	25-10-323-043-0000	41,159
			117.	25-10-323-044-0000	3,392
			118.	25-10-323-045-0000	3,108
			119.	25-10-323-046-0000	8,905
			120.	25-10-323-047-0000	3,108
			121.	25-10-323-048-0000	3,108
			122.	25-10-323-049-0000	10,697
			123.	25-10-323-050-0000	14,129
			124.	25-10-323-051-0000	9,385
			125.	25-10-324-001-0000	2,881
			126.	25-10-324-002-0000	2,905
			127.	25-10-324-003-0000	2,923
			128.	25-10-324-004-0000	3,254
			129.	25-10-324-005-0000	8,316
			130.	25-10-324-006-0000	4,303
			131.	25-10-324-007-0000	3,009
			132.	25-10-324-008-0000	3,016
			133.	25-10-324-009-0000	3,016
			134.	25-10-324-010-0000	3,016
			135.	25-10-324-011-0000	3,016
			136.	25-10-324-012-0000	47,830
			137.	25-10-324-013-0000	3,135
			138.	25-10-324-014-0000	3,135
			139.	25-10-324-015-0000	92,770
			140.	25-10-324-016-0000	9,785
			141.	25-10-324-017-0000	7,332

EXHIBIT III: 1999 Equalized Assessed Valuation by Tax Parcel (continued)

<u>PIN</u>	<u>1999 EAV</u>	<u>PIN</u>	<u>1999 EAV</u>	<u>PIN</u>	<u>1999 EAV</u>			
142.	25-10-324-033-0000	54,498	189.	25-15-109-005-0000	28,840	236.	25-15-119-043-0000	1,463
143.	25-10-324-034-0000	41,679	190.	25-15-109-006-0000	38,259	237.	25-15-119-044-0000	2,914
144.	25-10-324-035-0000	6,875	191.	25-15-109-007-0000	12,418	238.	25-15-119-045-0000	19,041
145.	25-10-324-036-0000	61,425	192.	25-15-109-008-0000	2,705	239.	25-15-119-046-0000	4,190
146.	25-10-324-039-0000	150,228	193.	25-15-109-009-0000	2,921	240.	25-15-119-049-0000	9,826
147.	25-15-100-006-0000	15,652	194.	25-15-109-032-0000	10,769	241.	25-15-119-050-0000	4,269
148.	25-15-100-007-0000	11,799	195.	25-15-109-033-0000	32,450	242.	25-15-119-051-0000	9,866
149.	25-15-100-008-0000	5,836	196.	25-15-111-022-0000	Exempt	243.	25-15-119-052-0000	9,792
150.	25-15-100-009-0000	5,836	197.	25-15-111-023-0000	Exempt	244.	25-15-119-053-0000	42,832
151.	25-15-100-010-0000	5,592	198.	25-15-111-024-0000	3,322	245.	25-15-119-054-0000	100,399
152.	25-15-100-020-0000	185,113	199.	25-15-111-025-0000	3,306	246.	25-15-119-055-0000	Exempt
153.	25-15-101-001-0000	Exempt	200.	25-15-111-026-0000	24,242	247.	25-15-119-056-0000	31,007
154.	25-15-101-002-0000	2,768	201.	25-15-111-027-0000	14,937	248.	25-15-119-057-0000	40,066
155.	25-15-101-010-0000	2,768	202.	25-15-111-028-0000	266,576	249.	25-15-119-058-0000	3,029
156.	25-15-101-011-0000	68,413	203.	25-15-111-029-0000	3,081	250.	25-15-119-059-0000	13,449
157.	25-15-101-012-0000	5,712	204.	25-15-111-030-0000	3,072	251.	25-15-119-060-0000	3,175
158.	25-15-101-013-0000	5,712	205.	25-15-111-031-0000	3,058	252.	25-15-119-061-0000	12,292
159.	25-15-101-027-0000	138,160	206.	25-15-111-032-0000	1,564	253.	25-15-119-062-0000	3,745
160.	25-15-101-028-0000	35,398	207.	25-15-111-034-0000	58,936	254.	25-15-119-063-0000	3,247
161.	25-15-101-029-0000	35,398	208.	25-15-111-035-0000	58,918	255.	25-15-119-064-0000	6,824
162.	25-15-101-030-0000	71,105	209.	25-15-111-036-0000	61,034	256.	25-15-119-065-0000	15,396
163.	25-15-101-031-0000	Exempt	210.	25-15-111-037-0000	58,844	257.	25-15-119-066-0000	6,373
164.	25-15-101-032-0000	19,377	211.	25-15-111-046-0000	2,876	258.	25-15-119-067-0000	81,243
165.	25-15-101-034-0000	35,418	212.	25-15-111-047-0000	8,822	259.	25-15-119-069-0000	52,527
166.	25-15-102-006-0000	34,079	213.	25-15-111-048-0000	Exempt	260.	25-15-119-070-0000	170,784
167.	25-15-102-007-0000	70,117	214.	25-15-112-001-0000	6,970	261.	25-15-119-071-0000	12,538
168.	25-15-102-008-0000	69,946	215.	25-15-112-002-0000	6,448	262.	25-15-119-072-0000	28,941
169.	25-15-102-009-0000	7,008	216.	25-15-112-003-0000	46,180	263.	25-15-119-073-0000	38,484
170.	25-15-102-010-0000	6,909	217.	25-15-112-004-0000	Exempt	264.	25-15-119-074-0000	23,086
171.	25-15-102-011-0000	6,909	218.	25-15-112-005-0000	19,980	265.	25-15-119-075-0000	4,040
172.	25-15-102-012-0000	6,909	219.	25-15-112-006-0000	1,854	266.	25-15-120-024-0000	26,801
173.	25-15-102-013-0000	34,235	220.	25-15-112-007-0000	Exempt	267.	25-15-120-025-0000	34,203
174.	25-15-102-014-0000	34,235	221.	25-15-112-008-0000	Exempt	268.	25-15-120-026-0000	34,235
175.	25-15-102-015-0000	71,512	222.	25-15-112-017-0000	Exempt	269.	25-15-120-027-0000	2,802
176.	25-15-102-016-0000	133,993	223.	25-15-112-038-0000	Exempt	270.	25-15-120-028-0000	2,836
177.	25-15-102-017-0000	133,993	224.	25-15-112-043-0000	38,234	271.	25-15-120-029-0000	5,683
178.	25-15-102-025-0000	220,707	225.	25-15-112-044-0000	36,260	272.	25-15-120-030-0000	2,948
179.	25-15-108-021-0000	13,541	226.	25-15-113-001-0000	6,538	273.	25-15-120-031-0000	5,802
180.	25-15-108-022-0000	13,120	227.	25-15-113-002-0000	5,813	274.	25-15-120-032-0000	5,786
181.	25-15-108-023-0000	7,166	228.	25-15-113-003-0000	5,813	275.	25-15-120-033-0000	5,158
182.	25-15-108-024-0000	7,307	229.	25-15-113-004-0000	5,813	276.	25-15-120-034-0000	11,347
183.	25-15-108-025-0000	6,704	230.	25-15-113-005-0000	2,314	277.	25-15-120-035-0000	3,324
184.	25-15-108-026-0000	7,301	231.	25-15-113-006-0000	Exempt	278.	25-15-120-036-0000	3,351
185.	25-15-108-027-0000	7,220	232.	25-15-113-031-0000	Exempt	279.	25-15-120-037-0000	24,765
186.	25-15-108-028-0000	7,105	233.	25-15-113-032-0000	12,225	280.	25-15-120-038-0000	3,387
187.	25-15-108-029-0000	2,692	234.	25-15-113-033-0000	8,516	281.	25-15-120-039-0000	3,477
188.	25-15-108-030-0000	10,926	235.	25-15-119-042-0000	13,404	282.	25-15-120-079-0000	2,577

EXHIBIT III: 1999 Equalized Assessed Valuation by Tax Parcel (continued)

PIN	1999 EAV	PIN	1999 EAV	PIN	1999 EAV			
283.	25-15-120-080-0000	10,647	330.	25-15-302-033-0000	10,100	377.	25-15-310-026-0000	8,613
284.	25-15-120-081-0000	2,014	331.	25-15-302-034-0000	259	378.	25-15-310-027-0000	8,568
285.	25-15-120-082-0000	4,163	332.	25-15-302-035-0000	2,169	379.	25-15-310-028-0000	14,183
286.	25-15-301-020-0000	Exempt	333.	25-15-302-036-0000	7,017	380.	25-15-310-029-0000	13,028
287.	25-15-301-021-0000	Exempt	334.	25-15-302-037-0000	2,318	381.	25-15-310-030-0000	8,752
288.	25-15-301-022-0000	Exempt	335.	25-15-302-038-0000	51,964	382.	25-15-310-031-0000	10,190
289.	25-15-301-023-0000	Exempt	336.	25-15-303-009-0000	Exempt	383.	25-15-310-032-0000	9,610
290.	25-15-301-024-0000	12,774	337.	25-15-303-010-0000	2,863	384.	25-15-310-033-0000	8,579
291.	25-15-301-025-0000	21,186	338.	25-15-303-011-0000	2,863	385.	25-15-310-034-0000	10,247
292.	25-15-301-026-0000	21,186	339.	25-15-303-012-0000	Exempt	386.	25-15-310-035-0000	15,479
293.	25-15-301-027-0000	Exempt	340.	25-15-303-013-0000	9,754	387.	25-15-310-036-0000	2,169
294.	25-15-301-028-0000	Exempt	341.	25-15-303-014-0000	9,387	388.	25-15-310-037-0000	15,893
295.	25-15-301-029-0000	4,800	342.	25-15-303-015-0000	2,863	389.	25-15-310-039-0000	2,948
296.	25-15-301-030-0000	42,431	343.	25-15-303-016-0000	3,828	390.	25-15-310-040-0000	2,266
297.	25-15-301-031-0000	2,433	344.	25-15-303-018-0000	16,606	391.	25-15-310-042-0000	1,472
298.	25-15-301-032-0000	87,871	345.	25-15-303-019-0000	2,863	392.	25-15-310-043-0000	3,740
299.	25-15-302-001-0000	4,987	346.	25-15-303-036-0000	9,439	393.	25-15-310-046-0000	4,899
300.	25-15-302-002-0000	Exempt	347.	25-15-303-037-0000	19,813	394.	25-15-310-047-0000	2,991
301.	25-15-302-004-0000	3,056	348.	25-15-303-038-0000	2,255	395.	25-15-310-048-0000	45,134
302.	25-15-302-005-0000	3,335	349.	25-15-303-039-0000	13,147	396.	25-15-310-049-0000	Exempt
303.	25-15-302-006-0000	15,747	350.	25-15-309-019-0000	66,743	397.	25-15-310-050-0000	279,269
304.	25-15-302-007-0000	14,223	351.	25-15-309-020-0000	Exempt	398.	25-15-311-001-0000	20,797
305.	25-15-302-008-0000	14,129	352.	25-15-309-021-0000	3,752	399.	25-15-311-002-0000	8,255
306.	25-15-302-009-0000	32,020	353.	25-15-309-022-0000	Exempt	400.	25-15-311-003-0000	8,730
307.	25-15-302-010-0000	40,748	354.	25-15-309-023-0000	7,645	401.	25-15-311-004-0000	9,234
308.	25-15-302-011-0000	3,324	355.	25-15-309-024-0000	7,366	402.	25-15-311-005-0000	8,145
309.	25-15-302-012-0000	11,214	356.	25-15-309-025-0000	51,350	403.	25-15-311-006-0000	12,432
310.	25-15-302-013-0000	Exempt	357.	25-15-309-026-0000	7,127	404.	25-15-311-007-0000	6,011
311.	25-15-302-014-0000	9,085	358.	25-15-309-027-0000	28,568	405.	25-15-311-008-0000	9,520
312.	25-15-302-015-0000	Exempt	359.	25-15-309-028-0000	69,637	406.	25-15-311-009-0000	11,678
313.	25-15-302-016-0000	Exempt	360.	25-15-309-029-0000	35,650	407.	25-15-311-010-0000	10,699
314.	25-15-302-017-0000	9,238	361.	25-15-309-030-0000	Exempt	408.	25-15-311-011-0000	347
315.	25-15-302-018-0000	22,550	362.	25-15-310-001-0000	36,958	409.	25-15-311-012-0000	11,835
316.	25-15-302-019-0000	24,103	363.	25-15-310-002-0000	3,061	410.	25-15-311-013-0000	11,835
317.	25-15-302-020-0000	9,499	364.	25-15-310-003-0000	59,276	411.	25-15-311-016-0000	11,473
318.	25-15-302-021-0000	12,470	365.	25-15-310-007-0000	Exempt	412.	25-15-311-017-0000	13,053
319.	25-15-302-022-0000	9,151	366.	25-15-310-008-0000	Exempt	413.	25-15-311-018-0000	11,554
320.	25-15-302-023-0000	10,017	367.	25-15-310-011-0000	52,279	414.	25-15-311-038-0000	10,998
321.	25-15-302-024-0000	Exempt	368.	25-15-310-012-0000	677	415.	25-15-311-039-0000	13,480
322.	25-15-302-025-0000	1,431	369.	25-15-310-018-0000	Exempt	416.	25-15-311-040-0000	10,575
323.	25-15-302-026-0000	12,841	370.	25-15-310-019-0000	3,495	417.	25-15-311-041-0000	11,860
324.	25-15-302-027-0000	12,841	371.	25-15-310-020-0000	851	418.	25-15-317-021-0000	Exempt
325.	25-15-302-028-0000	13,435	372.	25-15-310-021-0000	8,464	419.	25-15-317-022-0000	Exempt
326.	25-15-302-029-0000	9,612	373.	25-15-310-022-0000	9,862	420.	25-15-317-023-0000	Exempt
327.	25-15-302-030-0000	6,574	374.	25-15-310-023-0000	10,751	421.	25-15-317-024-0000	78,088
328.	25-15-302-031-0000	11,604	375.	25-15-310-024-0000	7,575	422.	25-15-317-025-0000	20,209
329.	25-15-302-032-0000	15,387	376.	25-15-310-025-0000	2,169	423.	25-15-317-026-0000	7,373

EXHIBIT III: 1999 Equalized Assessed Valuation by Tax Parcel (continued)

<u>PIN</u>	<u>1999 EAV</u>	<u>PIN</u>	<u>1999 EAV</u>	<u>PIN</u>	<u>1999 EAV</u>			
424.	25-15-317-027-0000	8,716	471.	25-15-318-040-0000	8,286	518.	25-15-321-017-0000	6,414
425.	25-15-317-028-0000	100,055	472.	25-15-318-041-0000	8,856	519.	25-15-321-018-0000	7,330
426.	25-15-317-030-0000	5,455	473.	25-15-318-042-0000	7,737	520.	25-15-321-019-0000	Exempt
427.	25-15-317-033-0000	2,732	474.	25-15-318-043-0000	12,441	521.	25-15-321-025-0000	2,822
428.	25-15-317-034-0000	69,718	475.	25-15-318-044-0000	7,402	522.	25-15-321-026-0000	67,159
429.	25-15-317-035-0000	137,868	476.	25-15-319-001-0000	Exempt	523.	25-15-321-027-0000	38,785
430.	25-15-317-036-0000	Exempt	477.	25-15-319-002-0000	2,255	524.	25-15-321-028-0000	67,774
431.	25-15-317-037-0000	16,339	478.	25-15-319-003-0000	8,554	525.	25-15-321-030-0000	181,762
432.	25-15-317-038-0000	70,193	479.	25-15-319-004-0000	3,369	526.	25-15-321-031-0000	121,583
433.	25-15-317-039-0000	3,848	480.	25-15-319-005-0000	11,925	527.	25-15-321-032-0000	121,583
434.	25-15-318-001-0000	31,746	481.	25-15-319-006-0000	12,704	528.	25-15-321-033-0000	7,107
435.	25-15-318-002-0000	47,261	482.	25-15-319-007-0000	14,097	529.	25-15-321-034-0000	6,715
436.	25-15-318-003-0000	2,840	483.	25-15-319-008-0000	9,724	530.	25-15-321-035-0000	20,603
437.	25-15-318-004-0000	2,910	484.	25-15-319-009-0000	9,961	531.	25-15-321-036-0000	Exempt
438.	25-15-318-005-0000	2,910	485.	25-15-319-010-0000	8,025	532.	25-15-321-039-0000	Exempt
439.	25-15-318-006-0000	2,910	486.	25-15-319-011-0000	8,946	533.	25-15-321-040-0000	Exempt
440.	25-15-318-007-0000	2,788	487.	25-15-319-012-0000	7,665	534.	25-15-321-041-0000	Exempt
441.	25-15-318-008-0000	2,788	488.	25-15-319-013-0000	25,278	535.	25-15-321-042-0000	Exempt
442.	25-15-318-009-0000	556	489.	25-15-319-014-0000	2,674	536.	25-15-321-043-0000	Exempt
443.	25-15-318-010-0000	48,921	490.	25-15-319-015-0000	2,644	537.	25-15-321-044-0000	91,138
444.	25-15-318-011-0000	2,815	491.	25-15-319-016-0000	9,697	538.	25-15-321-045-0000	90,902
445.	25-15-318-012-0000	61,868	492.	25-15-319-017-0000	8,255	539.	25-15-322-001-0000	107,531
446.	25-15-318-013-0000	1,897	493.	25-15-319-018-0000	7,395	540.	25-15-322-002-0000	13,478
447.	25-15-318-014-0000	3,682	494.	25-15-320-007-0000	6,333	541.	25-15-322-003-0000	Exempt
448.	25-15-318-017-0000	3,727	495.	25-15-320-008-0000	6,333	542.	25-15-322-004-0000	29,173
449.	25-15-318-018-0000	3,738	496.	25-15-320-009-0000	6,333	543.	25-15-322-005-0000	71,397
450.	25-15-318-019-0000	3,297	497.	25-15-320-010-0000	45,438	544.	25-15-322-006-0000	3,790
451.	25-15-318-020-0000	59,226	498.	25-15-320-011-0000	45,438	545.	25-15-322-007-0000	36,877
452.	25-15-318-021-0000	33,607	499.	25-15-320-012-0000	46,671	546.	25-15-322-008-0000	9,403
453.	25-15-318-022-0000	Exempt	500.	25-15-320-013-0000	2,764	547.	25-15-322-009-0000	82,132
454.	25-15-318-023-0000	12,423	501.	25-15-320-014-0000	476,717	548.	25-15-322-010-0000	7,568
455.	25-15-318-024-0000	11,572	502.	25-15-320-015-0000	2,428	549.	25-15-322-011-0000	7,420
456.	25-15-318-025-0000	14,018	503.	25-15-320-016-0000	5,379	550.	25-15-322-012-0000	21,796
457.	25-15-318-026-0000	10,496	504.	25-15-321-002-0000	Exempt	551.	25-15-322-013-0000	46,423
458.	25-15-318-027-0000	9,452	505.	25-15-321-003-0000	Exempt	552.	25-15-322-014-0000	Exempt
459.	25-15-318-028-0000	2,169	506.	25-15-321-004-0000	Exempt	553.	25-15-322-015-0000	4,211
460.	25-15-318-029-0000	7,584	507.	25-15-321-005-0000	4,429	554.	25-15-322-016-0000	2,104
461.	25-15-318-030-0000	8,052	508.	25-15-321-006-0000	190,644	555.	25-15-322-017-0000	2,169
462.	25-15-318-031-0000	7,269	509.	25-15-321-007-0000	3,322	556.	25-15-322-018-0000	2,169
463.	25-15-318-032-0000	7,431	510.	25-15-321-008-0000	3,322	557.	25-15-322-019-0000	7,584
464.	25-15-318-033-0000	11,635	511.	25-15-321-009-0000	Exempt	558.	25-15-322-020-0000	9,346
465.	25-15-318-034-0000	693	512.	25-15-321-010-0000	Exempt	559.	25-15-322-021-0000	302
466.	25-15-318-035-0000	7,636	513.	25-15-321-011-0000	16,665	560.	25-15-322-022-0000	13,845
467.	25-15-318-036-0000	7,526	514.	25-15-321-012-0000	59,924	561.	25-15-322-023-0000	3,349
468.	25-15-318-037-0000	6,799	515.	25-15-321-013-0000	Exempt	562.	25-15-322-024-0000	11,496
469.	25-15-318-038-0000	8,358	516.	25-15-321-015-0000	Exempt	563.	25-15-322-025-0000	11,225
470.	25-15-318-039-0000	2,516	517.	25-15-321-016-0000	23,986	564.	25-15-322-026-0000	Exempt

EXHIBIT III: 1999 Equalized Assessed Valuation by Tax Parcel (continued)

PIN	1999 EAV	PIN	1999 EAV	PIN	1999 EAV			
565.	25-15-322-027-0000	2,350	612.	25-16-202-027-0000	123,692	659.	25-22-101-027-0000	3,112
566.	25-15-322-028-0000	2,363	613.	25-16-202-028-0000	123,692	660.	25-22-101-028-0000	63,068
567.	25-15-322-029-0000	101,270	614.	25-16-202-029-0000	123,692	661.	25-22-101-029-0000	63,068
568.	25-15-322-030-0000	8,401	615.	25-16-202-030-0000	8,050	662.	25-22-101-030-0000	46,322
569.	25-15-322-031-0000	3,893	616.	25-16-202-031-0000	8,050	663.	25-22-101-031-0000	164,196
570.	25-15-322-032-0000	Exempt	617.	25-16-202-032-0000	8,550	664.	25-22-101-032-0000	62,256
571.	25-15-323-001-0000	12,218	618.	25-16-202-033-0000	59,780	665.	25-22-101-033-0000	55,365
572.	25-15-323-002-0000	11,689	619.	25-16-202-075-0000	19,059	666.	25-22-101-034-0000	17,054
573.	25-15-323-003-0000	9,259	620.	25-22-100-003-0000	13,019	667.	25-22-101-035-0000	27,305
574.	25-15-323-004-0000	10,976	621.	25-22-100-004-0000	51,370	668.	25-22-101-036-0000	27,899
575.	25-15-323-005-0000	10,301	622.	25-22-100-005-0000	214,898	669.	25-22-101-037-8001	Exempt
576.	25-15-323-006-0000	2,169	623.	25-22-100-006-0000	10,942	670.	25-22-101-037-8002	1,589
577.	25-15-323-007-0000	9,549	624.	25-22-100-007-0000	21,888	671.	25-22-101-038-8001	Exempt
578.	25-15-323-008-0000	1,085	625.	25-22-100-008-0000	201,375	672.	25-22-101-038-8002	1,589
579.	25-15-323-009-0000	17,106	626.	25-22-100-009-0000	125,652	673.	25-22-101-039-8001	Exempt
580.	25-15-323-010-0000	Exempt	627.	25-22-100-010-0000	125,382	674.	25-22-101-039-8002	1,589
581.	25-15-323-011-0000	2,689	628.	25-22-100-011-0000	7,863	675.	25-22-101-040-8001	Exempt
582.	25-15-323-012-0000	1,987	629.	25-22-100-012-0000	7,181	676.	25-22-101-040-8002	1,589
583.	25-15-323-013-0000	8,676	630.	25-22-100-013-0000	6,869	677.	25-22-101-041-8001	Exempt
584.	25-15-323-014-0000	10,321	631.	25-22-100-014-0000	3,126	678.	25-22-101-041-8002	7,114
585.	25-15-323-015-0000	Exempt	632.	25-22-100-015-0000	6,887	679.	25-22-101-042-8001	Exempt
586.	25-16-202-001-0000	32,758	633.	25-22-100-023-0000	175,395	680.	25-22-101-042-8002	6,223
587.	25-16-202-002-0000	Exempt	634.	25-22-100-024-0000	199,268	681.	25-22-102-001-0000	44,929
588.	25-16-202-003-0000	17,167	635.	25-22-100-025-0000	11,745	682.	25-22-102-002-0000	11,271
589.	25-16-202-004-0000	10,242	636.	25-22-100-026-0000	5,872	683.	25-22-102-003-0000	30,429
590.	25-16-202-005-0000	15,342	637.	25-22-100-027-0000	75,351	684.	25-22-102-004-0000	30,429
591.	25-16-202-006-0000	3,794	638.	25-22-100-028-0000	100,289	685.	25-22-102-005-0000	116,733
592.	25-16-202-007-0000	7,465	639.	25-22-101-001-0000	Exempt	686.	25-22-102-006-0000	85,519
593.	25-16-202-008-0000	2,509	640.	25-22-101-008-0000	8,370	687.	25-22-102-007-0000	61,418
594.	25-16-202-009-0000	12,270	641.	25-22-101-009-0000	6,797	688.	25-22-102-008-0000	17,288
595.	25-16-202-010-0000	2,901	642.	25-22-101-010-0000	8,370	689.	25-22-102-009-0000	68,681
596.	25-16-202-011-0000	3,794	643.	25-22-101-011-0000	8,370	690.	25-22-102-010-0000	29,338
597.	25-16-202-012-0000	Exempt	644.	25-22-101-012-0000	Exempt	691.	25-22-102-011-0000	84,457
598.	25-16-202-013-0000	13,658	645.	25-22-101-013-0000	Exempt	692.	25-22-102-012-0000	42,660
599.	25-16-202-014-0000	8,916	646.	25-22-101-014-0000	Exempt	693.	25-22-102-013-0000	48,298
600.	25-16-202-015-0000	11,797	647.	25-22-101-015-0000	Exempt	694.	25-22-102-014-0000	32,493
601.	25-16-202-016-0000	36,825	648.	25-22-101-016-0000	Exempt	695.	25-22-102-015-0000	93,405
602.	25-16-202-017-0000	Exempt	649.	25-22-101-017-0000	8,831	696.	25-22-102-016-0000	53,681
603.	25-16-202-018-0000	6,040	650.	25-22-101-018-0000	63,471	697.	25-22-102-017-0000	54,590
604.	25-16-202-019-0000	45,431	651.	25-22-101-019-0000	32,729	698.	25-22-102-018-0000	98,403
605.	25-16-202-020-0000	3,682	652.	25-22-101-020-0000	20,340	699.	25-22-102-019-0000	87,373
606.	25-16-202-021-0000	8,347	653.	25-22-101-021-0000	41,155	700.	25-22-102-035-0000	18,569
607.	25-16-202-022-0000	6,601	654.	25-22-101-022-0000	3,074	701.	25-22-105-015-0000	68,201
608.	25-16-202-023-0000	3,682	655.	25-22-101-023-0000	3,074	702.	25-22-105-016-0000	13,451
609.	25-16-202-024-0000	126,462	656.	25-22-101-024-0000	3,074	703.	25-22-105-017-0000	16,422
610.	25-16-202-025-0000	123,692	657.	25-22-101-025-0000	3,074	704.	25-22-105-018-0000	13,066
611.	25-16-202-026-0000	123,692	658.	25-22-101-026-0000	3,074	705.	25-22-105-019-0000	9,670

EXHIBIT III: 1999 Equalized Assessed Valuation by Tax Parcel (continued)

PIN	1999 EAV	PIN	1999 EAV	PIN	1999 EAV
706.	25-22-105-027-0000	21,380	753.	25-22-106-038-8001	Exempt
707.	25-22-105-028-0000	38,002	754.	25-22-106-038-8002	1,539
708.	25-22-105-029-0000	36,654	755.	25-22-106-040-8001	Exempt
709.	25-22-105-030-0000	22,883	756.	25-22-106-040-8002	1,539
710.	25-22-105-031-0000	64,169	757.	25-22-107-001-0000	392,609
711.	25-22-105-032-0000	36,213	758.	25-22-107-002-0000	83,568
712.	25-22-105-033-0000	58,063	759.	25-22-107-003-0000	63,574
713.	25-22-105-034-0000	44,504	760.	25-22-107-004-0000	16,667
714.	25-22-105-035-0000	43,910	761.	25-22-107-005-0000	191,666
715.	25-22-105-036-0000	43,950	762.	25-22-107-006-0000	43,509
716.	25-22-105-037-0000	302,422	763.	25-22-107-007-0000	192,683
717.	25-22-105-038-0000	24,974	764.	25-22-107-008-0000	43,606
718.	25-22-105-045-0000	7,078	765.	25-22-107-009-0000	48,975
719.	25-22-105-046-0000	7,244	766.	25-22-107-010-0000	93,265
720.	25-22-105-047-0000	7,244	767.	25-22-107-011-0000	Exempt
721.	25-22-105-048-0000	7,244	768.	25-22-107-012-0000	32,945
722.	25-22-105-049-0000	7,244	769.	25-22-107-013-0000	14,223
723.	25-22-105-050-0000	6,767	770.	25-22-107-014-0000	196,671
724.	25-22-106-009-0000	Exempt	771.	25-22-107-032-0000	1,767,657
725.	25-22-106-010-0000	3,074	772.	25-22-109-003-0000	10,060
726.	25-22-106-011-0000	16,021	773.	25-22-109-004-0000	8,766
727.	25-22-106-012-0000	54,809	774.	25-22-109-005-0000	10,179
728.	25-22-106-013-0000	51,311	775.	25-22-109-006-0000	12,783
729.	25-22-106-014-0000	21,936	776.	25-22-109-007-0000	11,167
730.	25-22-106-015-0000	13,181	777.	25-22-109-008-0000	9,907
731.	25-22-106-016-0000	13,030	778.	25-22-109-009-0000	3,358
732.	25-22-106-017-0000	2,325	779.	25-22-109-010-0000	13,899
733.	25-22-106-018-0000	10,827	780.	25-22-109-011-0000	10,674
734.	25-22-106-019-0000	8,660	781.	25-22-109-012-0000	28,667
735.	25-22-106-020-0000	16,609	782.	25-22-109-013-0000	2,325
736.	25-22-106-021-0000	10,591	783.	25-22-109-014-0000	15,841
737.	25-22-106-022-0000	2,239	784.	25-22-109-015-0000	1,881
738.	25-22-106-023-0000	8,993	785.	25-22-109-016-0000	11,271
739.	25-22-106-024-0000	11,646	786.	25-22-109-017-0000	10,152
740.	25-22-106-025-0000	1,796	787.	25-22-109-018-0000	10,823
741.	25-22-106-026-0000	84,004	788.	25-22-109-019-0000	13,039
742.	25-22-106-027-0000	81,887	789.	25-22-109-020-0000	9,731
743.	25-22-106-028-0000	50,767	790.	25-22-109-026-0000	Exempt
744.	25-22-106-029-0000	59,071	791.	25-22-109-027-0000	Exempt
745.	25-22-106-030-0000	56,121	792.	25-22-109-028-0000	Exempt
746.	25-22-106-031-0000	47,472	793.	25-22-109-029-0000	38,045
747.	25-22-106-032-0000	58,844	794.	25-22-109-030-0000	46,795
748.	25-22-106-033-0000	39,314	795.	25-22-109-031-0000	34,219
749.	25-22-106-034-0000	7,141	796.	25-22-109-032-0000	31,944
750.	25-22-106-036-8001	Exempt	797.	25-22-109-033-0000	45,172
751.	25-22-106-037-8001	Exempt	798.	25-22-109-034-0000	Exempt
752.	25-22-106-037-8002	3,081	799.	25-22-109-035-0000	Exempt
800.	25-22-110-003-0000	13,152			
801.	25-22-110-004-0000	9,927			
802.	25-22-110-005-0000	2,165			
803.	25-22-110-006-0000	8,786			
804.	25-22-110-007-0000	8,221			
805.	25-22-110-008-0000	10,730			
806.	25-22-110-009-0000	2,165			
807.	25-22-110-010-0000	9,272			
808.	25-22-110-011-0000	9,542			
809.	25-22-110-012-0000	2,165			
810.	25-22-110-013-0000	9,540			
811.	25-22-110-014-0000	Exempt			
812.	25-22-110-015-0000	Exempt			
813.	25-22-110-016-0000	9,607			
814.	25-22-110-017-0000	9,164			
815.	25-22-110-018-0000	11,036			
816.	25-22-110-019-0000	9,457			
817.	25-22-110-020-0000	Exempt			
818.	25-22-110-021-0000	Exempt			
819.	25-22-110-022-0000	48,712			
820.	25-22-110-023-0000	49,896			
821.	25-22-110-024-0000	6,193			
822.	25-22-110-025-0000	38,884			
823.	25-22-110-026-0000	40,126			
824.	25-22-110-027-0000	22,723			
825.	25-22-110-028-0000	45,010			
826.	25-22-110-029-0000	119,335			
827.	25-22-110-030-0000	Exempt			
828.	25-22-110-031-0000	10,377			
829.	25-22-111-001-0000	13,046			
830.	25-22-111-002-0000	11,804			
831.	25-22-111-003-0000	11,334			
832.	25-22-111-004-0000	9,814			
833.	25-22-111-005-0000	3,792			
834.	25-22-111-006-0000	4,643			
835.	25-22-111-007-0000	205,736			
836.	25-22-111-008-0000	12,979			
837.	25-22-111-009-0000	709			
838.	25-22-111-010-0000	11,608			
839.	25-22-111-011-0000	1,951			
840.	25-22-111-012-0000	1,404			
841.	25-22-111-013-0000	545			
842.	25-22-111-014-0000	2,730			
843.	25-22-111-015-0000	2,730			
844.	25-22-111-019-0000	25,363			
845.	25-22-111-020-0000	12,144			
846.	25-22-111-021-0000	12,175			

EXHIBIT III: 1999 Equalized Assessed Valuation by Tax Parcel (continued)

<u>PIN</u>	<u>1999 EAV</u>	<u>PIN</u>	<u>1999 EAV</u>	<u>PIN</u>	<u>1999 EAV</u>			
847.	25-22-111-022-0000	6,223	894.	25-22-119-039-0000	32,234	941.	25-22-301-011-0000	32,725
848.	25-22-111-024-0000	62,481	895.	25-22-119-040-0000	37,018	942.	25-22-301-013-0000	83,381
849.	25-22-111-025-0000	34,516	896.	25-22-300-002-0000	9,088	943.	25-22-301-014-0000	78,153
850.	25-22-111-026-0000	61,601	897.	25-22-300-003-0000	9,868	944.	25-22-301-015-0000	41,740
851.	25-22-111-027-0000	296,830	898.	25-22-300-004-0000	13,575	945.	25-22-301-016-0000	103,692
852.	25-22-112-001-0000	66,676	899.	25-22-300-005-0000	175,084	946.	25-22-301-017-0000	47,947
853.	25-22-112-002-0000	39,055	900.	25-22-300-006-0000	72,347	947.	25-22-301-048-0000	34,914
854.	25-22-112-003-0000	60,257	901.	25-22-300-007-0000	122,587	948.	25-22-301-049-0000	15,402
855.	25-22-112-004-0000	Exempt	902.	25-22-300-008-0000	Railroad	949.	25-22-304-005-0000	59,184
856.	25-22-112-005-0000	7,197	903.	25-22-300-009-0000	Railroad	950.	25-22-304-006-0000	488
857.	25-22-112-006-0000	21,553	904.	25-22-300-010-0000	Railroad	951.	25-22-304-007-0000	130,527
858.	25-22-112-007-0000	7,370	905.	25-22-300-019-0000	Railroad	952.	25-22-304-008-0000	9,605
859.	25-22-112-008-0000	229,263	906.	25-22-300-030-0000	Exempt	953.	25-22-304-009-0000	Railroad
860.	25-22-112-009-0000	6,639	907.	25-22-300-031-0000	35,337	954.	25-22-304-010-0000	19,672
861.	25-22-112-010-0000	6,639	908.	25-22-300-032-0000	Exempt	955.	25-22-304-027-0000	1,728
862.	25-22-112-011-0000	329,397	909.	25-22-300-033-0000	8,070	956.	25-22-304-028-0000	4,015
863.	25-22-112-012-0000	27,686	910.	25-22-300-038-0000	45,168	957.	25-22-304-029-0000	4,325
864.	25-22-112-013-0000	6,612	911.	25-22-300-039-0000	102,479	958.	25-22-304-030-0000	4,557
865.	25-22-112-014-0000	49,781	912.	25-22-300-040-0000	148,438	959.	25-22-304-031-0000	4,773
866.	25-22-112-015-0000	24,981	913.	25-22-300-041-0000	50,461	960.	25-22-304-032-0000	5,016
867.	25-22-112-016-0000	40,275	914.	25-22-300-042-0000	24,706	961.	25-22-304-033-0000	5,023
868.	25-22-112-017-0000	74,125	915.	25-22-300-043-0000	249,209	962.	25-22-304-034-0000	5,023
869.	25-22-112-018-0000	35,630	916.	25-22-300-047-0000	Railroad	963.	25-22-304-047-0000	4,859
870.	25-22-112-019-0000	Exempt	917.	25-22-300-053-0000	58,270	964.	25-22-304-049-0000	3,013
871.	25-22-112-020-0000	Exempt	918.	25-22-300-058-0000	Railroad	965.	25-22-304-050-0000	26,414
872.	25-22-112-021-0000	20,466	919.	25-22-300-059-0000	Railroad	966.	25-22-307-018-0000	35,279
873.	25-22-112-022-0000	25,975	920.	25-22-300-060-0000	1,908	967.	25-22-307-019-0000	29,538
874.	25-22-112-023-0000	37,772	921.	25-22-300-061-0000	2,811	968.	25-22-307-020-0000	40,529
875.	25-22-112-024-0000	39,798	922.	25-22-300-062-0000	20,164	969.	25-22-307-021-0000	26,416
876.	25-22-112-025-0000	Exempt	923.	25-22-300-063-0000	371,474	970.	25-22-307-022-0000	6,090
877.	25-22-112-026-0000	8,172	924.	25-22-300-065-0000	17,210	971.	25-22-307-023-0000	6,090
878.	25-22-118-001-0000	Exempt	925.	25-22-300-066-0000	8,586	972.	25-22-307-024-0000	63,498
879.	25-22-118-002-0000	Exempt	926.	25-22-300-067-0000	10,289	973.	25-22-307-025-0000	63,498
880.	25-22-118-013-0000	78,509	927.	25-22-300-068-0000	169,325	974.	25-22-307-026-0000	16,926
881.	25-22-118-014-0000	72,792	928.	25-22-300-070-0000	Railroad	975.	25-22-308-001-0000	21,098
882.	25-22-118-015-0000	147,741	929.	25-22-300-071-6001	Railroad	976.	25-22-308-002-0000	21,350
883.	25-22-118-016-0000	72,792	930.	25-22-300-071-6002	26,695	977.	25-22-308-003-0000	4,177
884.	25-22-118-017-0000	72,792	931.	25-22-301-001-0000	35,200	978.	25-22-308-004-0000	10,519
885.	25-22-118-018-0000	200,394	932.	25-22-301-002-0000	8,646	979.	25-22-308-005-0000	11,030
886.	25-22-118-020-0000	Exempt	933.	25-22-301-003-0000	32,578	980.	25-22-308-006-0000	12,702
887.	25-22-118-021-0000	Exempt	934.	25-22-301-004-0000	38,324	981.	25-22-308-007-0000	12,706
888.	25-22-119-001-0000	89,815	935.	25-22-301-005-0000	17,871	982.	25-22-308-008-0000	12,276
889.	25-22-119-002-0000	37,244	936.	25-22-301-006-0000	4,587	983.	25-22-308-009-0000	37,970
890.	25-22-119-003-0000	39,654	937.	25-22-301-007-0000	41,580	984.	25-22-308-010-0000	2,689
891.	25-22-119-004-0000	84,009	938.	25-22-301-008-0000	38,677	985.	25-22-308-011-0000	7,411
892.	25-22-119-006-0000	139,495	939.	25-22-301-009-0000	4,278	986.	25-22-308-012-0000	1,706
893.	25-22-119-038-0000	Exempt	940.	25-22-301-010-0000	17,513	987.	25-22-308-013-0000	Railroad

EXHIBIT III: 1999 Equalized Assessed Valuation by Tax Parcel (continued)

<u>PIN</u>	<u>1999 EAV</u>	<u>PIN</u>	<u>1999 EAV</u>	<u>PIN</u>	<u>1999 EAV</u>
988. 25-22-308-029-0000	Railroad	1020. 25-22-318-023-0000	9,236	1052. 25-27-100-026-0000	23,567
989. 25-22-308-030-0000	Railroad	1021. 25-22-318-024-0000	4,179	1053. 25-27-100-027-0000	35,673
990. 25-22-308-031-0000	Railroad	1022. 25-22-318-025-0000	4,179	1054. 25-27-100-028-0000	8,896
991. 25-22-309-014-0000	34,174	1023. 25-22-318-026-0000	Exempt	1055. 25-27-100-029-0000	2,674
992. 25-22-309-015-0000	12,132	1024. 25-22-318-027-0000	6,650	1056. 25-27-100-030-0000	Exempt
993. 25-22-309-016-0000	9,337	1025. 25-22-318-028-0000	6,650	1057. 25-27-100-031-0000	2,214
994. 25-22-309-017-0000	4,177	1026. 25-22-318-029-0000	8,226	1058. 25-27-100-032-0000	79,094
995. 25-22-309-018-0000	4,177	1027. 25-22-319-001-0000	5,469	1059. 25-27-101-009-0000	2,784
996. 25-22-309-019-0000	3,322	1028. 25-22-319-002-0000	4,010	1060. 25-27-101-010-0000	4,593
997. 25-22-309-020-0000	41,704	1029. 25-22-319-003-0000	31,181	1061. 25-27-101-063-0000	49,176
998. 25-22-310-001-0000	Exempt	1030. 25-22-319-006-0000	9,913	1062. 25-27-101-064-0000	4,177
999. 25-22-310-002-0000	2,784	1031. 25-22-319-007-0000	Exempt	1063. 25-27-101-065-0000	13,924
1000. 25-22-310-003-0000	2,784	1032. 25-22-319-008-0000	Exempt	1064. 25-27-102-026-0000	21,504
1001. 25-22-310-004-0000	2,784	1033. 25-22-319-009-0000	2,795	1065. 25-27-102-027-0000	2,674
1002. 25-22-310-005-0000	8,250	1034. 25-22-319-037-0000	72,477	1066. 25-27-102-028-0000	2,674
1003. 25-22-310-006-0000	3,342	1035. 25-22-320-023-0000	7,841	1067. 25-27-102-029-0000	2,674
1004. 25-22-310-007-0000	53,218	1036. 25-22-320-024-0000	40,997	1068. 25-27-102-030-0000	31,653
1005. 25-22-313-023-0000	9,785	1037. 25-22-320-025-0000	4,177	1069. 25-27-102-031-0000	12,828
1006. 25-22-313-024-0000	41,243	1038. 25-22-320-026-0000	4,010	1070. 25-27-102-032-0000	8,644
1007. 25-22-313-025-0000	5,507	1039. 25-22-320-027-0000	61,225	1071. 25-27-102-033-0000	2,561
1008. 25-22-313-026-0000	2,784	1040. 25-22-320-028-0000	14,520	1072. 25-27-102-034-0000	28,016
1009. 25-22-313-027-0000	2,784	1041. 25-22-321-001-0000	6,412	1073. 25-27-102-035-0000	28,246
1010. 25-22-313-028-0000	6,025	1042. 25-22-321-002-0000	5,849	1074. 25-27-103-001-0000	116,999
1011. 25-22-313-029-0000	24,103	1043. 25-22-321-003-0000	5,849	1075. 25-27-103-002-0000	5,289
1012. 25-22-313-030-0000	5,822	1044. 25-22-321-004-0000	5,849	1076. 25-27-103-003-0000	5,289
1013. 25-22-313-031-0000	27,490	1045. 25-22-321-005-0000	41,281	1077. 25-27-103-004-0000	5,289
1014. 25-22-314-001-0000	20,063	1046. 25-22-321-006-0000	73,751	1078. 25-27-103-005-0000	5,289
1015. 25-22-314-002-0000	35,346	1047. 25-22-321-007-0000	37,903	1079. 25-27-103-006-0000	5,289
1016. 25-22-314-003-0000	43,032	1048. 25-22-321-008-0000	2,674	1080. 25-27-103-007-0000	5,462
1017. 25-22-314-004-0000	41,774	1049. 25-22-321-009-0000	18,364	1081. 25-27-103-008-0000	4,596
1018. 25-22-314-005-0000	72,504	1050. 25-27-100-024-0000	74,348		
1019. 25-22-314-006-0000	3,646	1051. 25-27-100-025-0000	16,962	Total EAV	\$28,521,041

EXHIBIT IV:

Roseland-Michigan Avenue Redevelopment Project Area Tax Increment Financing Eligibility Study

**ROSELAND - MICHIGAN AVENUE
REDEVELOPMENT PROJECT AREA
TAX INCREMENT FINANCING
ELIGIBILITY STUDY**

City of Chicago, Illinois
Richard M. Daley, Mayor

Prepared by:
Trkla, Pettigrew, Allen & Payne, Inc.
July 3, 2001

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EXECUTIVE SUMMARY

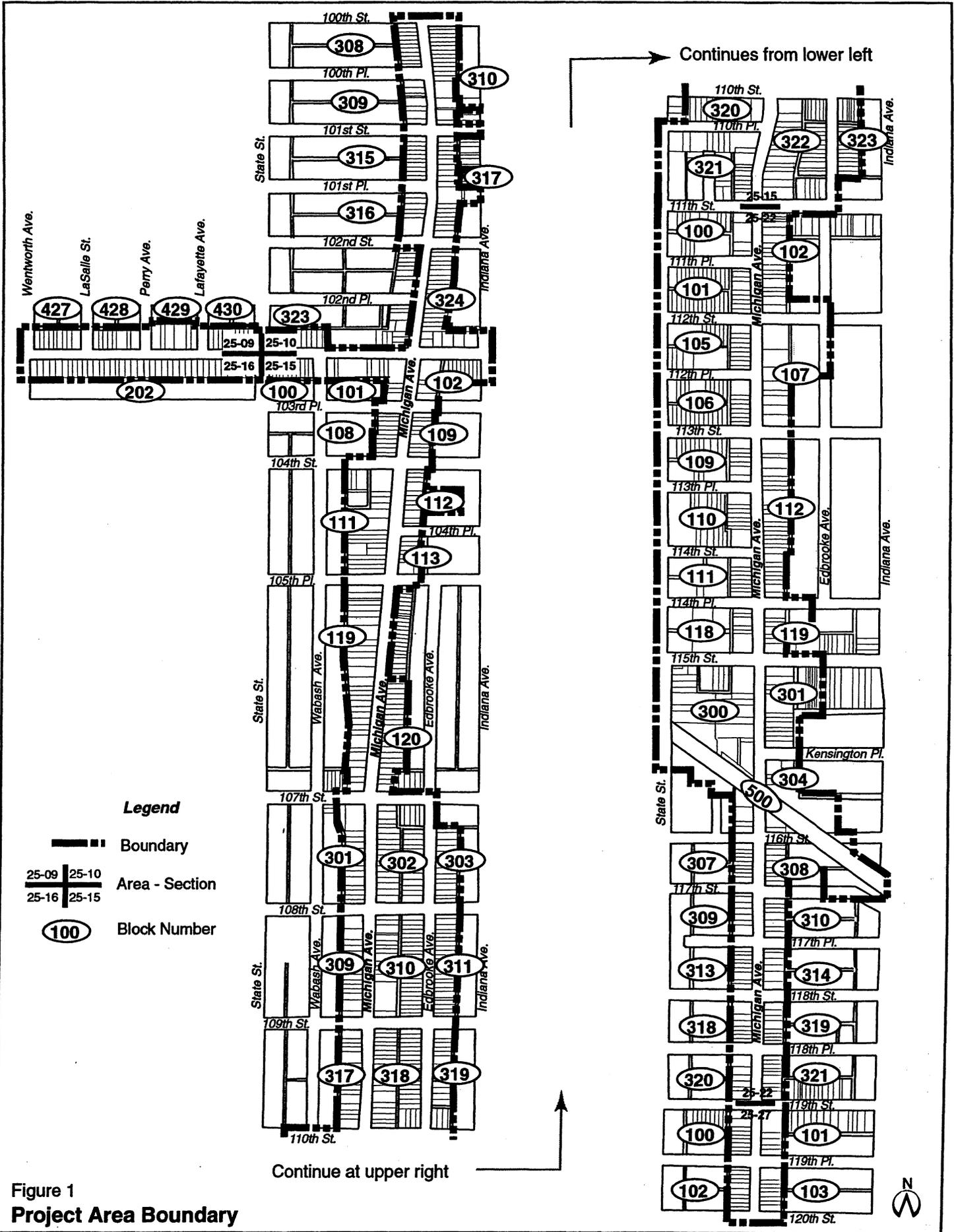
The purpose of this report is to determine whether the Roseland/Michigan Avenue Redevelopment Project Area (the "Project Area"), qualifies for designation as a "blighted area" within the requirements set forth in the Tax Increment Allocation Redevelopment Act (the "Act"). The Act is found in Illinois Compiled Statutes, Chapter 65, Act 5, Section 11-74.4-1 *et. seq.*, as amended.

The findings presented in this study are based on surveys and analyses conducted by Trkla, Pettigrew, Allen & Payne, Inc. ("TPAP") for the Project Area of approximately 175.7 acres, located in the Roseland and West Pullman community areas on the southeast side of the City of Chicago (the "City"). The Project Area includes mainly the Michigan Avenue Commercial Corridor frontage running close to a three-mile stretch, from 100th Street on the north to 120th Street on the south. The east and west boundary include the alleys east and west of the Michigan Avenue commercial frontage, except at several locations where additional blocks or portions of blocks are included. These areas include all of the blocks between Michigan Avenue and State Street, from 110th Place south to the diagonal elevated Metra Rail Line just north of 116th Street. Another area includes the residential frontage along both sides of Edbrooke Avenue, from 107th Street on the north to 111th Street on the south. A third area includes the mixed residential, commercial frontage along 103rd Street, from Michigan Avenue west to Wentworth Avenue. The boundaries of the Project Area are shown on Figure 1, *Project Area Boundary*.

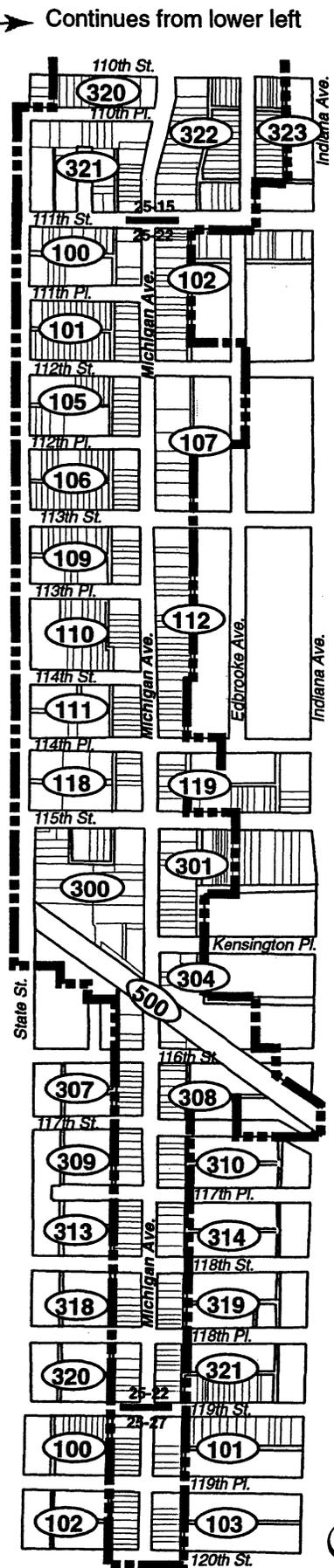
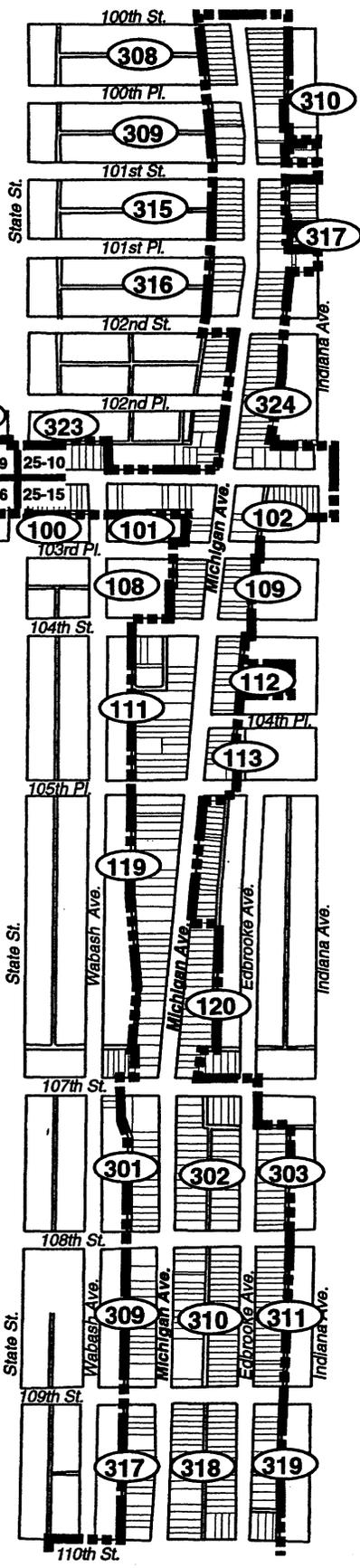
The Project Area

The Project Area contains 484 buildings located within 65 full and partial blocks along both sides of Michigan Avenue and along a portion of 103rd Street in the Roseland and West Pullman community areas on the southeast side of Chicago. In addition to the Michigan Avenue commercial corridor, the Project Area includes properties fronting a portion of 103rd Street, Edbrooke Avenue and State Street. The Project Area consists of approximately 175.7 acres, of which 73.4 acres, or 41.7%, consist of street and alley rights-of-way and the Metra rail line which crosses the corridor at about 116th Street. (See Table 1 for acres by land use.)

Concentrations of retail activity center around mile and half mile cross streets such as 103rd, 107th, 111th and 115th Streets. The greatest concentration of activity is located at 111th Street where the largely vacant Gateley Store Building is occupied by a variety of small outlet-type commercial tenants on the ground floor. The area as a whole is characterized by aging and deteriorating properties, obsolescence in buildings incapable of competing with newer structures and shopping areas, and limited availability of land of sufficient size and dimension. All of these conditions have contributed to the dissipation of the once-thriving business corridor and the destabilization of the neighboring residential areas.



Wentworth Ave.
 LaSalle St.
 Perry Ave.
 Lafayette Ave.



Continue at upper right



Currently, the corridor remains busy with shopping activity, especially around the concentrated commercial area from 111th Street to 115th Street. However, goods and services primarily provide second hand merchandise, after market goods, and an assortment of marginal uses that generate limited income to sustain the area. Except for some smaller commercial areas at major intersections, the Michigan Avenue corridor has a disproportionate number of vacant lots, representing over 30% of the land area. Vacant buildings or buildings with vacant space, obsolete buildings, commercial buildings converted to storefront churches, blocks with incompatible residential/commercial uses and wide-spread deterioration of buildings and site improvements, including parking areas dominate the corridor. Existing land uses are detailed in Table 1 and illustrated in Figure 2, *Generalized Existing Land Use*.

Table 1. Existing Land Use.

Land Use	Acres	Percentage
Residential	18.5	18.1%
Mixed-Use	5.7	5.6%
Commercial	32.0	31.3%
Institutional	4.0	3.9%
Vacant land	34.2	33.4%
Parking	2.4	7.7%
Net Land Area	102.3	100.0%
Streets, alleys, rail line r.o.w.	73.4	41.7% of total area
Total Project Area	175.7	100.0%

Source: Campbell Tiu Campbell (CTC) and Trkla, Pettigrew, Allen & Payne, Inc. (TPAP)

While some newer development has occurred in a limited number of blocks, all indications are that the area has not benefited from new private investment to revitalize the area on a systematic or significant level.

As set forth in the Act, a "redevelopment project area" means an area designated by the municipality which is not less in the aggregate than 1½ acres, and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park, conservation area or a blighted area or a conservation area, or a combination of both blighted and conservation areas. The Project Area exceeds the minimum acreage requirements of the Act.

As set forth in the Act, "blighted area" means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where, if improved, industrial, commercial and residential buildings or improvements, because of a combination of five or more of the following factors: dilapidation; obsolescence; deterioration; presence of structures below minimum code standards; illegal use of individual structures; excessive vacancies; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage and overcrowding of structures and community facilities; deleterious land use or layout; environmental remediation; lack of community planning; or declining or lagging total equalized assessed value (EAV) of the redevelopment project area relative to the municipality as a whole, is detrimental to the public safety, health, morals or welfare.

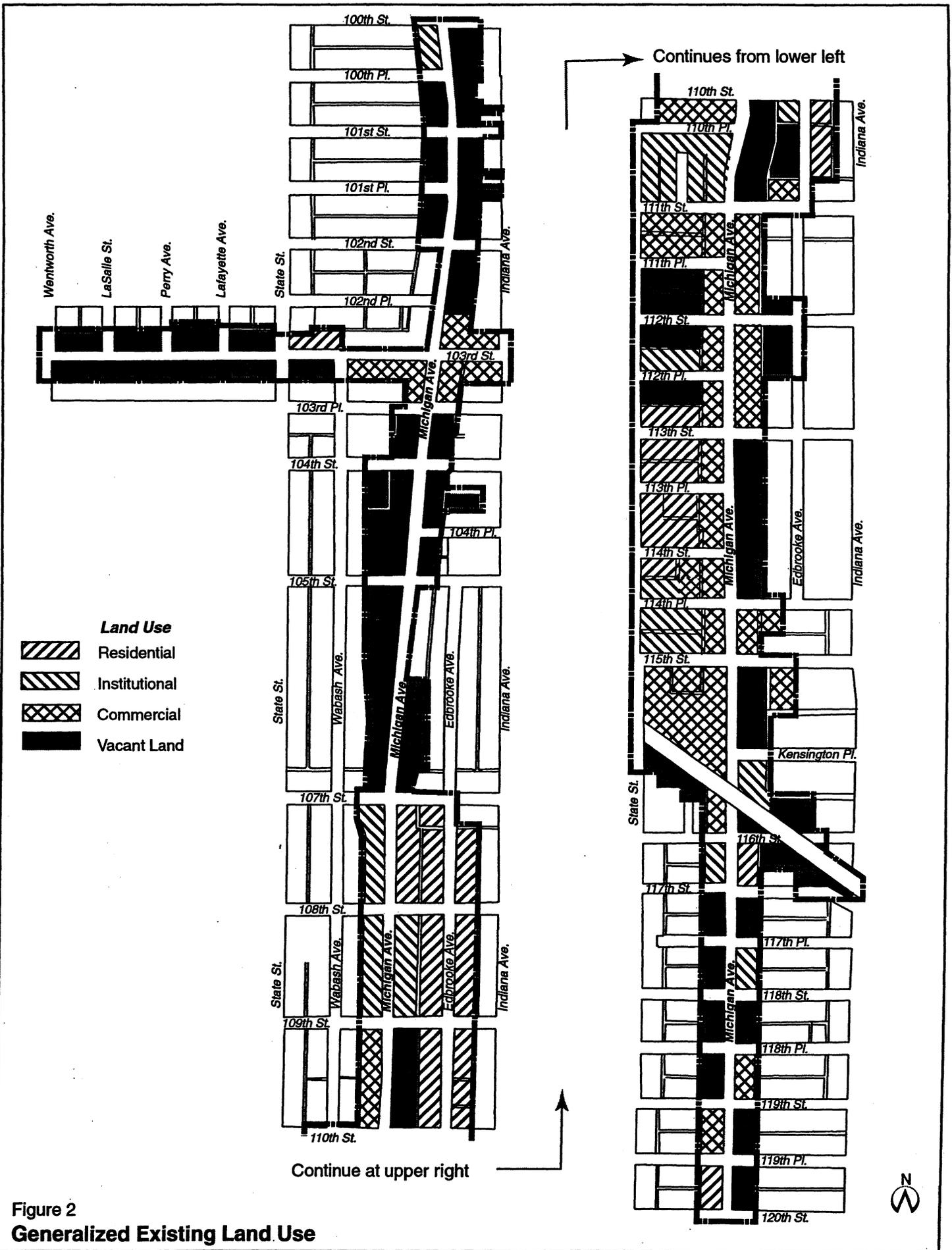


Figure 2
Generalized Existing Land Use

The Act also requires that each of the factors described above must be i) present to a meaningful extent and ii) reasonably distributed throughout the Project Area. Accordingly, this evaluation was made on the basis that the blighting factors must be present to an extent which would lead reasonable persons to conclude that public intervention is appropriate or necessary. Secondly, the distribution of blighting factors throughout the Project Area must be reasonable so that basically good areas are not arbitrarily found to be blighted simply because of proximity to areas which are blighted. It is also important to note that the test of eligibility is based on the conditions of the area as a whole; it is not required that eligibility be established for each and every property in the Project Area.

On the basis of this approach, the Project Area is found to be eligible as a "blighted area" within the definition set forth in the Act. The entire Project Area consists of an improved area and contains ten of the thirteen factors set forth in the Act. These factors are reasonably distributed throughout the entire Project Area. The entire Project Area is impacted by and shows the presence of the blighting factors. Finally, the Project Area includes only real property and improvements substantially benefited by the proposed redevelopment project improvements. The extent to which these factors are present in the Project Area is summarized below.

Blighted Area Factors

1. Dilapidation

Dilapidation as a factor is present to a major extent in 14 blocks and to a limited extent in 7 blocks.

2. Obsolescence

Obsolescence as a factor is present to a major extent in 40 blocks and to a limited extent in 13 blocks. Conditions contributing to this factor include the functional and economic obsolescence of existing buildings of limited size and utility and obsolete platting with small narrow parcels which contain inadequate provision for access, servicing, off-street parking and loading in the blocks on which the properties are located.

3. Deterioration

Deterioration as a factor is present to a major extent in 51 blocks and to a limited extent in 14 blocks. Deterioration includes the deterioration of visible building components as well as the deterioration of alleys, site surfaces, parking and service areas, fencing and sidewalks.

4. Structures Below Minimum Code Standards

Structures below minimum code standards as a factor is present to a major extent in 43 blocks and to a limited extent in 7 blocks. Structures in these blocks exhibit advanced defects in building components, which are below the minimum legal requirements established by the laws, ordinances and regulations of the City of Chicago. Among the 484 structures in the Project Area, 308 building code violations were documented for 303 buildings according to City Building Department records.

5. Excessive Vacancies

Excessive vacancies as a factor is present to a major extent in 27 blocks and to a limited extent in 15 blocks. This factor includes buildings that are totally vacant, contain vacant space in either store fronts or in upper floors, or contain vacant dwelling units.

6. Inadequate Utilities

Inadequate utilities as a factor is present to a major extent. Water mains are over 100 years in age and many are less than the required 8 inches. Existing sewers are also over 100 years and require replacement over an extended period as funds permit.

7. Excessive Land Coverage & Overcrowding of Structures and Community Facilities

Excessive land coverage and overcrowding of structures and community facilities as a factor is present to a major extent in 15 blocks and to a limited extent in 15 blocks. Properties impacted include parcels where buildings occupy all or nearly the entire parcel upon which they are situated, resulting in a lack of off-street parking, inadequate service and loading facilities, and limited ingress and egress.

8. Deleterious Land Use or Layout

Deleterious land-use or layout as a factor is present to a major extent in 27 blocks and to a limited extent in 22 blocks. This factor includes an incompatible mix of land uses as well as the improper layout of parcels and buildings, which is inconsistent with current standards or requirements for proper service, access, egress and loading requirements.

9. Lack of Community Planning

Lack of community planning as a factor is present to a major extent. The Project Area was developed on a building by building basis without the benefit or guidance of a community plan with reasonable policies and standards for building placement with total lot coverage, location and arrangement of off-street parking, and service access for buildings.

10. Declining or Lagging Rate of Growth of Total Equalized Assessed Valuation

The presence of a declining or lagging equalized assessed valuation for the Project Area is present to a major extent. For three of the last five calendar years for which information is available, the rate of growth in the Project Area's total equalized assessed valuation was less than that for the balance of the City of Chicago and less than the increase in the Consumer Price Index for All Urban Consumers for those same three years.

TPAP has prepared this Eligibility Study and the related Redevelopment Plan with the understanding that the City would rely on (i) the findings and conclusions of this Eligibility Study and the related Redevelopment Plan in proceeding with the designation of the Redevelopment Plan, and (ii) the fact that TPAP has obtained the necessary information so that the Eligibility Study and the related Redevelopment Plan will comply with the Act.

I. BASIS FOR REDEVELOPMENT

The Illinois General Assembly made two key legislative findings in adopting the Act:

1. That there exists in many municipalities within the state blighted and conservation areas; and
2. That the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest.

These findings were made on the basis that the presence of blight or conditions which lead to blight are detrimental to the safety, health, welfare and morals of the public.

To ensure that the exercise of these powers is proper and in the public interest, the Act also specifies certain requirements that must be met before a municipality can proceed with implementing a redevelopment project. One of these requirements is that the municipality must demonstrate that a prospective redevelopment project qualifies either as a "blighted area" or as a "conservation area" within the definitions for each set forth in the Act (Section 11-74.4-3). The requirements for such qualification are described below.

Eligibility Criteria for a Blighted Area

A blighted area may be either improved or vacant. If the area is improved, it may be found to be eligible as a blighted area based on the finding that industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of 5 or more of the following 13 factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the redevelopment project area:

1. Dilapidation;
2. Obsolescence;
3. Deterioration;
4. Illegal use of individual structures;
5. Presence of structures below minimum code standards;
6. Excessive vacancies;
7. Lack of ventilation, light, or sanitary facilities;
8. Inadequate utilities;
9. Excessive land coverage and overcrowding of structures and community facilities;
10. Deleterious land use or layout;
11. Environmental remediation;
12. Lack of community planning; and
13. Declining or lagging total EAV.

If the area is vacant, it may be found to be eligible as a blighted area based on the finding that the sound growth of the taxing districts is impaired by one of the following criteria:

- A combination of 2 or more of the following factors: obsolete platting of the vacant land; diversity of ownership of such land; tax and special assessment delinquencies on such land; flooding on all or part of such vacant land; deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.
- The area immediately prior to becoming vacant qualified as a blighted improved area.
- The area consists of an unused quarry or unused quarries.
- The area consists of unused railyards, rail tracks or railroad rights-of-way.
- The area, prior to the area's designation, is subject to chronic flooding which adversely impacts on real property which is included in or in proximity to any improvement on real property which has been in existence for at least 5 years and which substantially contributes to such flooding.
- The area consists of an unused disposal site, containing earth, stone, building debris or similar material, which were removed from construction, demolition, excavation or dredge sites.
- The area is not less than 50 nor more than 100 acres and 75% of which is vacant, notwithstanding the fact that such area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area, and which area meets at least one of the factors itemized in provision (1) of the subsection (a), and the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

Eligibility of a Conservation Area

A conservation area is an improved area in which 50% or more of the structures in the area have an age of 35 years or more and there is a presence of a combination of three or more of the thirteen factors defined in the Act and listed below. Such an area is not yet a blighted area, but because of a combination of three or more of these factors, the area may become a blighted area.

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Illegal use of individual structures
5. Presence of structures below minimum code standards
6. Excessive vacancies
7. Lack of ventilation, light, or sanitary facilities
8. Inadequate utilities
9. Excessive land coverage and overcrowding of structures and community facilities
10. Deleterious land-use or layout
11. Lack of community planning
12. Environmental remediation costs have been incurred or are required

13. Declining or lagging rate of growth of total equalized assessed valuation

For conservation areas, the Act does not describe what constitutes the extent of presence necessary to make a finding that a factor exists. In lieu of this provision, TPAP has applied the following principles, which apply to the qualification of a “blighted area” under the Act:

1. The minimum number of factors must be present to a meaningful extent and the presence of each must be documented;
2. For a factor to be found present, it should be present to a meaningful extent so that a local governing body may reasonably find that the factor is clearly present within the intent of the Act; and
3. The factors should be reasonably distributed throughout the redevelopment project area.

It is important to note that the test of eligibility is based on the conditions of the area as a whole; it is not required that eligibility be established for each and every property in the Project Area.

On the basis of this approach, this Eligibility Study finds that the Project Area qualifies as a “blighted area” as defined by the Act.

II. ELIGIBILITY SURVEY AND ANALYSIS FINDINGS

An analysis was made of each of the blighted factors listed in the Act to determine whether each or any are present in the Project Area, and if so, to what extent and in what locations. Surveys and analyses conducted by TPAP included:

1. Exterior survey of the condition and use of all buildings and sites;
2. Field survey of environmental conditions covering streets, sidewalks, curbs and gutters, lighting, traffic, parking facilities, landscaping, fences, and general property maintenance;
3. Analysis of the existing uses within the Project Area and their relationships to the surroundings;
4. Comparison of current land use to current zoning ordinance and the current zoning map;
5. Analysis of original and current platting and building size and layout;
6. Analysis of vacant portions of the site and building;
7. Analysis of building floor area and site coverage;
8. Review of City of Chicago sewer and water maps;
9. Review of previously prepared plans, studies and data; and
10. Analysis of Cook County Assessor records for assessed valuations and equalization factors for tax parcels in the Project Area for assessment years 1994 to 2000.

A statement of findings is presented for each blighting factor listed in the Act. The conditions that exist and the relative extent to which each factor is present are described below.

A factor noted as “not present” indicates either that no information was available or that no evidence could be documented as part of the various surveys and analyses. A factor noted as present to a limited extent indicates that conditions exist that document that the factor is present, but that the distribution or impact of the blighted condition is limited. Finally, a factor noted as present to a major extent indicates that conditions exist which document that the factor is present throughout major portions of the block and that the presence of such conditions have a major adverse impact or influence on adjacent and nearby development. Figure 3 is a copy of the form used to record building conditions.

What follows is the summary evaluation of the blight factors, presented in order of their listing in the Act.

A. Dilapidation

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

This section summarizes the process used for assessing building conditions in the Project Area, the standards and criteria used for evaluation, and the findings as to the existence of dilapidation or deterioration of structures. The process, standards and criteria were applied in accordance with the TPAP Building Condition Survey Manual.

The building condition analysis is based on a thorough exterior inspection of the buildings and sites conducted initially during November of 2000 and again during January and February of 2001 to update conditions and activity and to view additional blocks. Structural deficiencies in building components and related environmental deficiencies in the Project Area were noted during the inspections. Dilapidation as a factor is illustrated in Figure 4.

Building Components Evaluated

During the field survey, each component of the buildings in the Project Area was examined to determine whether it was in sound condition or had minor, major, or critical defects. Building components examined were of two types:

Primary Structural

These include the basic elements of any building: foundation walls, load-bearing walls and columns, floors, roof and roof structure.

Secondary Components

These are components generally added to the primary structural components and are necessary parts of the building, including exterior and interior stairs, windows and window units, doors and door units, interior walls, chimneys, and gutters and downspouts.

Criteria for Classifying Defects for Building Components

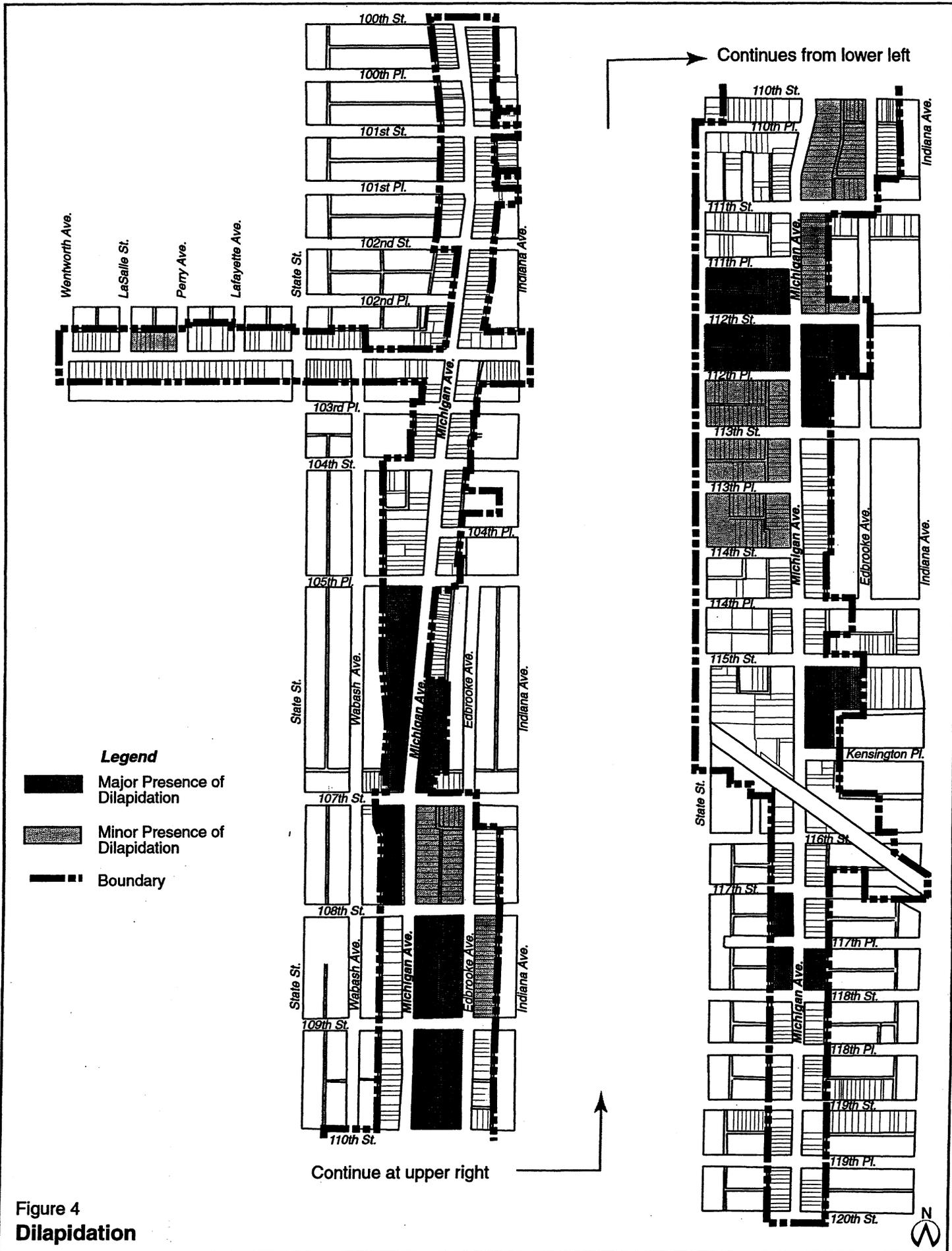
Each primary and secondary component was evaluated separately as a basis for determining the overall condition of individual buildings. This evaluation considered the relative importance of specific components within a building and the effect that deficiencies in components will have on the remainder of the building.

Building Component Classifications

The four categories used in classifying building components and systems and the criteria used in evaluating structural deficiencies are described below:

Sound

Building components that contain no defects, are adequately maintained, and require no treatment outside of normal ongoing maintenance.



Wentworth Ave.

LaSalle St.

Perry Ave.

Lafayette Ave.

State St.

100th St.

100th Pl.

101st St.

101st Pl.

102nd St.

102nd Pl.

103rd Pl.

104th St.

105th Pl.

107th St.

108th St.

109th St.

110th St.

Michigan Ave.

Michigan Ave.

Edbrooke Ave.

Michigan Ave.

Edbrooke Ave.

Indiana Ave.

Indiana Ave.

Indiana Ave.

Continues from lower left

110th St.

110th Pl.

111th St.

111th Pl.

112th St.

112th Pl.

113th St.

113th Pl.

114th St.

114th Pl.

115th St.

116th St.

117th St.

117th Pl.

118th St.

118th Pl.

119th St.

119th Pl.

120th St.

Michigan Ave.

Michigan Ave.

Michigan Ave.

Indiana Ave.

Indiana Ave.

Edbrooke Ave.

Edbrooke Ave.

Indiana Ave.

Kensington Pl.

Continue at upper right



Deficient - Requiring Minor Repair

Building components containing defects (loose or missing material or holes and cracks over a limited area) which often may be corrected through the course of normal maintenance. Minor defects have no real effect on either primary or secondary components and the correction of such defects may be accomplished by the owner or occupants, such as pointing masonry joints over a limited area or replacement of less complicated components. Minor defects are not considered in rating a building as structurally substandard.

Deficient - Requiring Major Repair

Building components which contain major defects over a widespread area and would be difficult to correct through normal maintenance. Buildings in the major deficient category would require replacement or rebuilding of components by people skilled in the building trades.

Critical

Building components that contain major defects (bowing, sagging, or settling to any or all exterior components causing the structure to be out-of-plumb, or broken, loose or missing material and deterioration over a widespread area) so extensive that the cost of repair would be excessive.

Final Building Rating

After completion of the exterior-interior building condition survey, each structure was placed in one of four categories based on the combination of defects found in various primary and secondary building components. Each final rating is described below:

Sound

Sound buildings can be kept in a standard condition with normal maintenance. Buildings so classified have less than one minor defect.

Deficient

Deficient buildings contain defects that collectively are not easily correctable and cannot be accomplished in the course of normal maintenance. The classification of major or minor reflects the degree or extent of defects found during the survey of the building.

Minor

Buildings classified as “deficient - requiring minor repairs” - have more than one minor defect, but less than one major defect.

Major

Buildings classified as “deficient - requiring major repairs” - have at least one major defect in one of the primary components or in the combined secondary components, but less than one critical defect.

Substandard

Structurally substandard buildings contain defects that are so serious and so extensive that the building must be removed. Buildings classified as structurally substandard have two or more major defects.

“Minor deficient” and “major deficient” buildings are considered to be the same as “deteriorating” buildings as referenced in the Act; “substandard” buildings are the same as “dilapidated” buildings. The words “building” and “structure” are presumed to be interchangeable.

Exterior Survey

The conditions of the buildings within the Project Area were determined based on observable components. TPAP conducted an exterior survey of each building within the Project Area to determine its condition. Of the total of 484 buildings:

- 66 buildings were classified as structurally sound;
- 233 buildings were classified as minor deficient (deteriorating);
- 156 buildings were classified as major deficient (deteriorating); and
- 29 buildings were classified as structurally substandard (dilapidated).

Blocks in which 10% or more of the buildings are dilapidated (substandard) are indicated as characterized by the presence of dilapidation to a major extent. Blocks in which less than 10% of the buildings are dilapidated are indicated as characterized by the presence of dilapidation to a limited extent

Conclusion: Structurally substandard buildings (dilapidation) as a factor is present to a major extent in fourteen blocks and to a limited extent in seven blocks.

B. Obsolescence

As defined in the Act, “obsolescence” refers to the condition or process of falling into disuse. Structures have become ill suited for the original use.

In making findings with respect to buildings, it is important to distinguish between functional obsolescence, which relates to the physical utility of a structure, and economic obsolescence, which relates to a property's ability to compete in the market place.

Functional Obsolescence

Historically, structures have been built for specific uses or purposes. The design, location, height, and space arrangement are intended for a specific occupant at a given time. Buildings become obsolete when they contain characteristics or deficiencies which limit their use and marketability after the original use ceases. The characteristics may include loss in value to a property resulting from an inherent deficiency existing from poor design or layout, the improper orientation of the building on its site, etc., which detracts from the overall usefulness or desirability of a property.

Economic Obsolescence

Economic obsolescence is normally a result of adverse conditions which cause some degree of market rejection and, hence, depreciation in market values.

If functionally obsolete properties are not periodically improved or rehabilitated, or economically obsolete properties are not converted to higher and better uses, the income and value of the property erodes over time. This value erosion leads to deferred maintenance, deterioration, and excessive vacancies. These manifestations of obsolescence then begin to have an overall blighting influence on surrounding properties and detract from the economic vitality of the overall area.

Site improvements, including sewer and water lines, public utility lines (gas, electric and telephone), roadways, parking areas, parking structures, sidewalks, curbs and gutters, lighting, etc., may also evidence obsolescence in terms of their relationship to contemporary development standards for such improvements. Factors of obsolescence may include inadequate utility capacities, outdated building designs, etc.

Obsolescence as a factor should be based upon the documented presence and reasonable distribution of buildings and site improvements evidencing such obsolescence.

Obsolete Building Types

Obsolete buildings contain characteristics or deficiencies that limit their long-term sound use or reuse. Obsolescence in such buildings is typically difficult and expensive to correct. Obsolete building types have an adverse affect on nearby and surrounding development and detract from the physical, functional and economic vitality of the area.

Obsolescence is present is a significant number of structures in the Project Area. These structures are characterized by conditions that limit their efficient or economic use according to contemporary standards.

Obsolete buildings include 98 of the 484 buildings located in 53 of the 65 blocks. These include small individual buildings and small strip buildings of limited size and narrow store space and larger, multi-story buildings lacking energy efficient components and outdated mechanical systems. Obsolescence is also evidenced by single purpose buildings, including residential buildings and buildings of limited size converted to or expanded for commercial, institutional or office space.

Obsolete Platting

The entire area contains blocks with narrow parcels with limited depth and ranging in width from 24 to 40 feet. These conditions can deter large scale and consistent development and require assembly of these parcels for potential development sites.

Blocks in which 20% or more of the buildings or sites are obsolete are indicated as characterized by the presence of obsolescence to a major extent. Blocks in which less than 20% of the buildings or sites are obsolete are indicated as characterized by the presence of obsolescence to a limited extent. See Figure 5, Obsolescence.

Conclusion: The analysis indicates that obsolescence is present to a major extent in forty blocks and to a limited extent in thirteen blocks.

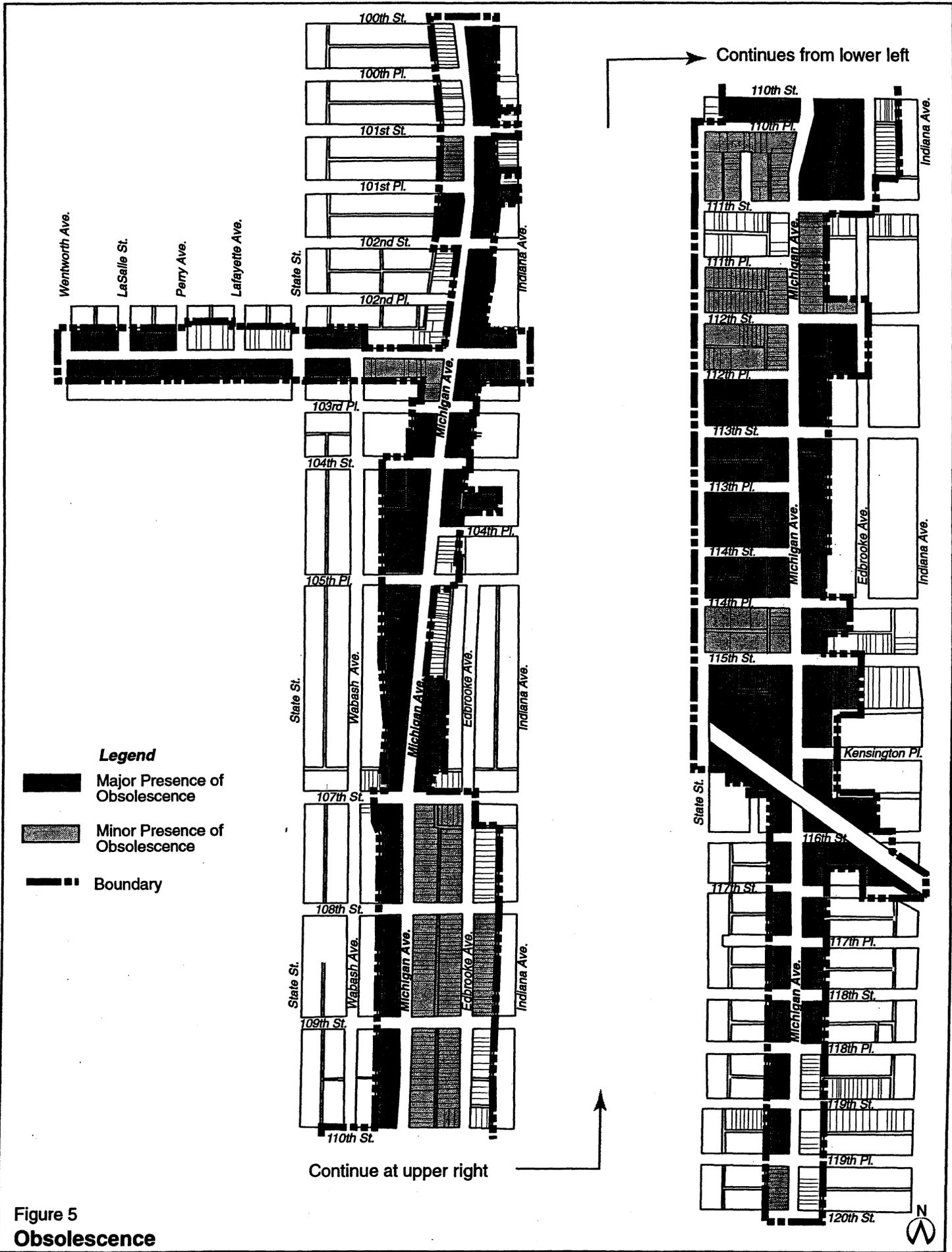


Figure 5
Obsolescence

C. Deterioration

As defined in the Act, "deterioration" refers to, with respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

Based on the definition given by the Act, deterioration refers to any physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair.

- Deterioration may be evident in basically sound buildings containing minor defects, such as lack of painting, loose or missing materials, or holes and cracks over limited areas. This deterioration can be corrected through normal maintenance.
- Deterioration which is not easily correctable and cannot be accomplished in the course of normal maintenance may also be evident in buildings. Such buildings may be classified as minor deficient or major deficient buildings, depending upon the degree or extent of defects. This would include buildings with defects in the secondary building components (e.g., doors, windows, porches, gutters and downspouts, fascia materials, etc.), and defects in primary building components (e.g., foundations, frames, roofs, etc.), respectively.

Deterioration of Alleys, Surface Parking Areas

Of the 65 blocks in the Project Area, 26 contain parking and surface areas which exhibit deteriorated surfaces, weeds and debris. Deteriorated site surface areas include concrete slabs which appear to be left over from previous building sites. Alleys in 21 blocks are either gravel or combination gravel and sand with depressions, weeds and debris filled. Street pavement is deteriorated and irregular along the east and west side curb lanes of Michigan Avenue, from 100th Street to 107th Street. Very poor street and site surface conditions exist along 111th Place.

Deterioration of Buildings

The analysis of building deterioration is based on the survey methodology and criteria described in the preceding section on "Dilapidation." A total of 418, (86%) of the buildings within the Project Area, are classified as deteriorating. As noted in Table 2, building deterioration is present throughout most of the blocks within the Project Area.

Table 2. Summary of Building Deterioration

Block Number	Total Buildings	Sound	Deficient-Minor	Deficient-Major	Sub-standard	Percent Deficient
25-10-310	3		3			100%
25-10-317	1		1			100%
25-10-324	7	2	3	2		71%
25-15-102	5	2	3			60%
25-15-109	2	1	1			50%
25-15-112	4		3	1		100%
25-15-113	1			1		100%
25-15-120	5		1	3	1	100%
25-15-302	24		14	8	2	100%
25-15-310	20	1	8	9	2	95%
25-15-318	24	2	13	6	3	92%
25-15-322	13	1	7	4	1	92%
25-15-323	10	4	5	1		60%
25-15-319	13	3	7	3		77%
25-15-311	19	1	8	9	1	95%
25-15-303	6	1	4	1		83%
25-22-102	18	1	13	2	2	94%
25-22-107	5	1	2	2		80%
25-22-112	18	1	7	8	2	94%
25-22-119	8		3	5		100%
25-22-301	14	2	5	6	1	86%
25-22-304	2			2		100%
25-22-308	7	3	4			57%
25-22-310	2		1	1		100%
25-22-314	4		2	1	1	100%
25-22-319	3		1	2		100%
25-22-321	4		2	2		100%
25-27-101	1	1				0%
25-27-103	1			1		100%
25-10-308	2	1	1			50%
25-10-309	3		2	1		100%
25-10-315	1		1			100%
25-10-316	1			1		100%
25-10-323	7	1	3	3		86%
25-09-430	1		1			100%
25-09-429	1	1				0%
25-09-428	4		2	1	1	100%
25-09-427	3		1	2		100%
25-16-202	12		7	5		100%
25-15-100	1		1			100%
25-15-101	3	2		1		33%
25-15-108	2		2			100%
25-15-111	2			2		100%
25-15-119	14	4	5	3	2	71%
25-15-301	6		3	2	1	100%
25-15-309	7	1	5	1		86%
25-15-317	8	1	5	2		88%
25-15-320	3	1	1		1	67%
25-15-321	7	3	2	2		57%
25-22-100	6	3	3			50%
25-22-101	15	2	8	4	1	87%
25-22-105	9	2	3	3	1	78%

Block Number	Total Buildings	Sound	Deficient-Minor	Deficient-Major	Sub-standard	Percent Deficient
25-22-106	19		9	9	1	100%
25-22-109	25	5	11	8	1	80%
25-22-110	23	2	15	5	1	91%
25-22-111	10		4	6		100%
25-22-118	3	2	1			33%
25-22-300	14	5	4	5		64%
25-22-307	5	2	2	1		60%
25-22-309	3		1	1	1	100%
25-22-313	5		1	2	2	100%
25-22-318	1			1		100%
25-22-320	3		1	2		100%
25-27-100	6		4	2		100%
25-27-102	5	1	3	1		80%
Subtotal	484	66	233	156	29	
	100.0%	13.6%	48.1%	32.2%	6.0%	

Blocks in which 20% or more of the buildings or site improvements are indicated as characterized by deterioration and, provided that at least 10% of all buildings are deteriorating to a major deficient level, indicate the presence of deterioration to a major extent. Blocks in which less than 20% of the buildings or sites show the presence of deterioration and less than 10% of all buildings are deteriorating to a major deficient level, indicate that deterioration is present to a limited extent. See Figure 6, Deterioration

Conclusion: Deterioration is present to a major extent in fifty-one blocks and to a limited extent in fourteen blocks.

D. Presence of Structures Below Minimum Code Standards

As defined in the Act, the "presence of structures below minimum code standards" refers to all structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

As referenced in the definition above, the principal purposes of governmental codes applicable to properties are to require buildings to be constructed in such a way as to sustain safety of loads expected from the type of occupancy; to be safe for occupancy against fire and similar hazards; and/or to establish minimum standards essential for safe and sanitary habitation. Structures below minimum code standards are characterized by defects or deficiencies that threaten health and safety.

Determination of the presence of structures below minimum code standards was based upon visible defects and advanced deterioration of building components from the exterior surveys. Of the total 484 buildings, 185, or 38.2% exhibited advanced deterioration and defects that are below the standards for existing buildings and related codes of the City of Chicago.

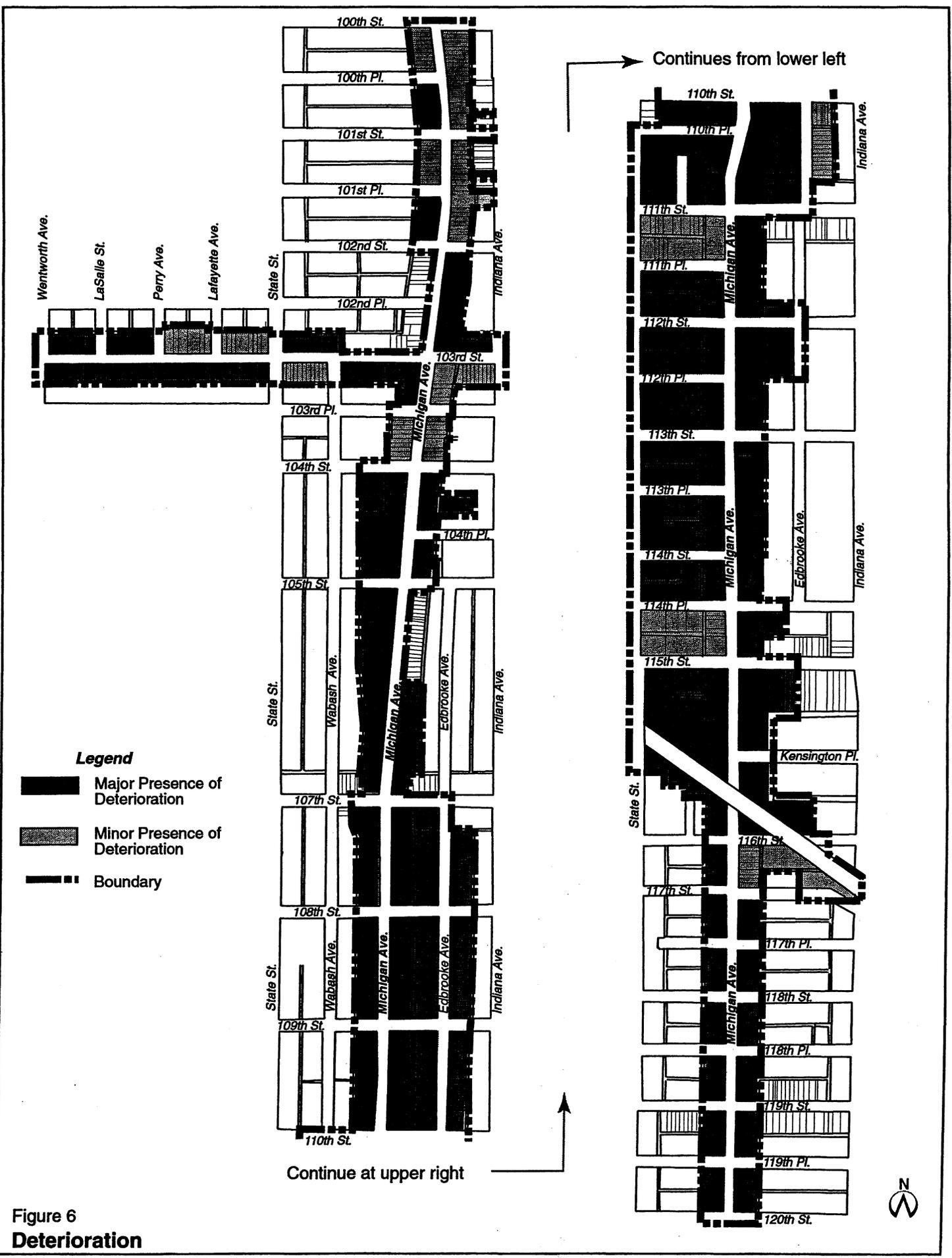


Figure 6
Deterioration

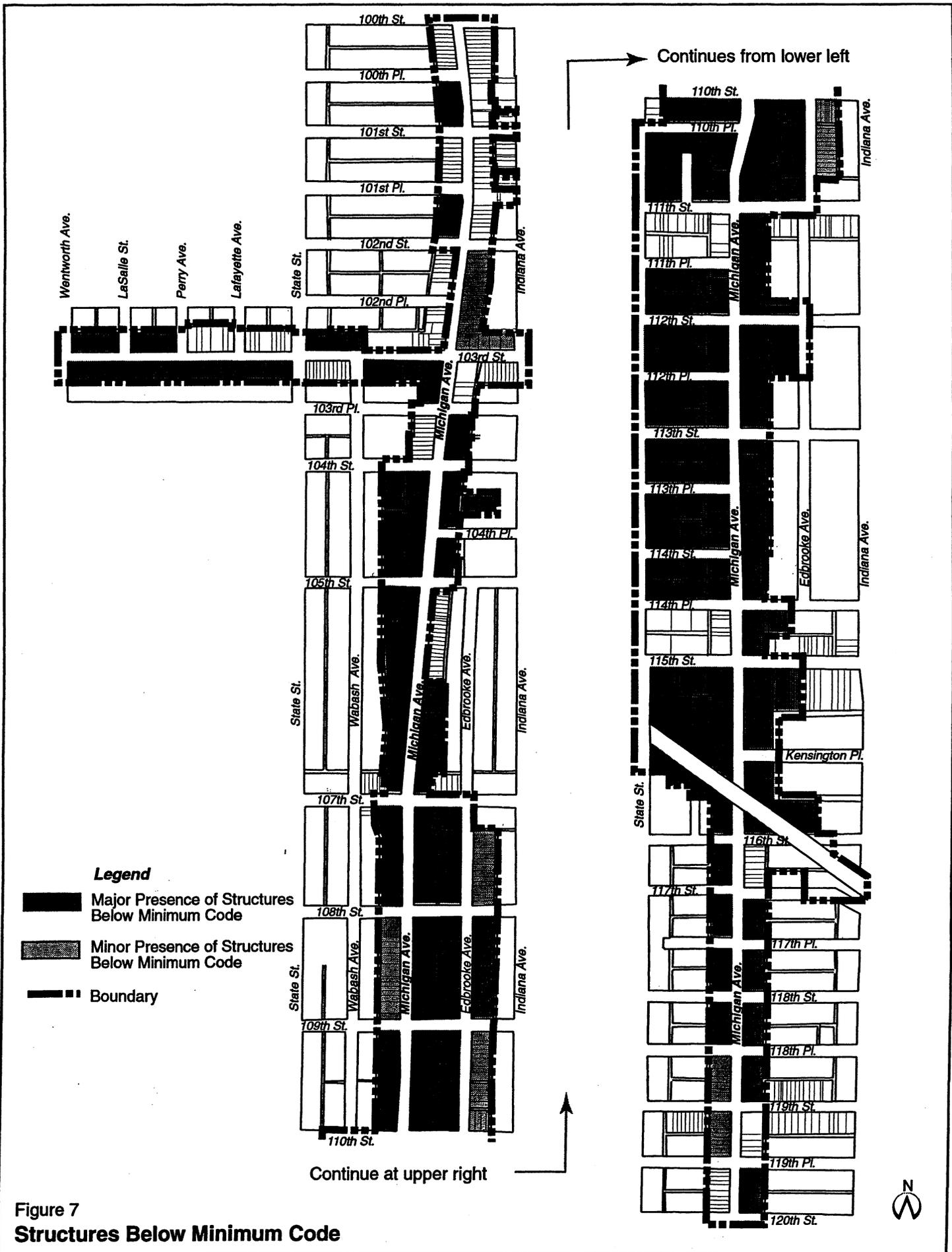


Figure 7
Structures Below Minimum Code

In addition to the exterior survey, building code violations, issued by the City Building Department, were reviewed for the period from January 1993 to January 2001. During this period, the City issued 308 building code violations to 303 separate buildings. The number of buildings with building code violations represents 62.4% of the buildings in the Project Area.

Blocks in which 20% or more of the buildings contain advanced defects are indicated as characterized by the presence of structures below minimum code standards to a major extent. Blocks in which less than 20% of the buildings are below minimum code standards are considered present to a limited extent. See Figure 7, Structures Below Minimum Code Standards.

Conclusion: The factor of structures below minimum code standards is present to a major extent in fourteen blocks and to a limited extent in two blocks.

E. Illegal Use of Individual Structures

As defined in the Act, "illegal use of individual structures" refers to the use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

Conclusion: No condition pertaining to illegal uses of individual structures has been documented as part of the exterior surveys and analyses undertaken within the Project Area.

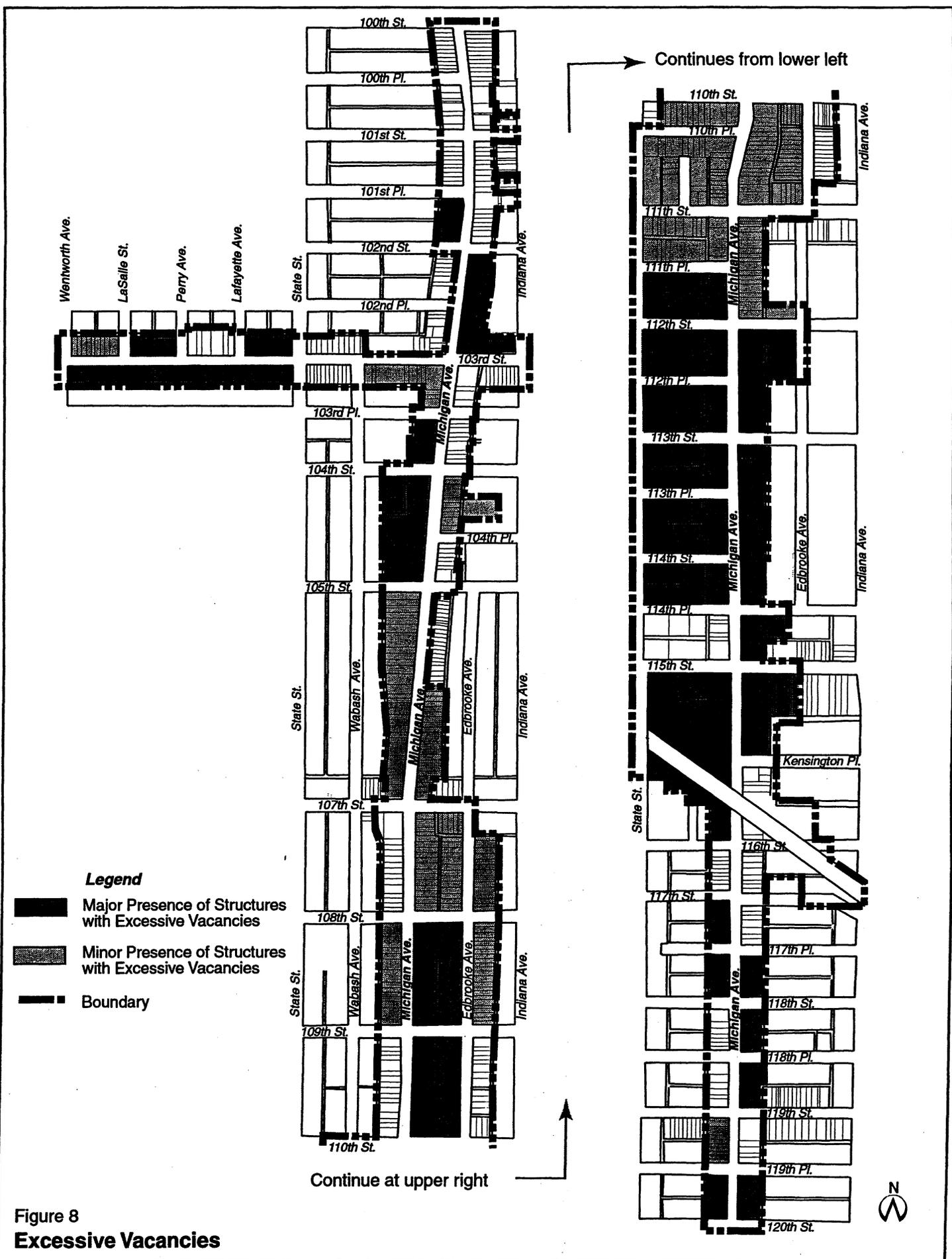
F. Excessive Vacancies

As defined in the Act, "excessive vacancies" refers to the presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

Excessive vacancies as a factor is present throughout most of the blocks within the Project Area. Based on the surveys, a total of 62 buildings were vacant and an additional 44 buildings contained vacant space in either ground floor or upper floor areas. In combination, 106 buildings, or 22% of all buildings are impacted by vacant space.

Blocks in which 20% or more of the buildings are partially or totally vacant are indicated as characterized by the presence of excessive vacancies to a major extent. Blocks with less than 20% of the buildings partially or totally vacant are characterized by the presence of excessive vacancies to a limited extent. See Figure 8, Excessive Vacancies.

Conclusion: Excessive vacancies as a factor is present to a major extent in twenty-seven blocks and to a limited extent in fifteen blocks.



- Legend**
- Major Presence of Structures with Excessive Vacancies
 - Minor Presence of Structures with Excessive Vacancies
 - Boundary

Figure 8
Excessive Vacancies

G. Lack of Ventilation, Light, or Sanitary Facilities

As defined in the Act, lack of ventilation, light, or sanitary facilities refers to the absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence or inadequacy of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities 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.

Conclusion: No condition pertaining to a lack of ventilation, light, or sanitary facilities has been documented as part of the exterior surveys and analyses undertaken within the Project Area.

H. Inadequate Utilities

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

Similar to other areas of the City, existing storm water mains, which are typically combined with storm sewer lines, range from 85 to over 110 years in age. Based on information received from the City there are a number of sewer lines requiring replacement to make the Project Area hydraulically adequate to current standards. The City Sewer Department estimates future improvement costs at \$1,722,000.

The Project Area also contains water supply mains which consist of only 6 inches of cast iron pipe. The Department of Water is phasing out all 6-inch cast iron pipe and replacing them with 8-inch ductile iron mains. Most of the water mains in the Project Area are over 100 years. Projected but un-funded costs to replace the existing 8-, 12-, 16-, 24- and 36-inch mains over the next 22 years is close to \$16,000,000. Figure 9, *Inadequate Utilities* indicates the existing improvements required.

Conclusion: Inadequate utilities, as a factor is present to a major extent throughout the Project Area.

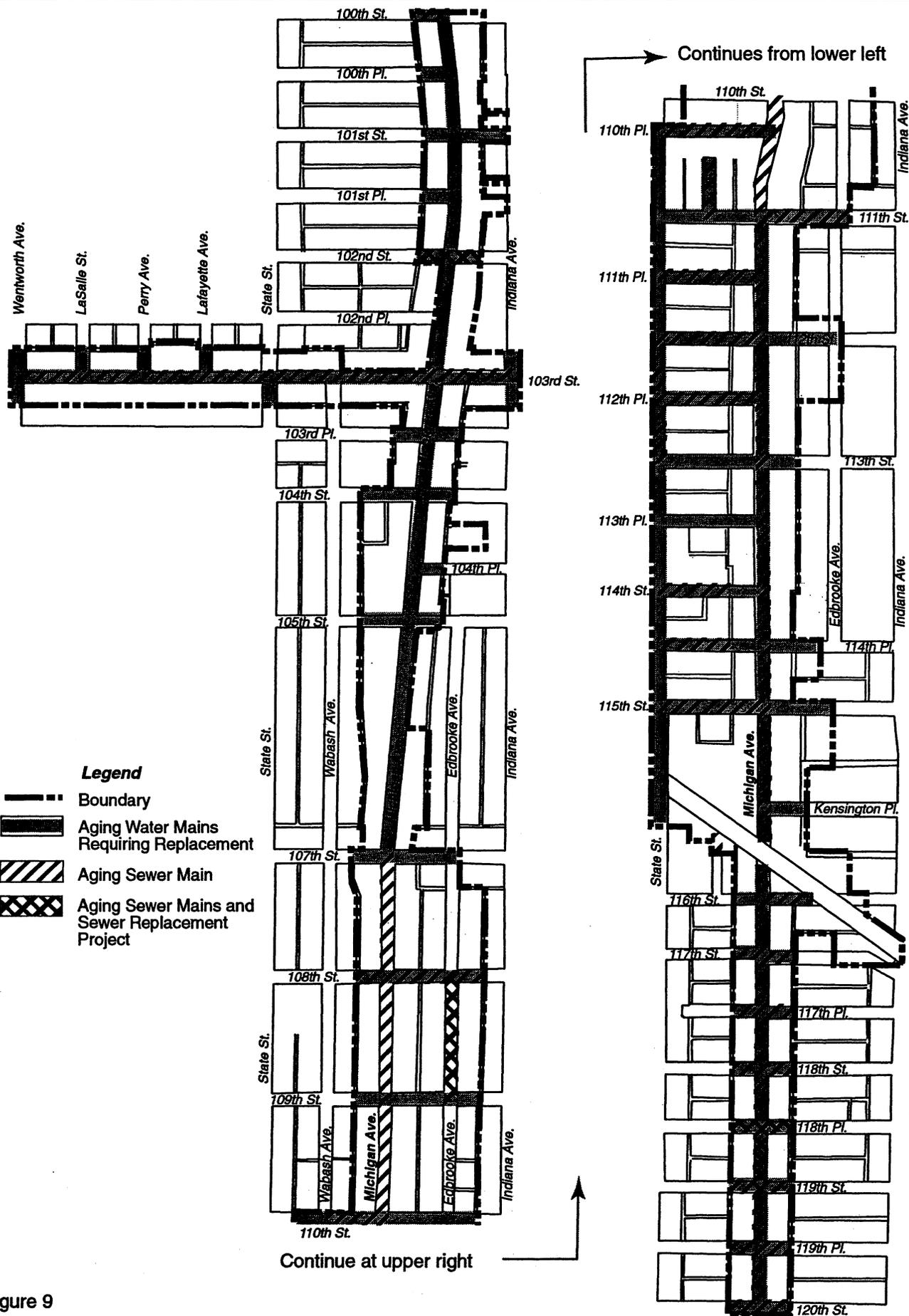


Figure 9
Inadequate Utilities

I. Excessive Land Coverage and Overcrowding of Structures and Community Facilities

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

Excessive land coverage and overcrowding of structures and community facilities is present within the Project Area. Blocks where buildings cover most or all of the parcels upon which they are situated include both commercial and larger residential buildings. The properties affected do not contain adequate front, rear and side yards, off-street parking space, and loading and service areas. Specifically, there is no on-site provision for off-street parking, loading, and service.

Blocks in which 20% or more of the sites or land area are impacted by excessive land coverage are indicated as characterized by the presence of excessive land coverage to a major extent. Blocks in which less than 20% of the sites or land area indicates excessive land coverage are indicated as characterized by the presence of excessive land coverage to a limited extent. See Figure 10, Excessive Land Coverage/Overcrowding of Structures and Community Facilities.

Conclusion: Excessive land coverage and overcrowding of structures and community facilities is present to a major extent in eighteen blocks and to a limited extent in four blocks within the Project Area.

J. Deleterious Land Use or Layout

As defined in the Act, "deleterious land-use or layout refers to the existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area. Deleterious layout includes evidence of improper or obsolete platting of the land, inadequate street layout, and parcels of inadequate size or shape to meet contemporary development standards. It also includes evidence of improper layout of buildings on parcels and in relation to other buildings.

Incompatible Uses

Most of the blocks are impacted by incompatible and inappropriate uses. A conflicting mixture of uses within buildings is prevalent along both the Michigan Avenue and 103rd Street corridors. Low-density residential uses are inappropriately located in predominantly commercial areas with more intensive traffic patterns.

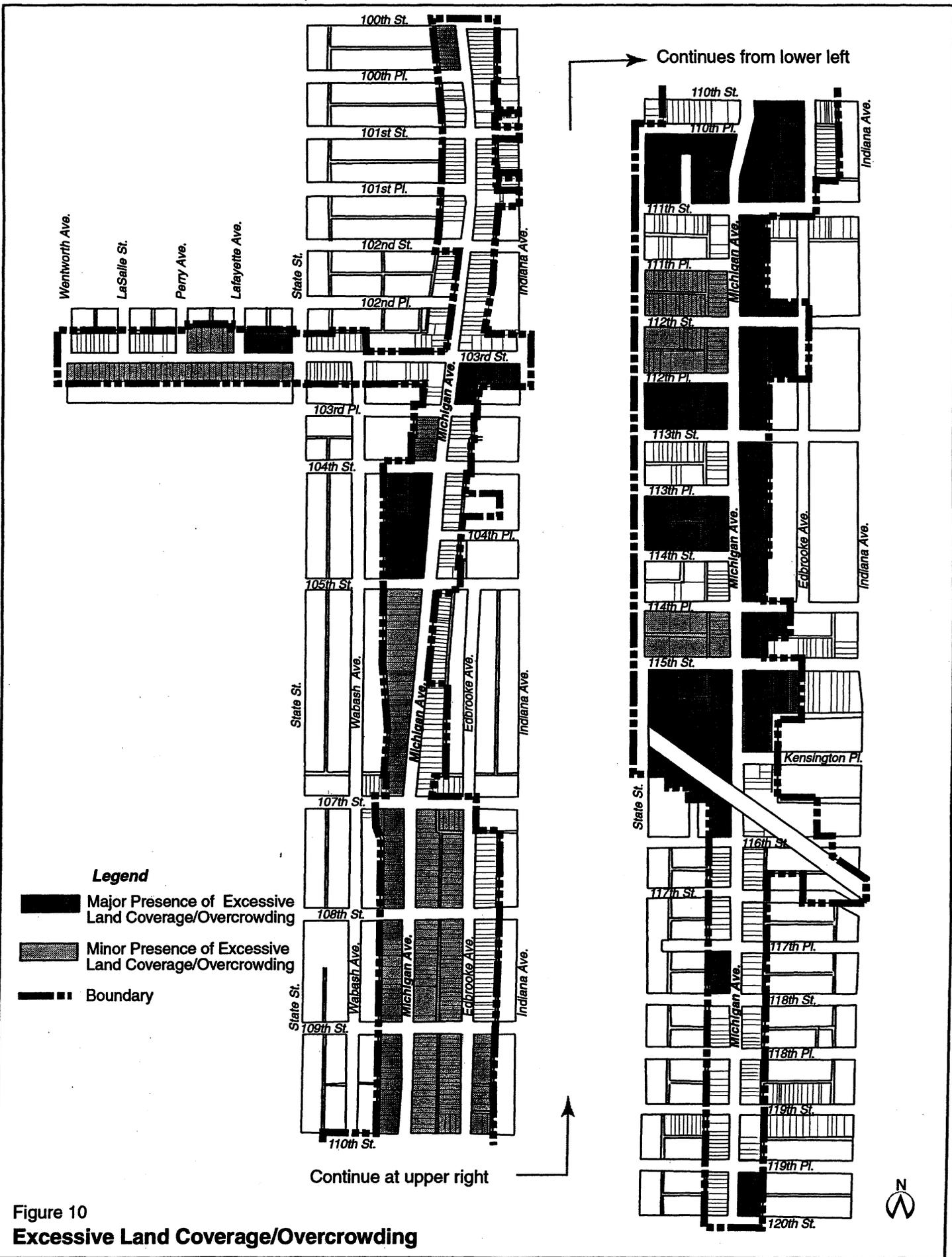


Figure 10
Excessive Land Coverage/Overcrowding

Improper Platting/Layout

Improper layout is evidenced by blocks and parcels with total building coverage, narrow and irregularly shaped parcels, and parcels under multiple ownership. This type of improper platting is a significant deterrent in property assembly and site improvements. Many small vacant buildings on narrow lots are scattered throughout the area as a result of these conditions. Most blocks along Michigan Avenue and 103rd, 111th and 115th Street contain narrow and irregularly shaped parcels of limited depth and width for proper commercial development by current standards and requirements.

Blocks in which 20% or more of all properties indicate deleterious land use or layout are indicated as characterized by the presence of deleterious land use or layout to a major extent. Blocks in which less than 20% of the properties indicate deleterious land use or layout are indicated as characterized by the presence of deleterious land use or layout to a limited extent. See Figure 11, Deleterious Land-use or Layout.

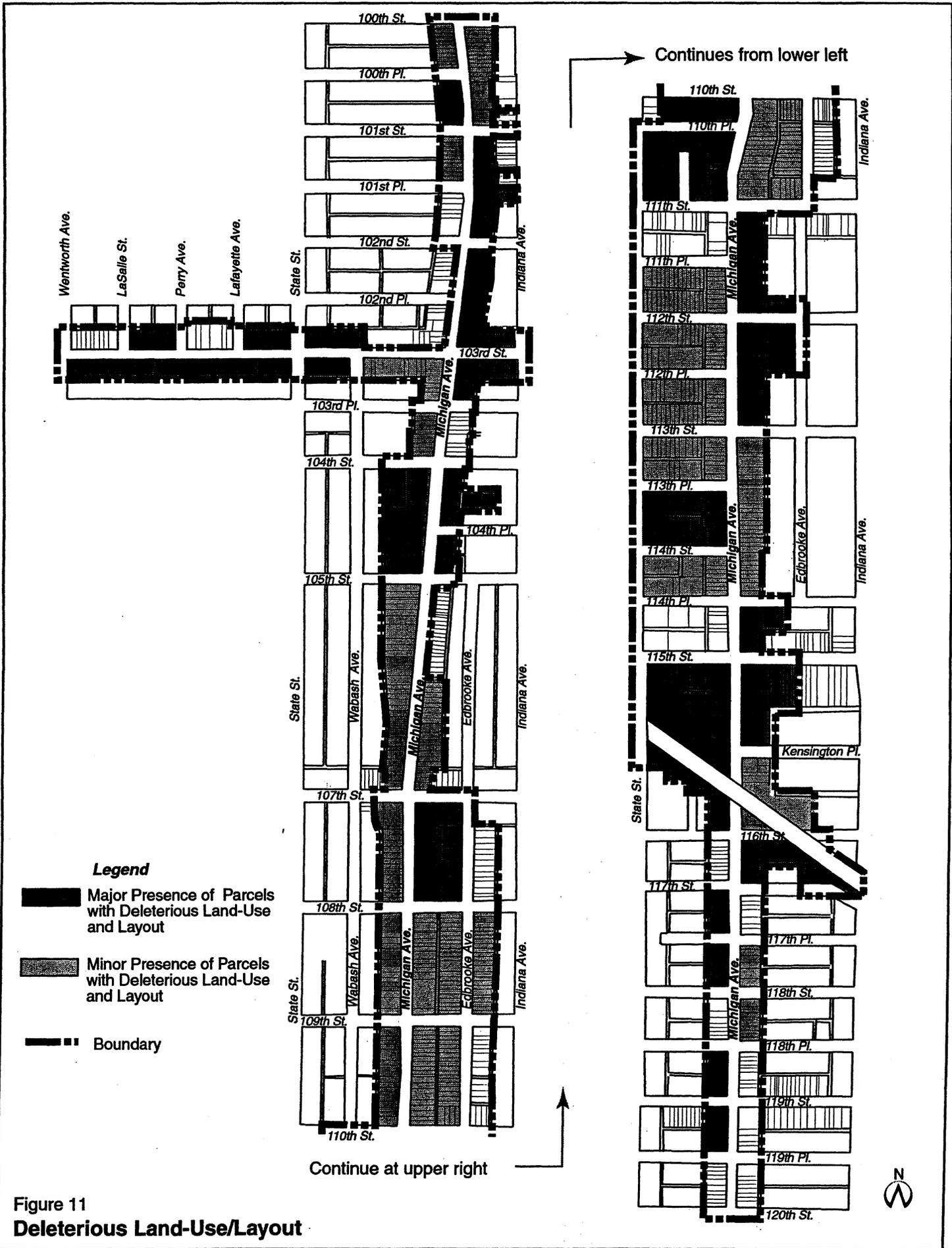
Conclusion: The factor of deleterious land-use or layout is present to a major extent in twenty-seven blocks and to a limited extent in twenty-two blocks.

K. Lack of Community Planning

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

The Project Area initially developed in the early 20th century as an extension of the industrial development in the southeast part of the city and experienced its most rapid growth in the 1920s and 1940s. Original block and parcel configuration, land uses and standards for development predated auto-oriented standards. Limited lot sizes, placement of buildings with total lot coverage, and lack of provisions for off-street parking, loading and service, occurred prior to the development of any community plan or guidelines for the overall neighborhood area development.

Conclusion: Lack of community planning as a factor is present to a major extent in the Project Area.



L. Environmental Remediation

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

Conclusion: The factor of environmental remediation was not investigated for the purposes of this report.

M. Declining or Lagging Equalized Assessed Valuation

As defined in the Act, a "declining or lagging equalized assessed valuation" means that the total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years for which information is available.

Over the period from 1994 to 1999, the growth rate of the total equalized assessed valuation (EAV) of the Project Area has lagged behind that of the balance of the City of Chicago in four of these years, (1994/1995, 1995/1996 and 1998/1999). For each of these same three years, the rate of growth of the Project Area's total EAV was less than the Consumer Price Index for All Urban Consumers (CPI-U) for the United States.¹ These figures are shown in Table 3 below.

Table 3. Percent Change in Annual Equalized Assessed Valuation (EAV) and Increase in Consumer Price Index All-Urban Consumers (CPI-U), Years 1994-1999

	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
<i>Project Area</i>	-1.19%	-2.23%	9.99%	-0.32%	3.70%
<i>City of Chicago (balance of)</i>	0.97%	1.27%	8.40%	1.77%	4.17%
<i>CPI-U, United States</i>	2.50%*	3.30%*	1.70%*	1.60%*	2.70%*

*This figure is the increase in the Consumer Price Index for All-Urban Consumers, All-Items, for the year ending in December of year 2 (e.g. percent change in CPI-U from December 1993 to December 1994). Source: Department of Labor, Bureau of Labor Statistics.

Conclusion: Declining or Lagging Equalized Assessed Valuation as a factor is present to a major extent in the Project Area

¹ The Consumer Price Index (CPI) is a measure of the average change over time in the prices paid by urban consumers for a fixed market basket of consumer goods and services. The broadest, most comprehensive CPI is the "CPI for All Urban Consumers for the U.S. City Average for All Items, 1982-84=100" (CPI-U) and is based on the expenditures reported by almost all urban residents and represents about 80% of the total U.S. population. The CPI data are also published for metropolitan areas which measure how much prices have changed over time for a given area. The CPI is the most widely used measure of price change for application in escalation agreements for payments such as rental contracts, collective bargaining agreements, alimony, child support payments, etc.

III. DETERMINATION OF PROJECT AREA ELIGIBILITY

The Project Area meets the requirements of the Act for designation as a “blighted area.” There is a reasonable presence and distribution of ten of the thirteen factors required under the Act for improved areas. These include:

1. Dilapidation -- limited presence
2. Obsolescence -- major presence
3. Deterioration -- major presence
4. Structures below minimum code -- major presence
5. Excessive vacancies -- major presence
6. Inadequate utilities—major presence
7. Excessive land coverage and overcrowding of structures and community facilities -- limited presence
8. Deleterious land-use or layout -- major presence
9. Lack of community planning -- major presence
10. Declining or lagging rate of growth of total equalized assessed valuation--major presence

The summary of blighting factors within the Project Area is documented on a block-by-block basis in Table 4 and illustrated in Figure 12.

The eligibility findings presented in this report indicate that the Project Area is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well-being of the City. The Project Area contains properties and buildings of various sizes and design that are advancing in obsolescence and deterioration and decline of physical condition. Existing vacancies, insufficient off street parking, loading and service areas in addition to other blighting factors as identified above, indicate that the Project Area as a whole has not been subject to growth and development through investment by private enterprise, and would not reasonably be anticipated to be restored to full active redevelopment without public action.

Table 4. Distribution of Blighted Area Factors

Block No.	Dilapidation	Obsolescence	Deterioration	Illegal Use	Struct. below code	Excess. Vacancies	Overcrowding / Excess. land cover.	Lack of Light, Vent.	Inadequate Utilities	Deliterious land use	Environmental Remediation	Declining/Lagging Assessed Value	Lack of Community Planning	Number of Factors Present
25-10-310		●	○						●	●		●	●	6
25-10-317		●	○						●	●		●	●	6
25-10-324		●	●		○	●			●	●		●	●	8
25-15-102		●	○				●		●	●		●	●	7
25-15-109		●	○						●	●		●	●	5
25-15-112		●	●		●	○	○		●	●		●	●	9
25-15-113			●		●	○			●	●		●	●	6
25-15-120	●	●	●		●	○			●	○		●	●	9
25-15-302	○	○	●		●	○	○		●	●		●	●	10
25-15-310	●	○	●		●	●	○		●	○		●	●	10
25-15-318	●	○	●		●	●	○		●	○		●	●	10
25-15-322	○	●	●		●	○	●		●	○		●	●	10
25-15-323			○		○				●			●	●	5
25-15-319			●		○				●			●	●	5
25-15-311	○	○	●		●	○			●	○		●	●	9
25-15-303			●		○	○			●			●	●	6
25-22-102	○	○	●		●	○	●		●	●		●	●	10
25-22-107		●	●		●	●	●		●	●		●	●	9
25-22-112	●	●	●		●	●	●		●	○		●	●	10
25-22-119		●	●		●	●	●		●	●		●	●	9
25-22-301	●	●	●		●	●	●		●	●		●	●	10
25-22-304		●	●		●				●	○		●	●	7
25-22-308		●	○						●	●		●	●	6
25-22-310		●	●		●				●			●	●	6
25-22-314	●	●	●		●	●			●	○		●	●	9
25-22-319		●	●		●	●			●	○		●	●	8
25-22-321			●		●	●			●			●	●	6
25-27-101			●						●			●	●	4
25-27-103			●		●	●	●		●			●	●	7
25-10-308			○				○		●	○		●	●	6
25-10-309			●		●				●	●		●	●	6
25-10-315		○	○						●	○		●	●	6
25-10-316		●	●		●	●			●			●	●	7
25-10-323		●	●		●				●	●		●	●	7
25-09-430			○			●	●		●	●		●	●	7
25-09-429			○				○		●			●	●	5
25-09-428	●	●	●		●	●			●	●		●	●	9
25-09-427		●	●		●	○			●			●	●	7
25-16-202		●	●		●	●	○		●	●		●	●	9
25-15-100		○	○						●	●		●	●	6

● = Major Presence
○ = Minor Presence

Table 4. Distribution of Blighted Area Factors

Block No.	<i>Dilapidation</i>	<i>Obsolescence</i>	<i>Deterioration</i>	<i>Illegal Use</i>	<i>Struct. below code</i>	<i>Excess. Vacancies</i>	<i>Overcrowding / Excess. land cover.</i>	<i>Lack of Light, Vent.</i>	<i>Inadequate Utilities</i>	<i>Deliterious land use</i>	<i>Environmental Remediation</i>	<i>Declining/Lagging Assessed Value</i>	<i>Lack of Community Planning</i>	<i>Number of Factors Present</i>
25-15-101		●	●		●	○			●	○		●	●	8
25-15-108		○	○			●	○		●	○		●	●	8
25-15-111		●	●		●	●	●		●	●		●	●	9
25-15-119	●	●	●		●	○	○		●	○		●	●	10
25-15-301	●	●	●		●		○		●	○		●	●	9
25-15-309		●	●		○	○	○		●	○		●	●	9
25-15-317		●	●		●		○		●	○		●	●	8
25-15-320	●	●	●		●	○			●	●		●	●	9
25-15-321		○	●		●	○	●		●	●		●	●	9
25-22-100			○			○			●			●	●	5
25-22-101	●	○	●		●	●	○		●	○		●	●	10
25-22-105	●	○	●		●	●	○		●	○		●	●	10
25-22-106	○	●	●		●	●	●		●	○		●	●	10
25-22-109	○	●	●		●	●			●	○		●	●	9
25-22-110	○	●	●		●	●	●		●	●		●	●	10
25-22-111		●	●		●	●			●	○		●	●	8
25-22-118		○	○				○		●			●	●	6
25-22-300		●	●		●	●	●		●	●		●	●	9
25-22-307		●	●		●				●			●	●	6
25-22-309	●	●	●		●	●			●	●		●	●	9
25-22-313	●	●	●		●	●	●		●	●		●	●	10
25-22-318		●	●		●				●			●	●	6
25-22-320		●	●		○	○			●	●		●	●	7
25-27-100		●	●		○	○			●	●		●	●	8
25-27-102		○	●			●			●			●	●	6

● = Major Presence
○ = Minor Presence

EXHIBIT V:

Roseland-Michigan Avenue Redevelopment Project Area Tax Increment Financing Housing Impact Study

**ROSELAND-MICHIGAN AVENUE
REDEVELOPMENT PROJECT AREA
TAX INCREMENT FINANCING**

HOUSING IMPACT STUDY

City of Chicago, Illinois
Richard M. Daley, Mayor

Prepared by:
Trkla, Pettigrew, Allen & Payne, Inc.
American Marketing Services
July 3, 2001

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INTRODUCTION

The purpose of this report is to summarize the findings of a housing impact study as set forth in the Tax Increment Allocation Redevelopment Act (the "Act"). The Act is found in Illinois Compiled Statutes, Chapter 65, Act 5, Section 11-74.4-1 *et. seq.*, as amended. The 175.7-acre Redevelopment Project Area is located within the Roseland and West Pullman Community Areas of the City of Chicago (the "City") and generally includes the Michigan Avenue frontage bounded by 100th Street on the north and 120th Street Avenue on the south; 103rd Street frontage from Wentworth Avenue on the west to Indiana Avenue on the east; and also includes the area from 110th Street to the Metra Rail Line from State Street to the aforementioned Michigan Avenue frontage. This area is subsequently referred to as the Roseland-Michigan Avenue Tax Increment Financing Redevelopment Project Area (the "Project Area"). The Redevelopment Project Area boundary is shown in Figure 1.

As set forth in the Act, if the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and the City is unable to certify that no displacement of residents will occur, the municipality shall prepare a housing impact study and incorporate the study in the separate feasibility report required by subsection (a) of Section 11-74.4-5 (sic) [Section 11.74-4-4.1], which for the purposes hereof shall also be the "Roseland-Michigan Avenue Tax Increment Financing Redevelopment Project and Plan."

As of April 5, 2001, the Project Area contains an estimated 353 inhabited residential units located throughout the Project Area. The "Roseland-Michigan Avenue Tax Increment Financing Redevelopment Project and Plan," (the "Redevelopment Plan") as described in a separate report that incorporates this document by reference, provides for new development and redevelopment. One of the goals of the Redevelopment Plan is to maintain sound existing housing where appropriate. However, new development and redevelopment by the private sector are likely to result in the displacement of residents from 10 or more inhabited residential units. Therefore, a housing impact study is required. As set forth in the Act:

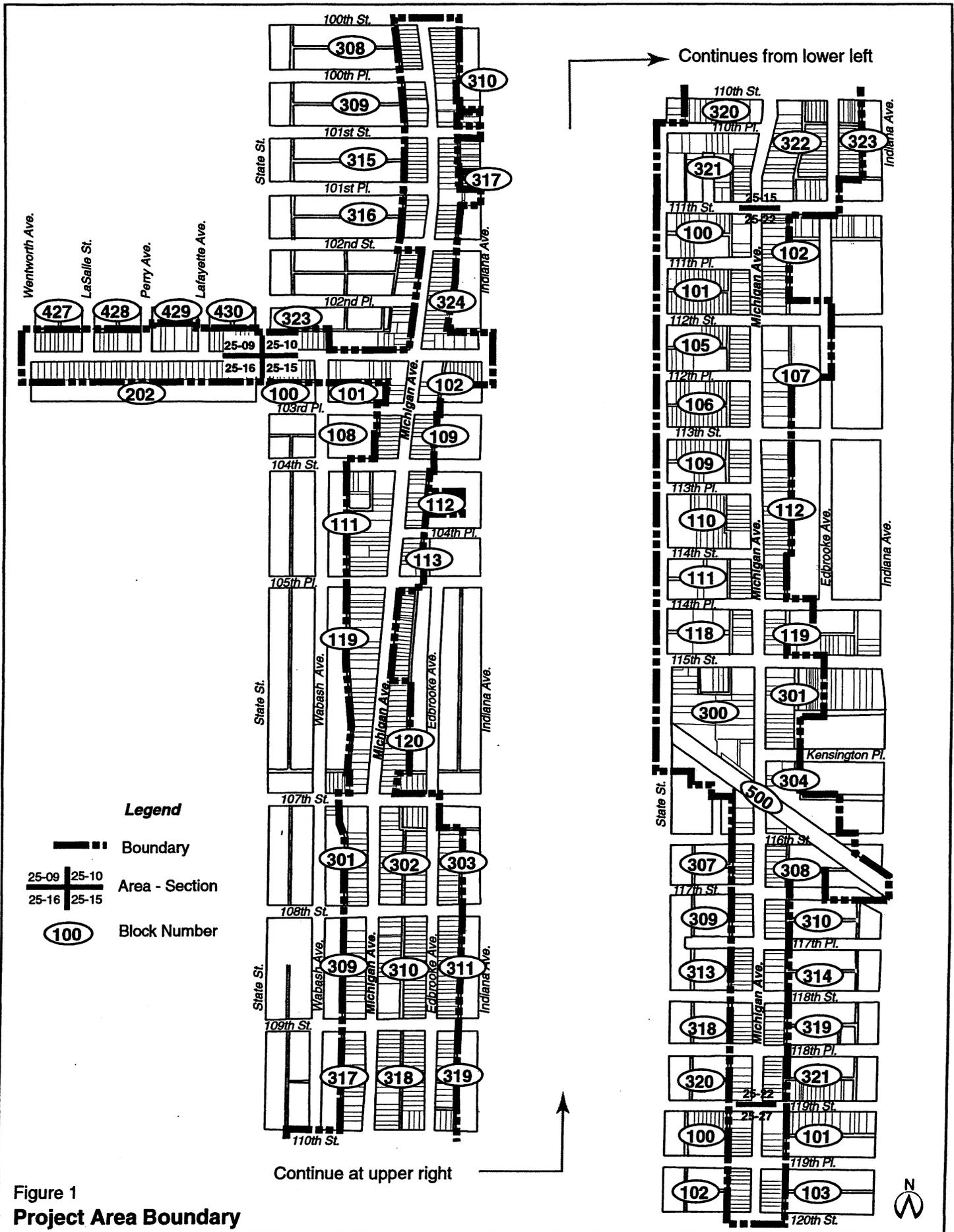
Part I of the housing impact study shall include:

- (i) data as to whether the residential units are single family or multi-family units;
- (ii) the number and type of rooms within the units, if that information is available;
- (iii) whether the units are inhabited or uninhabited, as determined not less than 45 days before the date that the ordinance or resolution required by subsection (a) of Section 11-74.4-5 of the Act is passed; and
- (iv) data as to the racial and ethnic composition of the residents in the inhabited residential units, which data requirement shall be deemed to be fully satisfied if based on data from the most recent federal census.

Part II of the housing impact study identifies the inhabited residential units in the proposed redevelopment project area that are to be or may be removed. If inhabited residential units are to be removed, then the housing impact study shall identify:

- (i) the number and location of those units that will or may be removed;

- (ii) the municipality's plans for relocation assistance for those residents in the proposed redevelopment project area whose residences are to be removed;
- (iii) the availability of replacement housing for those residents whose residences are to be removed, and identify the type, location, and cost of the replacement housing;
and
- (iv) the type and extent of relocation assistance to be provided.



PART I

As required by the Act, Part I of this Housing Impact Study includes data as to the 1) type of residential units; 2) type of rooms within residential units; 3) number of inhabited units; and 4) race and ethnicity composition for all residential units within the Project Area. For purposes of this study, 1990 United States Census data and estimates for the year 2000 were utilized. 1990 United States Census data and 2000 estimates provided by Claritas Data Services. Claritas Data Services is one of the nation's leading providers of demographic information. The 1990 Census is the most recent federal census for which housing and race & ethnicity data were available at the time of the study. Year 2000 estimates, which are derived from 1990 Census data, have been used, when available, to reflect a closer snapshot of data for the Project Area.

A. Number and Type of Residential Units

The number and type of residential units within the Project Area was documented during a field survey conducted by American Marketing Services ("AMS") on April 5, 2001. Land use and building conditions were also surveyed by TPAP and documented in greater detail in the *Roseland-Michigan Avenue Redevelopment Project Area Tax Increment Financing Eligibility Study*, (the "Eligibility Study"). As a result of these surveys, AMS found that the Project Area contains 384 residential units. Included among these 384 residential units are 146 single-family homes, 156 multi-family units, and 82 mixed-use units. The distribution of these units by building type is shown in Table 1.

Table 1. Project Area Residential Units, by Building Type

<i>Building Type</i>	<i>Total Units</i>
Single-Family	146
Two-Flat	74
Three-Flat	24
Multi-Family (4+ Units)	58
Mixed-Use	82
Total	384

Source: American Marketing Services, Inc. and Trkla, Pettigrew, Allen & Payne, Inc.

B. Number and Type of Rooms within Units

To determine the number and type of rooms within units for the Project Area, AMS analyzed 1990 Census and 2000 estimates for housing characteristics. Specifically, data for the Project Area was determined by the combined distribution for 12 Census block groups, which either partially or entirely fall within the boundaries of the Project Area.¹ The 1990 percentage of residential units by number of bedrooms was applied to the actual 384 residential units found in the Project Area. The resulting estimated distribution by number of bedrooms for the Project Area is shown in Table 2.

¹ The 12-Census Block Groups include: Tract 4908, block groups 5 and 6; tract 4909, block groups 6, 7 and 8; tract 4914, block groups 3, 4, and 5; tract 5301, block groups 2, 3 and 4; and tract 5306, block group 3.

Table 2. Project Area Residential Units, Number of Bedrooms

Number of Bedrooms	Project Area % 1990 Census	Project Area Est. No. of Units
0 Bedrooms	2.9%	11
1 Bedroom	12.7%	49
2 Bedrooms	33.1%	127
3 Bedrooms	34.2%	131
4 Bedrooms	8.5%	33
5+ Bedrooms	8.5%	33
Total	100.0%	384

Source: 1990 United States Census, Claritas Data Services, American Marketing Services, Inc.

C. Number of Inhabited Units

Based on a field survey conducted on April 5, 2001, the Project Area contains 384 residential units, which includes 353 inhabited units and 31 vacant units. This represents a vacancy rate of 8.1%. The distribution of inhabited residential units by unit type is shown in Table 3. April 5, 2001 is a date not less than 45 days prior to the date that the resolution (to set the public hearing date) required by subsection (a) of Section 11-74.4-5 of the Act is or will be passed.

Table 3. Project Area Inhabited Residential Units

Building Type	Total Units	Inhabited	Vacant
Single-Family	146	136	10
Multi-Family	156	141	15
Mixed-use	82	76	6
Total	384	353	31

Source: American Marketing Services, Inc. and Trkla, Pettigrew, Allen & Payne, Inc.

D. Race and Ethnicity of Residents

As required by the Act, an estimate has been made of the racial and ethnic composition of the Project Area population. Census data from 1990 and estimates for the year 2000 were obtained for 12 Census block groups that partially or entirely fall within the Project Area. The estimated number of residents within the Project Area was determined by multiplying the estimated 2000 average household size for the 12 Census block groups by the number of inhabited residential units in the Project, as shown in Table 4.

Table 4. Estimate of Project Area Population, by Building Type

	Number of Inhabited Units	Estimated 2000 Average HH Size (Persons per unit)	Estimated Number of Residents
Single-Family	136	3.68	500
Multi-Family	141	3.68	519
Mixed Use	<u>76</u>	3.68	<u>280</u>
Total	353		1,299

Source: 1990 United States Census, Claritas Data Services, American Marketing Services, Inc.

The year 2000 population estimates for the 12 Census block groups, broken down by race and ethnicity, were used to determine the percentages for race and ethnicity. Then, the estimated number of residents in the Project Area was multiplied by the estimated Year 2000 block group percentages for race and ethnicity. This yields the estimated number of residents by race and ethnicity as shown in Table 5.

Table 5. Race and Ethnic Composition, Project Area

Race	2000 Est. Population	2000 Est. Percentage	Project Area Est. Population
White	649	5.9%	77
Black	10,363	93.9%	1,220
American Indian, Eskimo, Aleut	11	0.1%	1
Asian or Pacific Islander	<u>13</u>	<u>0.1%</u>	<u>1</u>
Total	11,036	100.0%	1,299
Ethnicity	2000 Est. Population	2000 Est. Percentage	Project Area Est. Population
Not of Hispanic Origin	10,070	91.2%	1,185
Hispanic Origin	<u>966</u>	<u>8.8%</u>	<u>114</u>
Total	11,036	100.0%	1,299

Source: 1990 United States Census, Claritas Data Services, American Marketing Services, Inc.

PART II

A. Number and Location of Inhabited Units to be Removed

Based on a field survey conducted April 5, 2001, the Project Area contains 384 residential units including 146 units in single-family buildings, 156 units in multi-family buildings and 82 units above commercial or institutional use buildings (i.e. mixed-use buildings). Of the 384 residential units, 353 units are inhabited. The Redevelopment Plan calls for new development and redevelopment of commercial, residential and institutional uses throughout the Project Area. Improvement projects supported by the Redevelopment Plan include the rehabilitation and reuse of existing sound residential and commercial buildings; new commercial development or redevelopment; new residential infill development; creation and enhancement of open space and the provision of new community facilities and amenities. Because the Project Area includes a number of inhabited residential units that may be impacted by implementation of this Redevelopment Plan, information is provided regarding this Redevelopment Plan's potential impact on housing.

An acquisition plan or map has not been prepared as part of the Redevelopment Plan. As part of the future Land Use Plan, presented in more detail in the Redevelopment Plan, several key opportunity sites have been identified as potential sites for residential and commercial development and redevelopment. Since no specific developers or development projects have been identified within the Project Area, potential displacement of inhabited residential units has been determined based on three criteria. These criteria include: 1) any properties that have been identified for acquisition in a previously adopted underlying redevelopment area plan; 2) any properties with buildings that are classified as dilapidated; and 3) any properties that may be subject to removal due to a change in land use. Findings for each criteria is summarized below:

1. By adoption of the *Roseland-Michigan Avenue Redevelopment Plan, Amendment No. 1 to the Redevelopment Plan* dated July 13, 1999 ("Underlying Redevelopment Area Plan"), the City has established authority to acquire and assemble property. Such acquisition and assembly under that authority is consistent with this Redevelopment Plan. Nothing in this Redevelopment Plan shall be deemed to limit or adversely affect the authority of the City under the Underlying Redevelopment Area Plan to acquire and assemble property. Accordingly, incremental property taxes from the Project Area may be used to fund the acquisition and assembly of property by the City under the authority of the Underlying Redevelopment Area Plan within the Project Area.

There are a total of 272 parcels currently identified for acquisition under the Underlying Redevelopment Area Plan, of which 36 are inhabited residential units. Implementation of the Redevelopment Plan and/or implementation of the acquisition plan may result in the displacement of these 36 inhabited residential units. The acquisition map and the corresponding list of acquisition parcels identified on the Underlying Redevelopment Area Plan is included as an Appendix to this Housing Impact Study.

2. Dilapidation as defined in the Act refers to an advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major

repair is required or the defects are so serious and so extensive that the buildings must be removed. Based on surveys conducted by Trkla, Pettigrew, Allen & Payne, Inc. for this Project Area, 29 of the 484 buildings in the Project Area were classified as dilapidated. Of these 29 buildings, a total of 5 inhabited residential units were found including 3 single-family units and 2 units in a two-flat building.

3. The *Land Use Plan*, presented in Section V.B of the Redevelopment Plan, identifies the future land uses to be in effect upon adoption of this Redevelopment Plan. When compared to the *Generalized Existing Land Use Map* included as part of the Eligibility Study, certain parcels of property currently containing residential uses may be subject to change in land use under the Redevelopment Plan. If public or private redevelopment occurs as a result of the Redevelopment Plan, displacement of a limited number of inhabited residential properties may result. Properties that may be subject to change due to redevelopment efforts could result in the displacement of 43 inhabited residential units in 21 buildings.

Of these 43 residential units, three units are previously counted under the first criteria for parcels which have been identified for acquisition on an Underlying Redevelopment Area Plan. These three units include one unit in a mixed-use building and two units in a two-flat building.

Based on the three criteria above, it is estimated that a total of 81 units may be displaced over the 23-year life of the TIF. Figure 2 identifies the location of the parcels with inhabited residential units that may be displaced. The Property Index Number (PIN) for each of the parcels with inhabited residential units that may be displaced is listed in Table 6.

B. Relocation Plan

The City's plans for relocation assistance for those qualified residents in the proposed Project Area whose residences are to be removed shall be consistent with the requirements set forth in Section 11-74.4-3(n)(7) of the Act. The terms and conditions of such assistance are described in subpart D below. No specific relocation plan has been prepared by the City as of the date of this report because no redevelopment project has been approved by the City. Until such a redevelopment project is approved, there is no certainty that any removal of residences will actually occur.

C. Replacement Housing

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

Based on the nature of redevelopment that could occur in the Project Area it may be possible to locate replacement units both inside and outside of the Project Area. Under the potential redevelopment scenarios involving the redevelopment or rehabilitation of the existing residential uses within the Project Area, it is possible that rehabilitation could be staged to limit or prevent displacement of households and the need to provide for affordable replacement units within the Project Area.

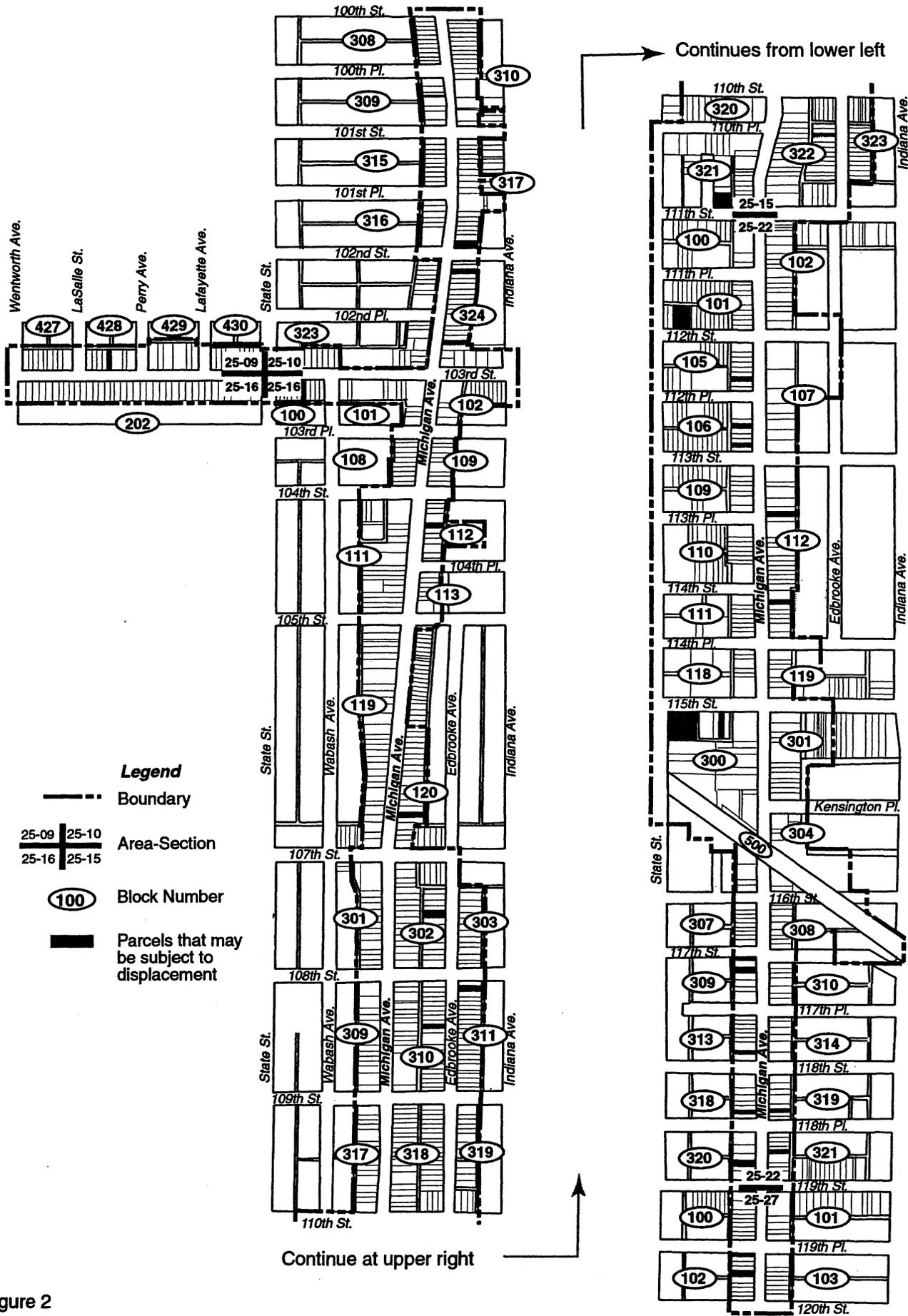


Figure 2
Parcels Subject to Possible Displacement

Table 6. Parcels With Inhabited Residential Units That May Be Subject To Displacement

PIN	Address	No. of Units	Bldg. Type
25-09-428-036-0000	108 W 103rd Street	1	Mixed Use
25-10-317-025-0000	10159 S. Michigan	1	Single-Family
25-10-324-005-0000	10213 S. Michigan	2	2-Flat
25-10-324-016-0000	10245 S. Michigan	1	2-Flat
25-15-100-006-0000	15 E 103rd Street	2	2-Flat
25-15-112-005-0000	10415 S Michigan	3	3-Flat
25-15-120-035-0000	10625 S. Michigan Ave.	1	Single-Family
25-15-120-080-0000	10649 S Michigan	2	2-Flat
25-15-302-027-0000	10732 S. Edbrooke	1	Single-Family
25-15-310-028-0000	10826 S. Edbrooke	2	Two-Family
25-15-311-002-0000	10803 S. Edbrooke Ave.	1	Single-Family
25-15-321-026-0000	30 E. 111 th Street	1	Mixed Use
25-15-321-027-0000	34 E. 111 th Street	2	Mixed Use
25-15-322-021-0000	11024 S. Edbrooke	2	2-Flat
25-22-101-017-0000	10 E 112th Street	1	Single Family
25-22-101-018-0000	12 E 112th Street	4	Mixed Use
25-22-101-019-0000	14 E 112th Street	2	2-Flat
25-22-101-020-0000	16 E 112th Street	1	Mixed Use
25-22-105-033-0000	11214-16 S Michigan	1	Mixed Use
25-22-106-011-0000	29 E 112th Street	3	3-Flat
25-22-106-029-0000	11242 S Michigan	1	Mixed Use
25-22-106-033-0000	11252 S Michigan	1	Mixed Use
25-22-112-006-0000	11325 S Michigan	1	Mixed Use
25-22-112-015-0000	11357 S Michigan	1	Mixed Use
25-22-300-002-0000	11507 S State	1	Single Family
25-22-300-003-0000	11511 S State	1	Single Family
25-22-300-004-0000	11515 S State	2	2-Flat
25-22-300-032-0000	25 E. 115th Street	1	Mixed Use
25-22-300-065-0000	13 E. 115th Street	4	4-Flat
25-22-300-066-0000	1 E. 115th Street	1	Single Family
25-22-300-067-0000	11505 S State	1	Single Family
25-22-309-014-0000	11700 S. Michigan	5	Mixed Use
25-22-309-016-0000	11708 S. Michigan	3	3-Flat
25-22-313-029-0000	11750 S. Michigan	4	Mixed Use
25-22-313-029-0000	11748-50 S Michigan	4	Mixed Use
25-22-318-026-0000	11816 S Michigan	1	Mixed Use
25-22-319-006-0000	11817 S. Michigan	2	2-Flat
25-22-320-027-0000	11852 S. Michigan	3	3-Flat
25-22-321-004-0000	11843 S. Michigan	1	Mixed Use
25-22-321-005-0000	11845 S. Michigan	2	Mixed Use
25-27-102-026-0000	11934 S. Michigan	5	Mixed Use
25-27-102-030-0000	11942 S. Michigan	2	Mixed Use
		81	

To promote the development of affordable housing, the Redevelopment Plan requires that developers who receive tax increment financing assistance for market-rate housing set aside 20 percent of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means the affordable for-sale units should be priced at a level that is affordable to households earning no more than 120 percent of the area median income (adjusted for family size), and affordable rental units should be affordable to households earning no more than 80 percent of the area median income (adjusted for family size).

Several opportunity sites have been identified for residential and commercial development and redevelopment within the Project Area. It has been estimated that during the 23-year life of the Roseland-Michigan Ave. TIF, approximately 190-220 single-family/townhome units and 90-130 multi-family units will be constructed in the Project Area. It is estimated that approximately half of these new residential units will contain affordable rental or for-sale units.

In addition to new construction, AMS conducted a survey of for-sale units in the Roseland and West Pullman community areas to gauge the amount, size and pricing of replacement for-sale housing. Based on data available through Multiple Listing Services, AMS found a total of 42 homes whose sales were completed in May of 2001. The average sale was \$50,535, while the range of sale prices was \$10,400 to \$133,000. The location, type, cost and availability of a sample of possible replacement for-sale housing units located in the City's Roseland, and West Pullman community areas are listed in Table 7.

AMS conducted a survey of rental units in the Roseland, West Pullman and Pullman community areas, to gauge the amount, type and pricing of replacement rental housing that would potentially be available in the Project Area. Through the survey, AMS found a total of 31 available units in the Project Area, at rents ranging from \$400 to \$1,050, with rents generally including heat. This sample included one studio, which rents for \$400 per month (not including heat). The eight one-bedroom units in the sample rent for between \$485 and \$525 (with seven including heat). The 17 two-bedroom units rent for between \$525 and \$750 (with 11 including heat). The three three-bedroom units rent for between \$725 and \$950 (with two including heat). The two four-bedroom units both rent for \$1,050 (with one including heat).

The location, type, cost and availability of a sample of possible replacement rental housing units located in the City's Roseland, Pullman and West Pullman community areas are listed in Table 8. The Roseland, Pullman and West Pullman community areas are generally bounded by 87th Street on the north, Halsted Street on the west, 131st Street on the south and Stony Island Avenue on the east. The information presented is based on classified advertisements from the *Chicago Sun-Times* and *Chicago Tribune*, as well as a driving tour of the area and corresponding telephone survey. These survey activities were conducted during the week of May 7, 2001.

Table 7. Location, Size, Cost and Availability of Replacement Housing Units – For Sale

	Address	Bed	Bath	List Price	Sale Price	Market Time	Sale Date	Community Area
1.	12820 Racine	3	1	\$69,500	\$62,000	42	5/31/01	West Pullman
2.	456 S 118th Street	4	2	\$34,900	\$29,000	73	5/30/01	West Pullman
3.	11840 Yale	3	1	\$44,900	\$43,000	46	5/30/01	West Pullman
4.	12253 Perry	4	1.1	\$99,000	\$73,000	71	5/30/01	West Pullman
5.	Perry	3	1	\$16,900	14,450	68	5/29/01	Roseland
6.	103rd Place	3	1	\$29,900	29,000	53	5/29/01	Roseland
7.	Lafayette	3	1	\$74,900	74,900	86	5/29/01	Roseland
8.	12130 Normal	4	1	\$39,500	\$34,000	45	5/29/01	West Pullman
9.	11734 Throop	3	1	\$38,400	\$38,400	1	5/29/01	West Pullman
10.	La Salle	3	1	\$31,900	29,500	33	5/25/01	Roseland
11.	12044 Wallace	3	1.1	\$23,990	\$23,000	46	5/25/01	West Pullman
12.	119th St.	4	1.1	\$23,900	21,000	7	5/23/01	Roseland
13.	11924 Yale Ave.	4	1	\$79,900	\$79,900	9	5/22/01	West Pullman
14.	Wentworth	3	1	\$32,000	33,500	25	5/21/01	Roseland
15.	Union	3	1	\$134,000	133,000	100	5/21/01	Roseland
16.	112th Place	3	2	\$49,900	40,000	62	5/18/01	Roseland
17.	Calumet	2	1	\$68,500	65,000	21	5/18/01	Roseland
18.	451 S 125th Pl.	3	1.1	\$100,000	\$98,000	51	5/18/01	West Pullman
19.	12612 Yale Avenue	3	2	\$110,000	\$110,000	16	5/17/01	West Pullman
20.	118th Pl.	5	2	\$35,900	32,900	63	5/16/01	Roseland
21.	105th Street	3	2	\$32,400	35,600	206	5/14/01	Roseland
22.	104th Pl	3	1	\$45,000	40,000	87	5/14/01	Roseland
23.	Lafayette	4	1	\$64,900	64,000	27	5/14/01	Roseland
24.	Prairie Avenue	2	1	\$89,900	88,900	49	5/14/01	Roseland
25.	11915 Lasalle	3	1	\$24,900	\$24,000	10	5/14/01	West Pullman
26.	11946 Yale Ave.	4	2	\$31,900	\$29,000	1	5/14/01	West Pullman
27.	12738 Morgan St	2	1	\$52,800	\$48,957	95	5/14/01	West Pullman
28.	139 S 119th St	3	1	\$72,000	\$72,000	185	5/14/01	West Pullman
29.	12204 Morgan	3	1	\$42,000	\$35,000	4	5/11/01	West Pullman
30.	Indiana	2	1	\$67,500	68,000	35	5/10/01	Roseland
31.	103rd Street	4	1	\$17,900	13,500	41	5/9/01	Roseland
32.	105th Pl.	3	1.1	\$64,900	64,900	36	5/9/01	Roseland
33.	101st Pl	4	2	\$68,000	63,000	60	5/8/01	Roseland
34.	Eggleston	4	1.1	\$85,000	82,000	89	5/8/01	Roseland
35.	Wallace	3	2	\$99,900	99,900	8	5/8/01	Roseland
36.	12700 Peoria	3	1.1	\$51,000	\$23,500	57	5/8/01	West Pullman
37.	112th Place	2	1	\$9,900	10,400	7	5/7/01	Roseland
38.	12219 Loomis	3	1	\$69,900	\$69,900	64	5/7/01	West Pullman
39.	Eggleston	3	1	\$33,900	30,000	99	5/4/01	Roseland
40.	501 S 128th Street	2	1	\$30,000	\$28,500	3	5/4/01	West Pullman
41.	12118 Lowe	4	2	\$43,500	\$39,000	56	5/3/01	West Pullman
42.	Union	4	1.1	\$119,900	119,900	11	5/2/01	Roseland
	Average	3	1	\$56,071	\$52,703	51		

Source: American Marketing Services and Multiple Listing Services of Northern Illinois

Table 8. Location, Type, Cost and Availability of Replacement Housing Units – For Rent

	Apartment Address	# of BRs	Sq. Ft.	Util. * Incl.	Rent	Date Avail.	Community
1.	144 E. 113th St.	0	NA	None	\$400	5/1	Roseland
2.	11201 S. King Dr.	1	NA	H	\$485	5/1	Roseland
3.	11211 S. King Dr.	1	NA	None	\$485	5/1	Roseland
4.	143 E. 112th St. - #3	1	NA	H	\$485	6/15	Roseland
5.	145 W. 112th St. - # 1	1	NA	H	\$485	6/15	Roseland
6.	145 W. 112th St. - # 2	1	NA	H	\$485	6/15	Roseland
7.	145 W. 112th St.. - # 3	1	NA	H	\$485	6/15	Roseland
8.	11522 S. Front St. - 2F	1	NA	H	\$519	5/15	Roseland
9.	11522 S. Front St. - 3R	1	NA	H	\$525	5/10	Roseland
10.	10006 S. State St. - 1st Fl.	2	NA	H	\$525	6/15	Roseland
11.	10006 S. State St.- 2nd Fl.	2	NA	H	\$525	6/15	Roseland
12.	11522 S. Front St. - 1st Fl.	2	NA	H	\$575	5/1	Roseland
13.	10411 S. King Dr.	2	NA	H	\$600	6/1	Roseland
14.	11934 S. Michigan Ave.	2	NA	H	\$600	6/1	West Pullman
15.	10901 S. King Dr.	2	NA	H	\$605	5/15	Roseland
16.	232 E. 121st St.	2	NA	H	\$625	6/1	West Pullman
17.	11822 S. Eggleston Ave.	2	NA	None	\$650	5/1	West Pullman
18.	101 W. 109th St. - 1st Fl.	2	NA	None	\$650	6/15	Roseland
19.	11358 S. Forest St - 2nd Fl.	2	NA	H	\$650	6/1	Roseland
20.	405 W. 103rd St.	2	NA	H	\$650	6/1	Roseland
21.	10007 S State - 2nd Fl.	2	NA	H	\$675	6/1	Roseland
22.	11120 S. Eggleston Ave.- 3rd Fl.	2	NA	H	\$675	6/1	Roseland
23.	101 W. 109th St. - 2nd Fl.	2	NA	None	\$700	6/15	Roseland
24.	11136 S. Vernon Ave.	2	NA	None	\$700	5/10	Roseland
25.	10207 S. King Dr.	2	NA	H	\$725	6/1	Roseland
26.	45 E. 98th St.	2	NA	H	\$750	6/1	Roseland
27.	11204 S. Indiana Ave. - # 3	3	NA	H	\$725	6/15	Roseland
28.	11952 S. Eggleston Ave. - 1st Fl.	3	NA	H	\$750	5/1	West Pullman
29.	51 E. 107th St.	3	NA	None	\$950	5/15	Roseland
30.	51 W. 107th St.	4	NA	None	\$1,050	5/15	Roseland
31.	719 W. 119th St.	4	NA	H	\$1,050	6/1	West Pullman

*H=Heat

Note: Information based on sample of units taken from the Chicago Tribune and Chicago Sun-Times classified sections, and Roseland-area property management firms, followed by telephone verification. The survey was conducted during the week of May 7, 2001.

D. Relocation Assistance

In the event that the implementation of the Redevelopment Plan results in the removal of residential housing units in the Project Area occupied by low-income households or very low-income households, or the permanent displacement of low-income households or very low-income households from such residential housing units, such households shall be provided affordable housing and relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. The City shall make a good faith effort to ensure that affordable replacement housing for the aforementioned households is located in or near the Project Area.

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

(i) “low-income household” means a single person, family or unrelated persons living together whose adjusted income is more than 50 percent but less than 80 percent of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the United States Department of Housing and Urban Development (“HUD”) for purposes of Section 8 of the United States Housing Act of 1937;

(ii) “very low-income household” means a single person, family or unrelated persons living together whose adjusted income is not more than 50 percent of the median income of the area of residence, adjusted for family size, as so determined by HUD; and

(iii) “affordable housing” means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30 percent of the maximum allowable income for such households, as applicable.

One method of estimating moderate-, low-, and very low-income households in the Project Area uses current rent data, an estimated utility allowance, and the assumption that 30 percent of household income is spent on housing (such assumption being HUD’s standard threshold of affordability)¹. Using 2001 income limits for four-person households, as set by HUD for the purposes of Section 8 of the United States Housing Act of 1937,² the estimated need for affordable housing units in the Project Area is presented in Table 8. The estimated number of moderate-income households in inhabited units within the Project Area is 68 units (or 19.3%), the estimated number of low-income households in inhabited units of the Project Area is 63 units (or 17.8%), the estimated number of very low-income households in inhabited units of the Project Area is 59 units (or 16.7%), and the estimated number of very, very low-income households in the Project Area is 114 (32.4%). Using the method described herein, the combined

¹ Based on 1990 United States Census data, the median gross rent as a percentage of household income in 1989 for the block groups of the Redevelopment Project Area was 25.1%.

² The 2001 income limits for a family of four in the Chicago metropolitan region, as determined by HUD, are \$21,150 for very, very low-income eligibility, \$35,250 for very low-income eligibility, \$52,500 for low-income eligibility, and \$84,600 for moderate-income eligibility.

estimate of total moderate-, low-, very low-, and very, very low-income households in the Project Area is 306 units, or 86.7% of all inhabited units.

Households below the moderate-income level collectively represent 66.9% of the total inhabited units. The City will implement the Redevelopment Plan (including the requirements applicable to composition of the joint review board under Section 11-74.4-5(b) of the Act) as if more than 66.9 percent of the residential units are occupied by very low-, low-, or moderate-income households. Therefore, replacement housing for any displaced households during the life of the Roseland-Michigan Avenue TIF should be affordable at the income levels presented in Table 8.

Table 10. Estimated Need for Affordable Housing Units in Project Area

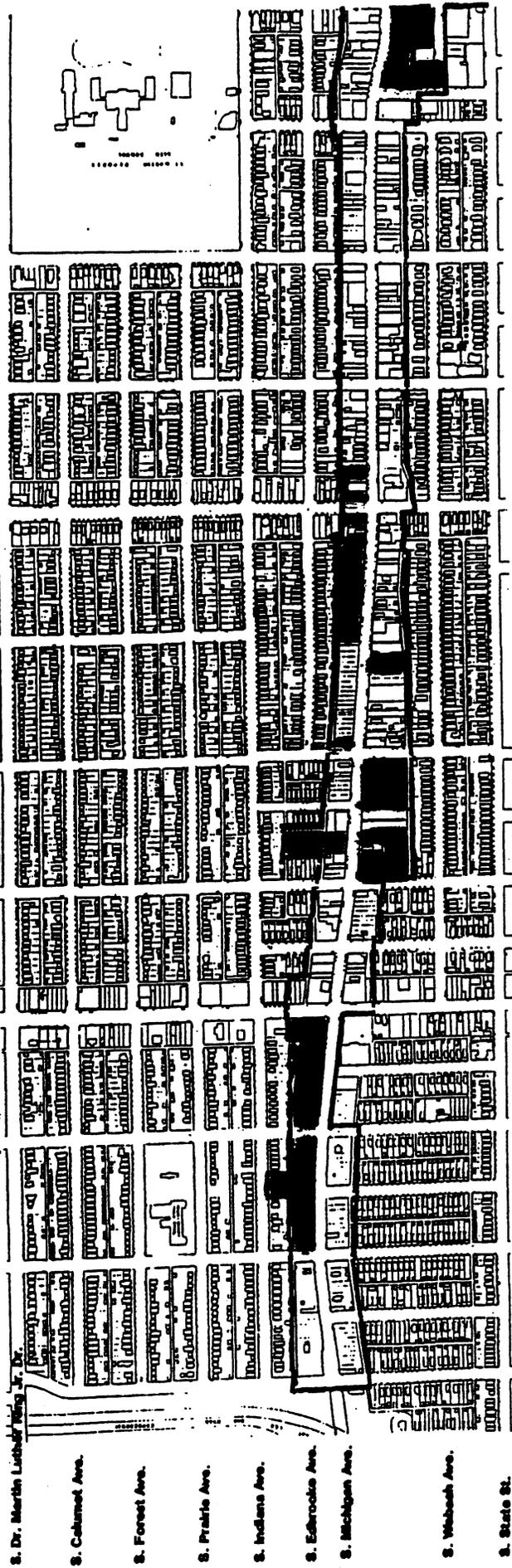
<i>Income Category</i>	<i>2000 Estimated Project Area Percentages</i>	<i>2000 Estimated Project Area Households</i>	<i>Four-Person HH Annual Income Range</i>
Very, Very Low-Income (0% to 30% AMI)	32.4%	114	\$0 - \$21,149
Very Low-Income (30% to 50% AMI)	16.7%	59	\$21,150 - \$35,249
Low-Income (50% to 80% AMI)	17.8%	63	\$35,250 - \$52,499
Moderate Income (80% to 120% AMI)	19.3%	68	\$52,500 - \$84,599
Above Moderate-Income (120% AMI+)	<u>13.8%</u>	<u>49</u>	\$84,600 - -----
Total	100.0%	353	

AMI = Annual Median Income

Source: HUD and American Marketing Services, Inc.

Appendix

ROSELAND - MICHIGAN AVENUE
101th - 120th on Michigan



- S. Dr. Martin Luther King Jr. Dr.
- S. Calumet Ave.
- S. Forest Ave.
- S. Prairie Ave.
- S. Indiana Ave.
- S. Edgewood Ave.
- S. Michigan Ave.
- S. Wabash Ave.
- S. State St.

- E 1115 St.
- E 1105 St.
- E 1095 St.
- E 1085 St.
- E 1075 St.
- E 1065 St.
- E 1055 St.
- E 1045 St.
- E 1034 Pl.
- E 1034 St.
- E 1024 Pl.
- E 1024 St.
- E 1014 Pl.
- E 1014 St.
- E 1004 Pl.
- E 1004 St.

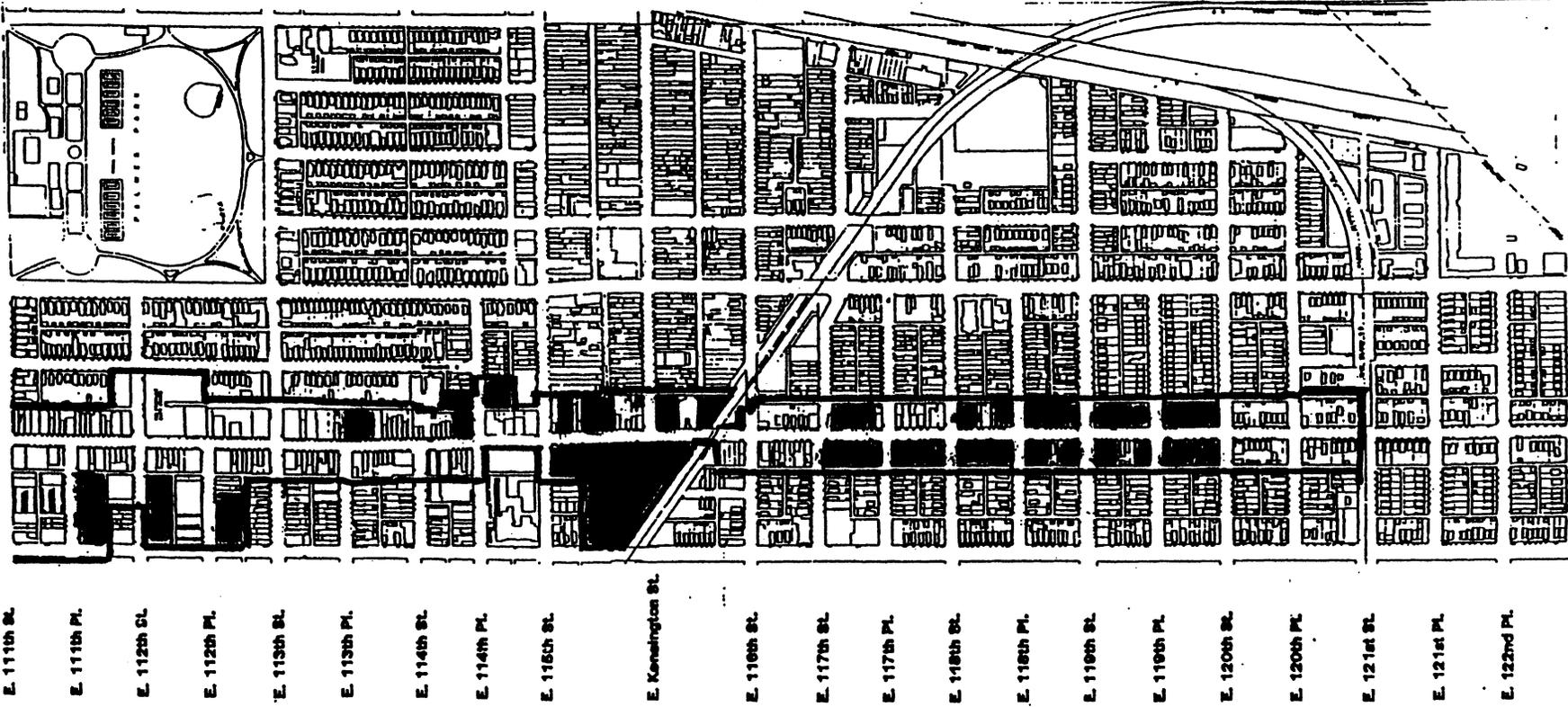


Exhibit 2c ACQUISITION MAP

ROSELAND-MICHIGAN AVENUE REDEVELOPMENT PROJECT AREA

City of Chicago
 Department of Planning and Development
 January 1998

ROSELAND - MICHIGAN AVENUE
101th - 120th on Michigan



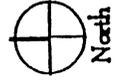
S. Prairie Ave.
 S. Indiana Ave.
 S. Edbrooke Ave.
 S. Michigan Ave.
 S. State St.

E. 111th St.
 E. 111th Pl.
 E. 112th St.
 E. 112th Pl.
 E. 113th St.
 E. 113th Pl.
 E. 114th St.
 E. 114th Pl.
 E. 115th St.
 E. Kensington St.
 E. 116th St.
 E. 117th St.
 E. 117th Pl.
 E. 118th St.
 E. 118th Pl.
 E. 119th St.
 E. 119th Pl.
 E. 120th St.
 E. 120th Pl.
 E. 121st St.
 E. 121st Pl.
 E. 122nd Pl.
 E. 123rd St.

APPENDIX - ACQUISITION PARCELS

Exhibit 2 c

ACQUISITION MAP



ROSELAND-MICHIGAN AVENUE REDEVELOPMENT PROJECT AREA

City of Chicago
 Department of Planning and Development
 January 1998

Exhibit A

Roseland-Michigan Amendment No. 1 Acquisition Properties

<i>Pin #</i>	<i>Parcel Address</i>
25-10-317-001	10101 S. Michigan
25-10-317-002	10105 S. Michigan
25-10-317-003	10107 S. Michigan
25-10-317-004	10109 S. Michigan
25-10-317-005	10111 S. Michigan
25-10-317-032	10115 S. Michigan
25-10-317-036	10119 S. Michigan
25-10-317-012	10121 S. Michigan
25-10-317-034	10125 S. Michigan
25-10-317-015	10129 S. Michigan
25-10-317-016	10131 S. Michigan
25-10-317-019	10141 S. Michigan
25-10-317-020	10145 S. Michigan
25-10-317-021	10147 S. Michigan
25-10-317-022	10153 S. Michigan
25-10-317-024	10155 S. Michigan
25-10-317-025	10159 S. Michigan
25-10-324-001	10201 S. Michigan
25-10-324-002	10205 S. Michigan
25-10-324-003	10207 S. Michigan
25-10-324-004	10211 S. Michigan
25-10-324-005	10213 S. Michigan
25-10-324-006	10215 S. Michigan
25-10-324-007	10217 S. Michigan
25-10-324-008	10219 S. Michigan
25-10-324-009	10221 S. Michigan
25-10-324-010	10225 S. Michigan
25-10-324-011	10229 S. Michigan
25-10-324-012	10231 S. Michigan
25-10-324-013	10235 S. Michigan
25-10-324-014	10239 S. Michigan
25-10-324-015	10243 S. Michigan
25-10-324-016	10245 S. Michigan
25-10-324-017	10249 S. Michigan
25-10-324-033	10251 S. Michigan
25-10-324-034	10259 S. Michigan
25-10-324-035	112 E 103RD ST
25-15-111-022	47 E. 104TH St.
25-15-111-023	10400 S. Michigan
25-15-111-024	10416 S. Michigan
25-15-111-025	10418 S. Michigan
25-15-111-026	10420 S. Michigan
25-15-111-027	10426 S. Michigan
25-15-111-028	10430 S. Michigan
25-15-111-029	10440 S. Michigan

25-15-111-030	10440 S. Michigan
25-15-111-031	10442 S. Michigan
25-15-111-046	10444 S. Michigan
25-15-111-047	10446 S. Michigan
25-15-111-032	10446 S. Michigan
25-15-111-034	10450 S. Michigan
25-15-111-035	10454 S. Michigan
25-15-111-036	10458 S. Michigan
25-15-111-037	10460 S. Michigan
25-15-112-006	10419 S. Michigan
25-15-112-007	10421 S. Michigan
25-15-112-008	10423 S. Michigan
25-15-112-017	10421 S. Michigan
25-15-113-006	10419 S. Michigan
25-15-119-049	10530 S. Michigan
25-15-119-050	10534 S. Michigan
25-15-119-051	10538 S. Michigan
25-15-119-053	10546 S. Michigan
25-15-119-052	10542 S. Michigan
25-15-120-001	10501 S. Michigan
25-15-120-002	10503 S. Michigan
25-15-120-003	10505 S. Michigan
25-15-120-004	10509 S. Michigan
25-15-120-005	10511 S. Michigan
25-15-120-006	10513 S. Michigan
25-15-120-007	10515 S. Michigan
25-15-120-008	10519 S. Michigan
25-15-120-009	10521 S. Michigan
25-15-120-010	10523 S. Michigan
25-15-120-011	10525 S. Michigan
25-15-120-012	10529 S. Michigan
25-15-120-013	10531 S. Michigan
25-15-120-014	10533 S. Michigan
25-15-120-015	10535 S. Michigan
25-15-120-016	10537 S. Michigan
25-15-120-017	10539 S. Michigan
25-15-120-018	10541 S. Michigan
25-15-120-024	10557 S. Michigan
25-15-120-025	10557 S. Michigan
25-15-120-026	10557 S. Michigan
25-15-120-027	10557 S. Michigan
25-15-120-028	10557 S. Michigan
25-15-120-029	10607 S. Michigan
25-15-120-030	10607 S. Michigan
25-15-120-031	10613 S. Michigan
25-15-120-032	10617 S. Michigan
25-15-120-033	10625 S. Michigan
25-15-120-034	10627 S. Michigan
25-15-120-035	10631 S. Michigan
25-15-120-036	10635 S. Michigan
25-15-120-037	10637 S. Michigan

25-15-120-038	10641 S. Michigan
25-15-120-039	10643 S. Michigan
25-15-120-079	10647 S. Michigan
25-15-120-081	10653 S. Michigan
25-15-120-082	10657 S. Michigan
25-15-302-001	111 E. 107TH ST.
25-15-302-002	10705 S. Michigan
25-15-302-013	10749 S. Michigan
25-15-302-037	10709 S. Michigan
25-15-309-020	10808-10 S. Michigan
25-15-321-008	29 E 110TH PL
25-15-321-009	31 E 110TH PL
25-15-321-010	33 E. 110 th PL
25-15-321-011	11016-24 S. Michigan
25-15-321-012	11026 S. Michigan
25-15-321-028	11030 S. Michigan
25-15-321-044	11036 S. Michigan
25-15-321-043	11035 S. Wabash
25-15-321-025	11047 S. Wabash
25-15-321-026	30 E 111TH ST
25-15-321-027	34 E. 111TH ST.
25-15-321-045	11038 S. Michigan
25-15-321-030	11040 S. Michigan
25-15-321-031	11044 S. Michigan
25-15-321-032	11046 S. Michigan
25-15-321-033	11048 S. Michigan
25-15-321-034	11050 S. Michigan
25-15-321-035	11056 S. Michigan
25-15-322-005	11019-23 S. Michigan
25-15-322-006	11025 S. Michigan
25-15-322-007	11029 S. Michigan
25-15-322-008	11031 S. Michigan
25-15-322-009	11033 S. Michigan
25-15-322-011	11043 S. Michigan
25-15-322-021	11047 S. Michigan
25-15-101-001	1 E. 111 th PI
25-15-101-037	5 E. 111 th PI
25-15-101-038	7 E. 111 th PI
25-15-101-039	11 E. 111 th PI
25-15-101-040	13 E. 111 th PI
25-15-101-041	17 E. 111 th PI
25-15-101-042	19 E. 111 th PI
25-22-101-008	23 E 111TH PL
25-22-101-009	25 E 111TH PL
25-22-101-010	27 E 111TH PL
25-22-101-011	29 E 111TH PL
25-22-101-022	22 E 112TH ST
25-22-101-023	24-42 E 112TH ST
25-22-101-024	26 E 112TH ST
25-22-101-025	30 E 112TH ST
25-22-101-026	32 E 112TH ST

25-22-101-027	34 E 112TH ST
25-22-102-001	11101 S. Michigan
25-22-102-002	111 E. 111 TH ST
25-22-102-003	11103 S. Michigan
25-22-102-004	11105 S. Michigan
25-22-102-005	11109 S. Michigan
25-22-105-038	11 E 112TH ST
25-22-105-050	23 E 112TH ST
25-22-105-049	21 E 112TH ST
25-22-105-048	27 E 112TH ST
25-22-105-047	29 E 112TH ST
25-22-105-046	31 E 112TH ST
25-22-105-045	35 E 112TH ST
25-22-106-036	7 E. 112 th Pl
25-22-106-037	9 E. 112 th Pl
25-22-106-038	11 E. 112 th Pl
25-22-106-039	19 E. 112 th Pl
25-22-106-040	15 E. 112 th Pl
25-22-106-009	23 E. 112 th Pl
25-22-107-001	11201 S. Michigan
25-22-107-002	11215 S. Michigan
25-22-107-003	11217 S. Michigan
25-22-107-004	11217 S. Michigan
25-22-107-005	11221 S. Michigan
25-22-107-006	11223 S. Michigan
25-22-107-007	11227 S. Michigan
25-22-107-008	11227 S. Michigan
25-22-107-032	11227 S. Edbrooke
25-22-112-001	11301-05 S. Michigan
25-22-112-008	11331-37 S. Michigan
25-22-112-009	11339 S. Michigan
25-22-112-010	11341 S. Michigan
25-22-112-004	11317 S. Michigan
25-22-112-025	11419 S. Michigan
25-22-112-026	11421 S. Michigan
25-22-112-055	114 E 114TH PL
25-22-112-050	118 E. 114TH PL.
25-22-118-016	11440 S. Michigan
25-22-119-038	121 E 114 th Pl
25-22-301-002	11507 S. Michigan
25-22-301-005	11515-27 S. Michigan
25-22-301-006	11527 S. Michigan
25-22-304-047	113 E. Kensington
25-22-304-049	11557S. Michigan
25-22-304-050	11553-55 S. Michigan
25-22-304-007	11567 S. Michigan
25-22-304-008	11331-37 S. Michigan
25-22-300-005	11517 S. State
25-22-300-038	11516 S. Michigan
25-22-300-039	11518 S. Michigan
25-22-300-006	11525 S. State

25-22-300-007	11527 S. State
25-22-300-040	11528 S. Michigan
25-22-300-041	11526 S. Michigan
25-22-300-042	11530 S. Michigan
25-22-300-043	11530 S. Michigan
25-22-300-043	11534 S. Michigan
25-22-300-053	11542 S. Michigan
25-22-300-068	11550 S. Michigan
25-22-300-063	11500-24 S. Michigan
25-22-300-008	11540 S. State
25-22-300-019	11531 S. State
25-22-300-058	11582 S. Michigan
25-22-309-014	11700 S. Michigan
25-22-309-015	11708 S. Michigan
25-22-309-016	11708 S. Michigan
25-22-309-017	11714 S. Michigan
25-22-309-018	11716 S. Michigan
25-22-309-019	11718 S. Michigan
25-22-309-020	11724 S. Michigan
25-22-310-002	11707 S. Michigan
25-22-310-003	11709 S. Michigan
25-22-310-004	11713 S. Michigan
25-22-310-005	11717 S. Michigan
25-22-310-006	11723 S. Michigan
25-22-313-023	11734-6 S. Michigan
25-22-313-024	11736 S. Michigan
25-22-313-025	11738 S. Michigan
25-22-313-026	11740 S. Michigan
25-22-313-027	11742 S. Michigan
25-22-313-028	11746 S. Michigan
25-22-313-029	11750 S. Michigan
25-22-313-030	11754-6 S. Michigan
25-22-313-031	11756 S. Michigan
25-22-318-023	11800-14 S. Michigan
25-22-318-024	11810 S. Michigan
25-22-318-025	11814 S. Michigan
25-22-318-027	11820 S. Michigan
25-22-318-028	11822 S. Michigan
25-22-318-029	11824 S. Michigan
25-22-319-001	11801-3 S. Michigan
25-22-319-002	11805 S. Michigan
25-22-319-006	11817 S. Michigan
25-22-319-007	11821 S. Michigan
25-22-319-008	11823 S. Michigan
25-22-319-009	11825 S. Michigan
25-22-320-023	11834 S. Michigan
25-22-320-024	11840 S. Michigan
25-22-320-025	11846 S. Michigan
25-22-320-026	11850 S. Michigan
25-22-320-027	11852 S. Michigan
25-22-320-028	11858 S. Michigan

25-22-321-001	11835 S. Michigan
25-22-321-002	11837 S. Michigan
25-22-321-003	11839 S. Michigan
25-22-321-004	11841 S. Michigan
25-22-321-005	11843 S. Michigan
25-22-321-008	11853 S. Michigan
25-22-321-009	11859 S. Michigan
25-27-100-024	11900 S. Michigan
25-27-100-031	11922 S. Michigan
25-27-100-032	11924 S. Michigan
25-27-101-009	11919 S. Michigan
25-27-101-010	11921 S. Michigan
25-27-101-065	11901 S. Michigan
25-27-102-026	11934 S. Michigan
25-27-102-027	11936 S. Michigan
25-27-102-028	11938 S. Michigan
25-27-102-029	11940 S. Michigan
25-27-102-030	11942 S. Michigan
25-27-102-033	11952 S. Michigan
25-27-102-034	11954-6 S. Michigan
25-27-102-035	11956 S Michigan
25-27-103-002	11943 S. Michigan
25-22-103-003	11945 S. Michigan
25-27-103-004	11947 S. Michigan
25-27-103-005	11949 S. Michigan
25-27-103-006	11951 S. Michigan
25-27-103-007	11955 S. Michigan
25-27-103-008	11959 S. Michigan

F:\PLANDISTRICT\F5\OUIDA\ROSELAND\PINLIST

Roseland/Michigan Redevelopment Project Area 2002 Annual Report

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

During 2002, 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.

**Roseland/Michigan Redevelopment Project Area
2002 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, Room 1125
Chicago, Illinois 60606

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

Kim Feeney, Comptroller
Forest Preserve District of Cook County
69 West Washington Street, Room 2060
Chicago, Illinois 60602

Martin J. Koldyke, Chairman
Chicago School Finance Authority
135 South LaSalle Street, Suite 3800
Chicago, Illinois 60603

David Doig, General Superintendent & CEO
Chicago Park District
541 North 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
Attn: Joe Rose

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

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 Roseland/Michigan Redevelopment Project Area (the "Redevelopment Project Area"), do hereby certify as follows:

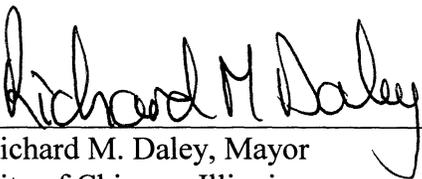
1. I am the duly qualified and acting Mayor of the City of Chicago, Illinois (the "City") and, as such, I am the City's Chief Executive Officer. This Certification is being given by me in such capacity.

2. During the preceding fiscal year of the City, being January 1 through December 31, 2002, 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 30th day of June, 2003.


Richard M. Daley, Mayor
City of Chicago, Illinois

**Roseland/Michigan Redevelopment Project Area
2002 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 30, 2003

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, Room 1125
 Chicago, Illinois 60606

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

Kim Feeney, Comptroller
 Forest Preserve District of Cook County
 69 West Washington Street, Room 2060
 Chicago, Illinois 60602

Martin J. Koldyke, Chairman
 Chicago School Finance Authority
 135 South LaSalle Street, Suite 3800
 Chicago, Illinois 60603

David Doig, General Superintendent &
 CEO
 Chicago Park District
 541 North 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
 Attn: Joe Rose

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

Re: Roseland/Michigan
 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.



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:

**Roseland/Michigan Redevelopment Project Area
2002 Annual Report**

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

During 2002, there was no financial activity in the Special Tax Allocation Fund.

**Roseland/Michigan Redevelopment Project Area
2002 Annual Report**

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

TABLE 6
DESCRIPTION OF PROPERTY PURCHASED BY THE CITY WITHIN THE REDEVELOPMENT PROJECT AREA

STREET ADDRESS	APPROXIMATE SIZE OR DESCRIPTION OF PROPERTY	PURCHASE PRICE	SELLER OF PROPERTY
10201 S. MICHIGAN ¹	N/A	N/A	N/A
10205 S. MICHIGAN ¹	N/A	N/A	N/A
10207 S. MICHIGAN ¹	N/A	N/A	N/A
10211 S. MICHIGAN ¹	N/A	N/A	N/A
10217 S. MICHIGAN ¹	N/A	N/A	N/A
10059 S. MICHIGAN ¹	N/A	N/A	N/A
10215 S. MICHIGAN ¹	N/A	N/A	N/A
10249 S. MICHIGAN ¹	N/A	N/A	N/A
10805 S. MICHIGAN ¹	N/A	N/A	N/A
10831 S. MICHIGAN ¹	N/A	N/A	N/A
10829 S. MICHIGAN ¹	N/A	N/A	N/A
11714 S. MICHIGAN ¹	N/A	N/A	N/A
11742 S. MICHIGAN ¹	N/A	N/A	N/A
11757 S. MICHIGAN ¹	N/A	N/A	N/A
11805 S. MICHIGAN ¹	N/A	N/A	N/A
11834 S. MICHIGAN ¹	N/A	N/A	N/A
11850 S. MICHIGAN ¹	N/A	N/A	N/A
11841 S. MICHIGAN ¹	N/A	N/A	N/A
11853 S. MICHIGAN ¹	N/A	N/A	N/A
11339 S. MICHIGAN ¹	N/A	N/A	N/A
11711 S. MICHIGAN ¹	N/A	N/A	N/A
11938 S. MICHIGAN ¹	N/A	N/A	N/A

**Roseland/Michigan Redevelopment Project Area
2002 Annual Report**

STREET ADDRESS	APPROXIMATE SIZE OR DESCRIPTION OF PROPERTY	PURCHASE PRICE	SELLER OF PROPERTY
11940 S. MICHIGAN ¹	N/A	N/A	N/A
10809 S. MICHIGAN ¹	N/A	N/A	N/A
10811 S. MICHIGAN ¹	N/A	N/A	N/A
11323 S. MICHIGAN ¹	N/A	N/A	N/A
11329 S. MICHIGAN ¹	N/A	N/A	N/A
11421 S. MICHIGAN ¹	N/A	N/A	N/A
11709 S. MICHIGAN ¹	N/A	N/A	N/A
11717-11721 S. MICHIGAN ¹	N/A	N/A	N/A
11810 S. MICHIGAN ¹	N/A	N/A	N/A
11814 S. MICHIGAN ¹	N/A	N/A	N/A
11820 S. MICHIGAN ¹	N/A	N/A	N/A
11822 S. MICHIGAN ¹	N/A	N/A	N/A
11825 S. MICHIGAN ¹	N/A	N/A	N/A
11835 S. MICHIGAN ¹	N/A	N/A	N/A
11837 S. MICHIGAN ¹	N/A	N/A	N/A
11839 S. MICHIGAN ¹	N/A	N/A	N/A
11614 S. MICHIGAN ¹	N/A	N/A	N/A
11616 S. MICHIGAN ¹	N/A	N/A	N/A
11618-11624 S. MICHIGAN ¹	N/A	N/A	N/A
10605 S. MICHIGAN ¹	N/A	N/A	N/A
11747 S. MICHIGAN ¹	N/A	N/A	N/A
11800-11814 S. MICHIGAN ¹	N/A	N/A	N/A
11200-11230 S. EDBROOKE ¹	N/A	N/A	N/A

¹This property was acquired through the Tax Reactivation Program (“TRP”), under which the City instructs the County of Cook to make a no cash bid on certain tax-delinquent parcels. The City then pursues the acquisition in a court proceeding and receives a tax deed from the County after a court order is issued. The City pays court costs and certain incidental expenses for each parcel, which average between \$2,000 and \$2,500. The size and description of each parcel is not available.

Roseland/Michigan Redevelopment Project Area 2002 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 11/1/99 to 12/31/02, and of such investments expected to be undertaken in Year 2003; also, a project-by-project ratio of private investment to public investment from 11/1/99 to 12/31/02, 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.

Roseland/Michigan Redevelopment Project Area 2002 Annual Report

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

During 2002, 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 2002, 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 2002, no agreements were entered into with regard to the disposition or redevelopment of any property within the Project Area.

Roseland/Michigan Redevelopment Project Area 2002 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 2002, 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.

Roseland/Michigan Redevelopment Project Area 2002 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)

Since November 1, 1999, no public investment was undertaken in the Project Area. As of December 31, 2002, no public investment is estimated to be undertaken for 2003.

CITY OF CHICAGO
JOINT REVIEW BOARD

Report of proceedings of a hearing
before the City of Chicago, Joint Review
Board held on August 3, 2001, at 10:03 a.m.
City Hall, Room 1003, Conference Room,
Chicago, Illinois, and presided over by
Mr. Gary Gordon.

PRESENT:

MR. GARY GORDON, CHAIRMAN
MS. KAY KOSMAL
MS. SUSAN MAREK
MS. CINDI EVANGELISTI
MS. SUSAN KROLL
MS. DINAH WAYNE

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

1 MR. GORDON: Convene the meeting with
2 introductions of members. Gary Gordon,
3 Chicago Park District.

4 MS. KOSMAL: Kay Kosmal, Cook County.

5 MS. YOUNG: Shanna Young, Public
6 Member.

7 MS. EVANGELISTI: Cindi Evangelisti,
8 City of Chicago.

9 MS. MAREK: Susan Marek, Board of
10 Education.

11 MR. GORDON: There's going to be a
12 change, we're going to begin with the
13 Roseland/Michigan TIF I understand, so we'll
14 be changing the order of the two TIF
15 presentations today.

16 For the record my name is Gary
17 Gordon, I'm a representative of the Chicago
18 Park District, which under Section 11-74.4-5
19 of the Tax Increment Allocation Redevelopment
20 Act is one of the statutorily designated
21 members of the Joint Review Board for the
22 Roseland/Michigan Tax Increment Financing
23 District.

24 The date of this meeting was

1 announced at and set by the Community
2 Development Commission of the City of Chicago
3 at its July 10th, 2001 meeting.

4 Until election of a Chairperson
5 for the Roseland/Michigan Joint Review Board
6 I will moderate this meeting.

7 Notice of this meeting of the
8 Joint Review Board was also provided by
9 certified mail to each taxing districts
10 represented on the board which includes the
11 Chicago Board of Education, the Chicago
12 Community College District 508, the Chicago
13 Park District, Cook County, and the City of
14 Chicago and the public member. Public notice
15 of this meeting was also posted as of
16 Wednesday August 1, 2001 in various locations
17 throughout City Hall.

18 When a proposed redevelopment
19 plan would result in displacement of
20 residents from ten or more inhabited
21 residential units or would include 75 or more
22 inhabited residential units the TIF Act
23 requires that the public member of the Joint
24 Review Board must reside in the proposed

1 redevelopment project area.

2 In addition if the municipalities
3 housing impact study determines that a
4 majority of residential units in the proposed
5 redevelopment project area are occupied by
6 very low, low or moderate income households
7 as defined in Section 3 of the Illinois
8 Affordable Housing Act, the public member
9 must be a person who resides in a very low,
10 low or moderate income housing within the
11 proposed redevelopment project area.

12 Also with us today is the public
13 member, Shanna Young. Shanna or Shanna?

14 MS. YOUNG: Shanna.

15 MR. GORDON: Shanna, excuse me. Are
16 you familiar with the boundaries of the
17 proposed Roseland/Michigan Tax Increment
18 Financing Redevelopment Project Area?

19 MS. YOUNG: Yes.

20 MR. GORDON: What is the address of
21 your primary residence?

22 MS. YOUNG: 10511 South Michigan.

23 MR. GORDON: Is such address within
24 the boundaries of the proposed

1 Roseland/Michigan Tax Increment Financing
2 Redevelopment Project Area?

3 MS. YOUNG: Yes.

4 MR. GORDON: Have you provided
5 representatives of the City of Chicago's
6 Department of Planning and Development with
7 accurate information concerning your income
8 and the income of any other members of the
9 household residing at such address?

10 MS. YOUNG: Yes.

11 MR. GORDON: Based on the information
12 provided to you by the Department of Planning
13 and Development regarding applicable income
14 level for very low, low, and moderate income
15 households, do you qualify as a member of a
16 very low, low or moderate income household?

17 MS. YOUNG: Yes.

18 MR. GORDON: Ms. Young, are you
19 willing to serve as the public member of the
20 Joint Review Board for the Roseland/Michigan
21 Tax Increment Financing Redevelopment Project
22 Area?

23 MS. YOUNG: Yes.

24 MR. GORDON: I will entertain a motion

1 that Shanna Young be selected as the public
2 member. Is there a motion?

3 MS. MAREK: So moved.

4 MR. GORDON: Is there a second?

5 MS. KOSMAL: Second.

6 MR. GORDON: All in favor vote by
7 saying aye.

8 (Chorus of ayes.)

9 All opposed vote by saying no.

10 Let the record reflect that Ms. Young has
11 been selected as a public member for the
12 Roseland/Michigan Tax Increment Financing
13 Redevelopment Project Area.

14 Our next order of business is to
15 select a chairperson for the Joint Review
16 Board. Are there, for this Joint Review
17 Board. Are there any nominations?

18 MS. MAREK: I'll nominate Gary Gordon?

19 MR. GORDON: Is there a second?

20 MS. KOSMAL: I'll second.

21 MR. GORDON: All those in favor of the
22 nomination please vote by saying aye.

23 (Chorus of ayes.)

24 Opposed vote by saying no. Let

1 the record reflect that Gary Gordon has been
2 elected as the Chairperson and will now serve
3 as the Chairperson for the remainder of the
4 meeting.

5 As I mentioned at this meeting
6 we'll be reviewing a plan for the
7 Roseland/Michigan TIF District proposed by
8 the City of Chicago. Staff of the City's
9 Department of Planning and Development and
10 Law, and other departments have reviewed the
11 plan which was introduced to the City's
12 Community Development Commission on July 10,
13 2001.

14 We will listen to a presentation
15 by the consultant on the plan. Following the
16 presentation we can address any questions
17 that the members might have of the consultant
18 or City staff.

19 The recent amendment to the TIF
20 Act requires us to base our recommendation to
21 approve or disapprove the Roseland/Michigan
22 Plan, the designation of the
23 Roseland/Michigan TIF Area on the basis that
24 the area and the plan satisfying the plan

1 requirements, the eligibility criteria
2 defined in the TIF Act and the objectives of
3 the TIF Act.

4 If the board approves the plan,
5 and the designation of the area, the board
6 will then issue an advisory non-binding
7 recommendation by the vote of the majority of
8 those members present and voting.

9 Such recommendation shall be
10 submitted to the City within 30 days after
11 the board meeting. Failure to submit such
12 recommendation shall be deemed to constitute
13 approval by the board.

14 If the board disapproves the plan
15 and the designation of the area the board
16 must issue a written report describing why
17 the plan and area failed to meet one or more
18 of the objectives of the TIF Act on both the
19 plan requirement and the eligibility criteria
20 of the TIF Act.

21 The City will then have 30 days
22 to resubmit a revised plan. The board and
23 the City must also confer during this time to
24 try to resolve the issues that led to the

1 board's disapproval. If such issues cannot
2 be resolved or if the revised plan is
3 disapproved, the City may proceed with the
4 plan but the plan can be approved only with
5 the three-fifths vote of the City Council,
6 excluding positions of members that are
7 vacant and those members that are ineligible
8 to vote because of conflicts of interest.

9 With that I will turn the meeting
10 over for the presentation of the TIF plan to
11 the City's Department of Planning and
12 Development.

13 MS. MORONEY: Good morning everyone.
14 My name is Ann Moroney. I'm with the firm of
15 Trkla, Pettigrew, Allen & Payne. Our firm
16 was hired to assist the City in preparing an
17 eligibility study and assisting in preparing
18 redevelopment plan and project documents for
19 the proposed Roseland/Michigan Avenue TIF.

20 On my left here we have a graphic
21 of the area. The project area is, roughly
22 includes the Michigan Avenue frontage, you
23 can see it on both sides here. From 100th
24 Street on the north all the way to 120th

1 Street on the south. It also includes the
2 103rd Street frontage from Wentworth on the
3 west all the way to Indiana Avenue on the
4 east. And that includes a residential area
5 right here on Edbrooke and 107th Street to
6 111th Street.

7 Part of the area does extend past
8 the Michigan Avenue frontage to include area
9 up to State Street to about 110th and 116th
10 Place. The area contains 175.7 acres of
11 land. It includes 484 buildings on 65 full
12 and partial blocks.

13 As part of our studies and
14 surveys we found that the area qualifies as a
15 blighted area. There are five factors
16 required for qualification as a blighted
17 area. We have found that ten are present in
18 the project area.

19 These include dilapidation,
20 obsolescence, deterioration, presence of
21 structures below minimum code standards,
22 excessive vacancies, inadequate utilities,
23 excessive land coverage and overcrowding of
24 structure and community facilities,

1 deleterious land use and layout, lack of
2 community planning and a declining or lagging
3 total EAV.

4 In addition to these factors we
5 found evidence of disinvestment present in
6 the project area. 86.4 of the buildings were
7 classified as deteriorating. Twenty-six
8 percent of the properties were delinquent,
9 tax delinquent in 1999. There are 252 vacant
10 lots in the project area.

11 Between 1993 and 2001 there were
12 308 building code violations cited in the
13 area in the 303 different buildings. The
14 growth rate of the project area EAV has
15 lagged behind that of the City for four of
16 the last five years. In three of those five,
17 same five years, the project area EAV
18 declined.

19 And between 1994 and 1999 the EAV
20 of the project area increased at an average
21 annual rate of 1.9 percent while the
22 remainder of the City increased at 3.3
23 percent. The budget for the proposed
24 Roseland/Michigan Avenue TIF is estimated at

1 \$62.4 million.

2 This includes sort of a line by
3 line run through: Analysis and administration
4 study surveys estimated at \$1.5 million.
5 Property assembly which includes acquisition,
6 site plan, site prep, demolition,
7 environmental remediation costs, \$14.5
8 million. Rehab of existing buildings,
9 fixtures and lease hold improvements and
10 affordable housing construction and rehab
11 costs estimated at \$12.62 million.

12 Public works and improvements
13 which could include public facilities, parks
14 and open space, streets and utilities,
15 estimated at \$18.1 million. Relocation costs
16 estimated at \$1.63 million. Job training,
17 retraining and welfare to work services
18 estimated at \$4 million. Day care services
19 estimated at \$5 million. And inter-subsidy
20 costs estimated at \$5 million.

21 Now sources of the fund that will
22 go toward paying off these redevelopment
23 activities and costs will be generated from
24 incremental property tax revenue from the

1 area. The 1999 EAV of the project area was
2 estimated at \$28,521,041. The anticipated
3 EAV of the project area following
4 redevelopment project, infill, development
5 rehab any number of things like that, is
6 estimated to total between 71.6 and \$94.6
7 million by the year 2024.

8 The total estimated tax revenues
9 that are conservatively expected to be
10 generated increased from about 337,000 in
11 year three of the TIF to 3.9 million in year
12 23 of the TIF.

13 As part of this project we have
14 been required to prepare a Housing Impact
15 Statement. We have found as part of our
16 inventory that there are 353 inhabited
17 residential units in the area and these are
18 broken down into 146 in single-family homes,
19 141 units in multi-family buildings and 76
20 units in mixed-use buildings with generally
21 retail or some commercial use on the bottom
22 and residential above.

23 It is possible through
24 implementation of the redevelopment

1 activities and projects that are proposed
2 that some dislocation, relocation of
3 residents may occur. But there are no plans
4 in place at this time and the focus of this
5 TIF has been to concentrate on infill
6 development of the many vacant lots.

7 As we indicated before there was
8 252 vacant lots and that is the concentration
9 of this, of the redevelopment efforts for
10 this plan. A Housing Impact Study, a
11 complete Housing Impact Study has been
12 included as part of the redevelopment plan
13 and is included as the final appendix to the
14 document.

15 That concludes our presentation
16 if there are any questions.

17 MR. GORDON: Before hearing questions
18 I'd like to introduce another member of the
19 board who's joined us.

20 MR. SKOSEY: Hi. Peter Skosey,
21 representing Mary Sue Barrett, public member.
22 And I might be in the wrong meeting. I
23 thought we were doing the annual meeting
24 today.

1 MR. GORDON: We're doing the annual
2 meeting after, right.

3 MR. SKOSEY: Thank you. I'm in the
4 right place.

5 MR. GORDON: Are there any questions
6 from any of the board members?

7 MS. MAREK: So it's just basically a
8 commercial district that you're trying to
9 have or is it residential?

10 MS. MORONEY: It's generally a mixed
11 use so there is a land use, a general land
12 use map to show you the area. You can see
13 it's almost entirely mixed use through the
14 entirety of the corridor with the exception
15 of Edbrook Avenue section which is
16 residential.

17 And what their hope is to
18 concentrate uses so that there's some rhyme
19 and reason to the layout of all the uses in
20 the future.

21 MR. GORDON: What public spaces,
22 parks, libraries, sports parks within the
23 plan?

24 MS. MORONEY: There are no parks in

1 the area. There is one school at I think
2 about 115th Street. Right around here. I
3 don't know the name of it offhand. There's
4 an old school, an elementary school.

5 MS. MAREK: Curtis Elementary School.

6 MS. MORONEY: And that's the only
7 school in the project area. There are a
8 number outside.

9 MR. GORDON: Any questions, any
10 questions of the board?

11 MS. WOLCZEK: You say you're
12 concentrating on the refill in, the
13 residential refill. What about trying to,
14 I'm a lifelong member living in Roseland.

15 MS. MORONEY: Okay.

16 MS. WOLCZEK: I grew up shopping in
17 Roseland when it was -- Is there any plan on
18 trying to redevelop Roseland into bringing it
19 back to a good shopping area?

20 MS. MORONEY: What they're finding
21 right now is that the commercial, in its
22 heyday Roseland Avenue was commercial all
23 along.

24 MS. WOLCZEK: Yes, 103rd Avenue.

1 MS. MORONEY: From 103rd all the way to
2 117th. And --

3 MS. WOLCZEK: And between 111th and
4 113th was really, really, really a great
5 shopping place.

6 MS. MORONEY: Right. Yeah, the
7 People's store, and you had, I mean further
8 up you have Ruth Brothers and --

9 MS. WOLCZEK: Yeah.

10 MS. MORONEY: A number of great still,
11 still great buildings. The hope is, I can
12 probably discuss this a little bit, is to
13 create sort of concentration of uses. Up
14 here on the north, or up here, yeah, on the
15 north --

16 MS. KOSMAL: Is that proposed land use
17 map down there?

18 MS. MORONEY: Yes.

19 MS. KOSMAL: Why don't you put that
20 up. Maybe it would be easier to explain
21 that.

22 MS. MORONEY: What we hope to, or what
23 we've laid out as the general land use plan
24 is to create mixed use subareas with a

1 different focus. So Subarea A is the 103rd
2 Street project, we're suggesting that it will
3 have a residential focus. The concentration
4 and uses should be in particular nodes. This
5 is a lower, less intensive area, and so we
6 would suggest more residentially, more
7 stronger residential uses there.

8 Subarea B also is suggested for
9 residential. There are quite a few
10 residential properties there now. There are
11 some new development that's right here on the
12 south that's residential. But we're
13 suggesting that that should be residential
14 with possibly some small neighborhood
15 commercial right at 103rd and Michigan.

16 Then Subarea C is right now has a
17 number of public uses in it, and we're
18 suggesting that that should have a focus of
19 sort of a transitional area between
20 residential and commercial, some public uses,
21 some still residential uses to turn, sort of
22 transition you down to this area, Subarea D,
23 which is like its heyday, kind of a
24 concentration of commercial uses.

1 Subarea D is going to be the
2 commercial core, or as the strategic plan
3 that was completed a year or so ago, called
4 it, the Heart of Roseland. And that will
5 have the bulk of your commercial uses, and
6 then related, related uses, services, and
7 secondary commercial kind of extending north
8 as you get closer to this less intensive
9 area.

10 And then again as you cross the
11 tracks here you jump into this kind of a
12 clean buffer and --

13 MS. WOLCZEK: Yeah.

14 MS. MORONEY: -- a division, and it
15 allows you, you get into this less intensive
16 area again. That will have a more
17 residential focus as well.

18 MS. WOLCZEK: Yeah. Is 115th and,
19 between Michigan going to stay down there, or
20 do they have --

21 MS. MORONEY: Yes it is. It's right
22 here.

23 MS. WOLCZEK: There's a perfect place
24 for a grocery store, or a supermarket there.

1 It once was a National's. Now it's a God
2 forbid. That area needs a supermarket.

3 MS. MORONEY: Well, I think, I don't
4 know if Dinah wants to speak to that, but
5 it's my understanding that the Alderman,
6 Alderman Beale is in the process of
7 discussing that and is well aware that
8 grocery is a strong, strong need in that
9 area.

10 Everybody has to go outside their
11 neighborhood in order to get groceries, from
12 what I understand. So I know that that is
13 very important to the Alderman and to the
14 community.

15 MR. GORDON: Are there any further
16 questions? If there are no further questions
17 I will entertain a motion of this Joint
18 Review Board to find that the proposed
19 Redevelopment Plan, the Roseland/Michigan Tax
20 Increment Financing Redevelopment Project
21 Area satisfies the redevelopment plan
22 requirements under the TIF Act, the
23 eligibility criteria defined in Section 11-
24 74.4-3 of the TIF Act, and the objectives of

1 the TIF Act.

2 And that based on such findings
3 approve such a proposed plan and the
4 designation of such area as a redevelopment
5 project under the TIF Act. Is there a
6 motion?

7 MS. KOSMAL: So moved.

8 MR. GORDON: Is there a second?

9 MS. MAREK: Second.

10 MR. GORDON: All those in favor
11 signify by saying aye.

12 (Chorus of ayes.)

13 Those opposed signify by saying
14 nay. Let the record reflect the TIF plan has
15 been approved.

16 Are we're ready to move on to the
17 second TIF? Are we prepared to do that? We
18 are prepared to do the second one?

19 MS. KROLL: Yeah.

20 MR. GORDON: We'll now move on to the
21 plan for 119th and Halsted Street.

22 MS. KROLL: My name is Susan Kroll,
23 I'm a coordinating planner with the City's
24 Department of Planning. And we have sort of

1 an interesting situation here. We're pinch-
2 hitting. Our consultant who normally would
3 be giving this report is apparently in the
4 brown line/green line train wreck. So we
5 are, staff today will be making the
6 presentation.

7 I'd like to begin by saying that
8 this is --

9 MR. GORDON: Actually I'd like to
10 introduce the members and go through the
11 process.

12 We're going to, the motion, we're
13 going to conclude the presentation of the
14 TIFs, we'll then convene the annual meeting,
15 and then after the annual meeting we'll
16 return to the second TIF after some of these
17 issues are worked out.

18 So if that's acceptable to the
19 board members, is a motion to adjourn this
20 meeting of the TIF Joint Review Board.

21 MS. MAREK: So moved.

22 MR. GORDON: Is there a second?

23 MS. KOSMAL: Second.

24 MR. GORDON: All those in favor

1 signify by saying aye.

2 (Chorus of ayes.)

3 Those opposed signify by saying
4 nay. The meeting is adjourned. Then we'll
5 convene in just a moment.

6 MS. KOSMAL: Does that mean a
7 different day or?

8 MR. GORDON: No, I'd like to convene
9 the meeting of the Annual Joint Review Board.
10 Again for the record my name is Gary Gordon,
11 Chicago Park District. Would you introduce
12 the board members.

13 MS. KOSMAL: Kay Kosmal, with Cook
14 County.

15 MR. SKOSEY: Peter Skosey representing
16 Mary Sue Barrett, Public Member.

17 MS. EVANGELISTI: Cindi Evangelisti,
18 City of Chicago.

19 MS. MAREK: Susan Marek, Board of
20 Education.

21 MR. GORDON: Notice of this meeting
22 was provided by certified mail on July 13,
23 2001 to each taxing district represented on
24 this board and to the public member. Public

1 notice of this meeting was posted as of
2 August 1, 2001 in various locations
3 throughout City Hall of the City of Chicago.

4 For the record, this is the Year
5 2001 Annual Meeting of the Joint Review
6 Board. It is being held pursuant to Section
7 74.4-5E of the Illinois Tax Increment
8 Allocation Redevelopment Act, commonly known
9 as the TIF Act, and Section 74.6-22E of the
10 Illinois Industrial Job Recovery Law commonly
11 known as the IJRL, and Section 3B of the
12 Mayor's Executive Order 97-2A.

13 The purpose of this meeting is to
14 hear an overview of the Year 2000 Annual
15 Reports prepared by the City of Chicago for
16 each TIF and IJRL district that existed as of
17 the end of fiscal year 2000, which ended on
18 December 31, 2000, and to review the
19 effectiveness and status of the existing
20 redevelopment project area redevelopment
21 project plans, TIF and IJRL projects and TIF
22 and IJRL financing up to that date.

23 As you may be aware the City's
24 Year 2000 Annual Report was delivered on June

1 30th 2001 to each of the taxing districts
2 represented on this board as well as the
3 office of the State Comptroller and to
4 several other interested agencies.

5 With that I'd like to turn over
6 to Department of Planning and Development for
7 the presentation.

8 MR. MADIAR: Good morning. For the
9 record my name is Bob Madiar, Assistant
10 Commissioner of the Development, excuse me
11 Development Finance Division for the
12 Department of Planning and Development.

13 I would like to give you just a
14 brief overview of some of the information
15 you've received in your package that we just
16 handed out. As of December 31, 2000 the City
17 has designated 103 TIF district. In 2000 the
18 City designated 24 new TIF districts, which
19 represents a 50 percent increase from 1999.

20 As of June 30, 2001, the City has
21 designated seven new TIF districts with
22 another 11 at various stages of the
23 designation process. In 2000 the City
24 instituted one new neighborhood improvement

1 program or NIP and designated five new small
2 business improvement fund areas or what are
3 commonly called SBIF areas.

4 In 2000 the City executed 15 TIF
5 redevelopment agreements committing 135
6 million in public funds. That leveraged to
7 over 987 million in private investment for a
8 leverage ratio of \$7.31 for every public
9 dollar.

10 In 2000 the City issued 169.6
11 million in TIF bonds in three TIF districts.
12 Of that 141.2 million was issued in the
13 Central Loop TIF, 16.8 million was issued in
14 the Goose Island TIF District and another
15 11.6 million issued in the Near West TIF
16 District.

17 In 2000 the City acquired 161
18 parcels, 63 parcels were acquired for the TIF
19 programs, eminent domain 30, or lien
20 foreclosures and negotiated sales. An
21 additional 98 parcels were acquired for the
22 City's Tax Resolution Program.

23 Of the 103 approved TIF
24 districts, 78 or 76 percent of all TIF

1 districts were audited. The remaining 25
2 TIFs were not audited due to being very young
3 and creating no increment whatsoever or
4 generating less than \$100,000 in revenue, or
5 the district's EAV had not been certified by
6 the County.

7 In 2000 the TIF program collected
8 over 100.9 million in revenue, 92.7 of that
9 in property tax, 1.6 million in sales tax and
10 16.6 million in interest. In 2000 the TIF
11 program expended 160.6 million and that's
12 part of what your package includes.

13 Also in 2000 the TIF program
14 assisted in the development of 802 housing
15 units, raising the overall program total to
16 4,857 units, of which 51 percent are
17 considered affordable units.

18 In 2000 the program stimulated
19 development of 400,000 square feet of new
20 industrial facilities, 1.6 million square
21 feet of new office space, and 151,000 square
22 feet of new retail space.

23 And finally, in 2000 the program,
24 the TIF program assisted in the retention of

1 1700 jobs and the creation of 1900 jobs.
2 Much of what I have just spoken to you about
3 is included in the packages I've handed out
4 to you. That would conclude my speaking
5 notes on the annual report and I'll open it
6 up to any questions you may have.

7 And any questions I cannot answer
8 or staff cannot answer we will certainly get
9 those answers back to the members.

10 MR. GORDON: I think a question
11 particularly relevant to this board and the
12 other taxing bodies, is there any specific
13 information provided in this package or can
14 you speak to specific projects and such, or
15 TIF funding for the other taxing bodies?

16 MR. MADIAR: That, I don't, I can tell
17 you that in our expenditure report we
18 expended of the total 160.6 million, 22, over
19 22 percent of that went to public
20 improvements. I do not have any specifics on
21 the type, whether it be CTA or Park District
22 or Board of Ed, but we can get that
23 information to you, so we can sort of match
24 that up for you. That would be fine.

1 MR. GORDON: Other questions?

2 MR. SKOSEY: We did not receive a
3 copy of the annual reports in our office, or
4 if we did the two cases that I presume they
5 came in slipped by me.

6 MS. MADIAR: Okay.

7 MR. SKOSEY: Can I get a set?

8 MR. MADIAR: A full set?

9 MR. SKOSEY: Please.

10 MR. MADIAR: Certainly, no problem.

11 MS. WAYNE: Peter, are you with --
12 right, yeah, we wouldn't have sent you a set
13 because you're not a taxing district. But we
14 can get you, there are actually two boxes.

15 MR. SKOSEY: Okay.

16 MR. MADIAR: We'll be glad to send you
17 a courtesy set.

18 MR. SKOSEY: I appreciate it. Thank
19 you.

20 MR. MADIAR: No problem.

21 MR. GORDON: Other questions?

22 MS. KOSMAL: Well just when you said
23 there are two boxes, I have one box. I guess
24 I should check and see.

1 MS. WAYNE: Yeah, they, one box, it's
2 like a box and a half. So if you have a
3 really full box in your --

4 MS. KOSMAL: Probably, okay.

5 MS. WAYNE: Well, no, I mean you can,
6 you might be missing the last part of the
7 alphabet, so check and then let us know and
8 we'll --

9 MS. KOSMAL: I'll check. Okay. Maybe
10 they're all there. I'll check and see.

11 MS. WAYNE: Yeah. Everyone should
12 check and see, make sure they have them, yes.
13 Unless they gave you larger boxes.

14 MR. GORDON: I think we got one
15 box, and my staff went through and actually
16 went through the reports and put together a
17 summary for me, and confirmed the set we
18 received.

19 MS. WAYNE: Okay, then they
20 probably --

21 MR. MADIAR: What I would suggest is
22 that you call Dinah Wayne at 742-6088 if you
23 think you don't have what you should have and
24 we can arrange for it.

1 MR. GORDON: Any other questions? Any
2 questions from the public? Thank you very
3 much for your presentation.

4 MR. MADIAR: Thank you.

5 MR. GORDON: If there are no other
6 questions, and there's no other issues to be
7 addressed at this meeting, I will entertain a
8 motion to adjourn the meeting.

9 MR. SKOSEY: So moved.

10 MR. GORDON: Is there a second?

11 MS. MAREK: Second.

12 MR. GORDON: All those in favor please
13 signify by saying aye.

14 (Chorus of ayes.)

15 That adjourns the meeting. Thank
16 you very much.

17 MS. WAYNE: I think they're still
18 working.

19 MR. GORDON: We'll stay for a few
20 minutes, we'll see if we can't take care of
21 the third and final.

22 MR. SKOSEY: This is a nice summary
23 sheet. We didn't get this last year, this is
24 a good capsulation.

1 MS. KOSMAL: It makes it a lot easier.

2 MR. SKOSEY: It sure does. This is
3 great.

4 MR. GORDON: I'd like to convene the
5 meeting again with introductions of the
6 members. Gary Gordon, Chicago Park District.

7 MS. KOSMAL: Kay Kosmal, Cook County.

8 MS. MAREK: Susan Marek, Board of
9 Education.

10 MS. EVANGELISTI: Cindi Evangelisti,
11 City of Chicago for John McCormick.

12 MR. GORDON: Thank you. This meeting
13 had initially been scheduled to discuss the
14 119th and Halsted Street TIF. There has been
15 an issue, and a public member is not
16 available for us today. So there is a
17 motion, I'll move that we adjourn this
18 meeting to be rescheduled by the Department
19 of Planning of Development when we can
20 identify a public member that can attend the
21 meeting.

22 Is there a motion to adjourn the
23 meeting?

24 MS. MAREK: So moved.

1 MR. GORDON: Is there a second?

2 MS. KOSMAL: Second.

3 MR. GORDON: All those in favor

4 signify by saying aye.

5 (Chorus of ayes.)

6 The meeting is adjourned. Thank
7 you very much.

8 (Whereupon the meeting adjourned
9 at 10:45 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

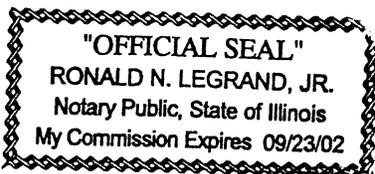
SUBSCRIBED AND SWORN TO

BEFORE ME THIS 24th DAY

OF August,

A.D. 2001.

Ronald N. LeGrand, Jr.



**Roseland/Michigan Redevelopment Project Area
2002 Annual Report**

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

During 2002, there were no obligations issued for the Project Area.

**Roseland/Michigan Redevelopment Project Area
2002 Annual Report**

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

During 2002, there were no obligations issued for the Project Area.

**Roseland/Michigan Redevelopment Project Area
2002 Annual Report**

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

During 2002, there were no tax increment expenditures or cumulative deposits over \$100,000 within the Project Area. Therefore, no compliance statement was prepared.

Roseland/Michigan Redevelopment Project Area 2002 Annual Report

(11) GENERAL DESCRIPTION AND MAP

The Roseland/Michigan Redevelopment Project Area generally includes the Michigan Avenue frontage bounded by 100th Street on the north and 120th Street on the south; 103rd Street frontage from Wentworth Avenue on the west to Indiana Avenue on the east; and also includes the area from 110th Street to the Metra Rail Line from State Street to the aforementioned Michigan Avenue frontage. 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.

